

A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, July 23, 2025, at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Vice Chair Kimberly Stewart called the meeting to order at 3:12 p.m. noting a quorum was present.

Board Members Present Kimberly Stewart, *Vice Chair*
Dr. Robert M. Spooner
Jason Chin
Rachel Moalli
Steve Garrity

Board Member Absent Kelly Martinez Semrad, *Orange County Commissioner*

Staff Present David Barilla, Executive Director
Justin Eason, Assistant Director
Dr. Kristen Holmes, Assistant Director
Stacey Young Adams, Chief Assistant City Attorney
Felix Roman, Board Secretary
Alejandra Caceres, Interactive Media Coordinator
Charles Zollars, Economic Development Coordinator
Chelsey Parrish, Special Events Coordinator
Christel Brooks, Fiscal Coordinator
Christina Hyson, Project Manager
Eric Ushkowitz, Business Development Division Manager
Gerhard van der Snel, Downtown Facility Supervisor
Harry Tejada, CRA Operations Manager
Jennifer Mihalcoe, Economic Development Coordinator
Jeremiah Caret, Project Manager
Juliana Bernal Guinand, Project Manager
Kelly Allen, Marketing and Communications Manager
Liz Nigro, Senior Administrative Assistant
Manuel Ospina, Economic Development Coordinator
Mary-Stewart Droege, Project Manager
Michael Whiteman, Economic Development Coordinator
Molly Diaz, Fiscal Manager
Robyn Gray, Marketing and Communications Coordinator
Rose Garlick, Discover Downtown Manager
Samantha Levine, Housing and Homelessness Initiatives Manager
Sherry Gutch, Placemaking Director

Election of Officers

A motion was made by Rachel Moalli. Dr. Robert M. Spooner moved the motion and was seconded by Jason Chin to elect Kimberly Stewart as Chair. The motion carried unanimously.

A motion was made by Kimberly Stewart. Jason Chin moved the motion and was seconded by Steve Garrity to elect Rachel Moalli as Vice Chair. The motion carried unanimously.

A motion was made by Rachel Moalli and seconded by Steve Garrity to elect Felix Roman as Board Secretary. The motion carried unanimously.

Approval of Minutes

A motion was made by Kimberly Stewart and seconded by Jason Chin to approve the June 27, 2025, CRA Advisory Board meeting minutes. The motion carried unanimously.

Public Comment

None

New Business

A. DTO Restaurant Program Funding Agreement with Nic & Luc Fine Food Purveyors, Inc

Jennifer Mihalcoe, Economic Development Coordinator

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The Programs allows qualifying businesses to receive reimbursement funding for tenant improvements and rent expenses. Exact funding levels are dependent on program criteria such as location, square footage, and retail classification.

Nic & Luc Fine Food Purveyors, Inc., a non-full-service restaurant, has signed a five (5) year lease for the space located at 201 E. Pine Street, Suite 101, Orlando, Florida 32801. This 2,371 sq. ft. restaurant space will be non-full-service with approximately thirty-six (36) overall seats. This restaurateur brings thirteen (13) years of restaurant ownership and operations experience to this new venture.

The overall build-out of the restaurant space is anticipated to cost approximately \$239,419. Nic & Luc Fine Food Purveyors, Inc., qualifies for funding in the amount of \$46,442.50 for tenant improvements. Funding received would be used for build-out expenses, including electrical, plumbing, HVAC, flooring, drywall, doors, ceiling, carpentry, and life safety. Nic & Luc Fine Food Purveyors, Inc. also qualifies for up to \$25,000 in rent assistance for the first year of the agreement.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and Nic & Luc Fine Food Purveyors, Inc. subject to review and approval of the City Attorney's Office and authorization for the Chair and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement.

A motion was made by Jason Chin and seconded by Rachel Moalli to recommend to the CRA approval of the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and Nic & Luc Fine Food Purveyors, Inc. subject to review and approval of the City Attorney's Office and authorization for the Chair and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement.. Steve Garrity declared a conflict and abstained from voting. The motion carried 4-0.

B. DTO Restaurant Program Funding Agreement with The District Gastrobar Hospitality Group, LLC

Michael Whiteman, Economic Development Coordinator

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The Programs allows qualifying

businesses to receive reimbursement funding for tenant improvements and rent expenses. Exact funding levels are dependent on program criteria such as location, square footage, and retail classification.

The District Gastrobar Hospitality Group, LLC, doing business as The District Gastrobar, a full-service restaurant, has signed a ten (10) year lease for the space located at 534 West Church Street, Orlando, Florida 32805. This restaurant space has a current square footage of 2,254 sq. ft. and is expanding by 3,206 sq. ft., which will give the restaurant space a total of 5,460 sq. ft., with an additional 1,300 sq. ft. of outdoor patio area. This restaurateur brings over five (5) years of restaurant ownership and operations experience to this venture.

The overall build-out of the restaurant space is anticipated to cost over \$300,000. The District Gastrobar Hospitality Group, LLC qualifies for funding in the amount of \$108,350 for tenant improvements. Funding received would be used for build-out expenses including plumbing, flooring, mechanical, electrical, and interior finishings. The District Gastrobar Hospitality Group, LLC also qualifies for up to \$50,000 in rental assistance for the first year of the agreement.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and The District Gastrobar Hospitality Group, LLC, subject to review and approval of the City Attorney's Office and authorization for the Chair of the CRA and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement.

A motion was made by Racel Moalli and seconded by Jason Chin to recommend to the CRA approval of the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and The District Gastrobar Hospitality Group, LLC, subject to review and approval of the City Attorney's Office and authorization for the Chair of the CRA and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement. The motion carried unanimously.

C. DTO Retail Program Funding Agreement with Goblin Studios, LLC

Michael Whiteman, Economic Development Coordinator

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The Programs allows qualifying businesses to receive reimbursement funding for tenant improvements and rent expenses. Exact funding levels are dependent on program criteria such as location, square footage, and retail classification.

Goblin Studios, LLC, a retail store and maker space, has signed a five (5) year lease for the space located at 805 W Central Boulevard Orlando, Florida 32805. This retail space will showcase local art pieces available for sale, complemented by open studio and maker space. This entrepreneur brings over five (5) years of ownership experience in a similar type of retail business to this new venture.

The overall build-out of the retail space is anticipated to cost over \$150,000. Goblin Studios, LLC qualifies for funding in the amount of \$75,000 for tenant improvements. Funding received would be used for build-out expenses including plumbing, flooring, mechanical, electrical, and interior finishings. Goblin Studios, LLC also qualifies for up to \$50,000 in rental assistance for the first year of the agreement.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the DTO Retail Program Funding Agreement between the Community Redevelopment Agency and Goblin Studios, LLC, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director of the CRA to execute such Funding Agreement.

A motion was made by Jason Chin and seconded by Dr. Robert M. Spooner to recommend to the CRA approval of the DTO Retail Program Funding Agreement between the Community Redevelopment Agency and Goblin Studios, LLC, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director of the CRA to execute such Funding Agreement. The motion carried unanimously.

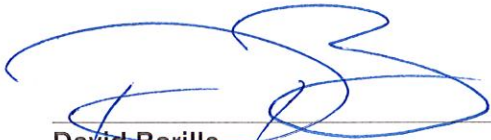
Next Meeting

A workshop of the Downtown Development Board and Community Redevelopment Agency Advisory Board will be held on Wednesday, August 20, 2025, at 3:00 p.m. in the Veterans Conference Room.


The next regularly scheduled Community Redevelopment Agency Advisory Board will be held on Wednesday, August 27, 2025, at 3:00 p.m. in the Veterans Conference Room.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Kimberly Stewart adjourned the meeting at 3:35 p.m.



David Barilla
Executive Director



Felix Roman
Board Secretary: