

A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, June 28, 2023 at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chair Jamie Barati called the meeting to order at 3:36 p.m. noting a quorum was present.

MEMBERS PRESENT: Jamie Barati, Chair
Monica McCown, Vice Chair
Eugene Jones
Doug Taylor

MEMBERS ABSENT: Commissioner Emily Bonilla
Rachel Moalli
Kimberly Stewart

STAFF PRESENT: Mercedes Blanca, Assistant Director
Stacey Adams, Assistant City Attorney
Felix Roman, Board Secretary
Liz Nigro, Senior Administrative Assistant
Kelly Allen, Marketing and Communications Manager
Kate Harris, Interactive Media Coordinator
Michael Whiteman, Economic Development Coordinator III
Carlos Zamora, Economic Development Coordinator
Mary-Stewart Droege, Project Manager
Steve Zima, Assistant Downtown Facilities Supervisor
Tiffany Stephens, Division Fiscal Manager
Christel Brooks, Fiscal Coordinator
Christina Hyson, Project Manager
Justin Eason, Nighttime Economy Manager
Rose Garlick, Downtown Information Center Manager
John Perrone, Project Manager
Eric Ushkowitz, Business Development Division Manager
Jason Wojkiewicz, Budget Analyst IV

Approval of Minutes

- a. A motion was made by Monica McCown and seconded by Doug Taylor to approve the May 31, 2023 CRA Advisory Board meeting minutes. The motion carried unanimously.

Public Comment: None.

New Business:

- a. **Retail Stimulus Program: White Rabbit – 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 2020, the Program was amended to allow qualifying businesses to be eligible for up to \$75,000 or 50% of the total cost of tenant improvements related costs, whichever is less, as well as to allow a one-time award of up to \$25,000 to cover rent expenses. The maximum funding amount per eligible business is \$100,000.

White Rabbit Restaurant and Bar, a full-service restaurant (more than 51% gross revenue from food & non-alcoholic beverages), has applied for funding under the Program to make eligible improvements to the retail space located at 27 E. Robinson Street, Orlando, FL

32801. Funding received would be used for electrical costs and plumbing expenses of the build-out. The total cost associated with eligible improvements is \$669,188 based on the estimates provided. Under the Program, the applicant is eligible for reimbursement of up to \$75,000 for tenant improvements and \$25,000 in rent assistance, bringing the total funding amount that White Rabbit Restaurant and Bar is eligible for to \$100,000.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the CRA Retail Stimulus Program Funding Agreement between the Community Redevelopment Agency and White Rabbit Orlando 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 Doug Taylor and seconded by Monica McCown to recommend to the CRA that it approve the Retail Stimulus Program Funding Agreement between the Community Redevelopment Agency and White Rabbit Orlando 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.

b. Amendment Two to Amended and Restated Open Space Agreement – Mercedes Blanca, Assistant Director

In 2019, the City of Orlando and the Community Redevelopment Agency (CRA) entered into an Open Space Agreement related to open spaces and plazas in the Downtown Community Redevelopment Area. Consistent with Part III, Chapter 163, Florida Statutes and the CRA's Downtown Orlando Redevelopment Plan goals, the agreement addresses the importance of the creation and enhancement of open space, allowing the CRA to engage in the installation, construction and reconstruction of parks, including planning and design.

This current amendment, Amendment Two to the Amended and Restated Open Space Agreement, addresses two Lake Eola Master Plan recommended improvements, the addition of 1 N. Rosalind Avenue to the park, and the pausing of Lake Eola Park restroom improvements that were contemplated in Amendment One to the Amended and Restated Open Space Agreement. As some of the design work has been completed for the restrooms, the contractor will be compensated for their work up to a not to exceed amount of \$100,000. The restroom design will be completed at a future date.

Other Lake Eola Park improvements that staff desires to move forward with include the design and associated project management of the overlook and lake wall by The Ting, which is located in the northeast quadrant of the park. The costs for this are not to exceed \$150,000. Additional repairs to the The Ting's structure would be handled by the Facilities Department. Sperry Fountain Plaza, located in the southwest quadrant of the park, would be completed in conjunction with the Legacy of Love Butterfly Garden which will acknowledge the donors that made the purchase of 1 N. Rosalind Avenue possible thanks largely to the efforts of the Orlando Land Trust. The plaza's design and construction costs are not to exceed \$275,000. Finally, design and construction costs associated with One North Rosalind which is located at the northeast corner of the intersection of Rosalind Avenue and Central Boulevard, are not to exceed \$750,000. This space will serve as a pocket park and extension of Lake Eola Park.

Staff requested that the CRA Advisory Board recommend to the CRA approval of Amendment Two to the Amended and Restated Open Space Agreement, subject to review and approval by the City's Attorney's Office and authorization for the Chairman and Executive Director to execute such Amendment.

A motion was made by Monica McCown and seconded by Doug Taylor to recommend to the CRA that it approve Amendment Two to the Amended and Restated Open Space Agreement, subject to review and approval by the City's Attorney's Office and authorization

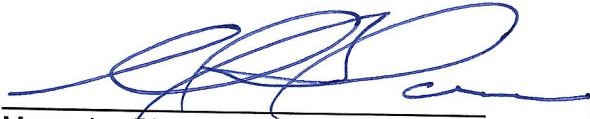
for the Chairman and Executive Director to execute such Amendment. The motion carried unanimously.

Next Meeting

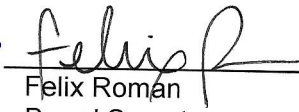
The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday, July 26, 2023 at 3:00 p.m. in Veterans Conference Room.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Jamie Barati adjourned the meeting at 3:47 p.m.



Mercedes Blanca
Assistant Director



Felix Roman
Board Secretary