

A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, March 26, 2025, at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chair Dr. Eugene Jones called the meeting to order at 3:12 p.m. noting a quorum was present.

Board Members Present Dr. Eugene Jones, *Chairman*
Kimberly Stewart, *Vice Chair*
Steve Garrity
Jason Chin

Board Members Absent Rachel Moalli
Kelly Martinez Semrad, *Orange County Commissioner*

Staff Present David Barilla, Executive Director
Justin Eason, Assistant Director
Dr. Kristen Holmes, Assistant Director
Stacey Adams, Chief Assistant City Attorney
Felix Roman, Board Secretary
Alejandra Caceres, Interactive Media Coordinator
Brooke M. Rimmer-Bonnett, Deputy Chief Administrative Officer
Charles Zollars, Economic Development Coordinator
Christel Brooks, Fiscal Coordinator
Christina Hyson, Project Manager
Eric Ushkowitz, Business Development Division Manager
Gerhard van der Snel, Downtown Facilities Supervisor
Jeremiah Caret, Project Manager
Juliana Bernal Guinand, Project Manager
Kelly Allen, Marketing and Communications Manager
Kiara Alamo-Valentin, Marketing and Communications Intern
Manuel Ospina, Economic Development Coordinator
Martin Hudson, Chief Urban Project Manager
Mary-Stewart Droege, Project Manager
Michael Whiteman, Economic Development Coordinator
Molly Diaz, Fiscal Manager
Paul Lewis, Chief Planning Manager

Approval of Minutes

A motion was made by Kimberly Stewart and seconded by Steve Garrity to approve the February 26, 2025, CRA Advisory Board meeting minutes. The motion carried unanimously.

Public Comment

None

Overview of 2025 Growth Management Plan (GMP) Refresh

Paul Lewis, Chief Planning Manager

Paul Lewis, Chief Planning Manager, presented to the board and staff an overview of the 2025 Growth Management Plan (GMP) Refresh. This update included a brief history of the GMP and the proposed new GMP structure which included several chapters that reviewed the following key areas:

- Vision statement and introduction
- A vibrant, livable, and inclusive community
- Safe and convenient mobility options
- Efficient and well-maintained infrastructure
- A beautiful and environmentally friendly community

- Responsible and accessible government

New Business

a. Contract between the City, CRA, and Baker Barrios Architects, Inc for Bob Carr Adaptive Reuse Project

Martin Hudson, Chief Urban Project Manager

The City and its Community Redevelopment Agency ("CRA") are embarking on an ambitious adaptive reuse project for the Bob Carr Theatre ("Project") with the goal of transforming the building into a central hub for digital arts and technology. This vision aligns with the objectives of the City and the CRA for the Creative Village District and aims to breathe life back into this historical gem. This adaptive redevelopment Project is currently envisioned to cover the front two thirds of the existing Bob Carr Center footprint comprised of approximately 40,000 square feet.

This adaptive reuse Project for the Bob Carr Center and its design will include all needed exterior and interior improvements for the adaptive reuse, including but not limited to: exterior architectural design, interior architectural and layout design, engineering design services related to the improvements and reuse, as well as services for supporting technology, wiring, signage, wayfinding, lighting, landscaping, circulation, restrooms, vertical transportation, tenant improvements and interior buildout, as well as other improvements and renovations for the Project.

As part of this effort, the City released a Request for Qualification Statement (RQS) in November 2023 with submissions closing on January 24, 2024. The City's RQS selection committee ranked Baker Barrios Architects, Inc. first and on April 22, 2024, City Council approved the ranking and authorized negotiations with the firm. The services contemplated in the Contract are for Phase I services at a not to exceed fee of \$1,013,233 and for Phase II services upon request of the City and CRA in a total not to exceed for Phase II services of \$3,805,473, for a combined not to exceed amount of \$4,818,706. Construction phase services and fees will be confirmed once the program and estimated construction cost from the schematic package is approved by the City and CRA.

Staff requested that the CRA Advisory Board recommend to the CRA that it approve the Contract between the City, CRA, and Baker Barrios Architects, Inc. for Architectural, Interior Design, Landscape Architecture, and Engineering services for the Bob Carr adaptive reuse project in a not to exceed amount of \$4,818,706 subject to review and approval of the City Attorney's Office, and authorize the Chief Procurement Officer to execute the Agreement.

A motion was made by Kimberly Stewart and seconded by Jason Chin to recommend to the CRA that it approve the Contract between the City, CRA, and Baker Barrios Architects, Inc. for Architectural, Interior Design, Landscape Architecture, and Engineering services for the Bob Carr adaptive reuse project in a not to exceed amount of \$4,818,706 subject to review and approval of the City Attorney's Office, and authorize the Chief Procurement Officer to execute the Agreement. The motion carried unanimously.

Next Meeting

The next regularly scheduled Community Redevelopment Agency Advisory Board will be held on Wednesday, April 23, 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 Dr. Eugene Jones adjourned the meeting at 3:48 p.m.



David Barilla
Executive Director



Felix Roman
Board Secretary