

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD MEETING MINUTES



A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, February 18, 2026, at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chair Kimberly Stewart called the meeting to order at 3:05 p.m. noting a quorum was present.

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

Board Member Not Present Rachel Moalli, *Vice Chair*

Staff Present Justin Eason, Assistant Director
Dr. Kristen Holmes, Assistant Director
Stacey Young Adams, Chief Assistant City Attorney
Alejandra Caceres, Interactive Media Coordinator
Christina Hyson, Project Manager
Eric Ushkowitz, Business Development Division Manager
Gerhard van der Snel, Downtown Facility Supervisor
Harmon Wattenbarger, Economic Development Coordinator II
Jamisha Bethel, Senior Administrative Assistant
Juliana Bernal Guinand, Project Manager
Kelly Allen, Marketing and Communications Manager
Kim King-Maysonet, Business Development Assistant Manager
Manuel Ospina, Economic Development Coordinator
Martin Hudson, Chief Urban Planner
Mary-Stewart Droege, Project Manager
Michael Whiteman, Economic Development Coordinator
Robyn Gray, Marketing and Communications Coordinator
Rose Garlick, Discover Downtown Manager
Samantha Levine, Housing and Homelessness Initiatives Manager

Approval of Minutes

A motion was made by Dr. Robert Spooner and seconded by Jason Chin to approve the January 28, 2026, CRA Advisory Board meeting minutes. The motion carried unanimously.

Public Comment

None

Old Business

A. DTO Restaurant Program Funding Agreement with Hula Mula, LLC

Harmon Wattenbarger, 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 DTO Restaurant Program allows qualifying businesses to be eligible to receive reimbursement funding for tenant

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improvements and rent expenses. Exact funding levels are dependent on program criteria such as location, square footage, and restaurant classification.

Hula Mula, LLC, a non-full-service cafe style restaurant, has signed a ten (10) year lease for the space located at 201 S. Orange Ave, Suite 105. This new restaurant space is 2,753 sq. ft. and will have approximately 44 seats to support its operation as an all-day café, offering a unique dining experience designed to attract both tourists and local residents. In addition to this restaurant, this entrepreneur has operated restaurants in Europe since 2019 and currently owns three locations. In 2024, his Hula Mula located in Germany was recognized with an award for Best Hawaiian-Inspired Food Café, highlighting his success and innovation in the international dining market.

The overall build-out of the restaurant space is anticipated to cost approximately \$772,000.00. Hula Mula, LLC qualifies for funding in the amount of \$96,355 for tenant improvements. Funding received would be used for build-out expenses including plumbing, flooring, and electrical. Hula Mula, LLC also qualifies for \$50,000 in rental assistance for the first year of the agreement

Harmon Wattenbarger introduced Steven M. Lorenz, the applicant who addressed the Board.

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 Hula Mula, LLC, subject to review and approval of the City Attorney's Office and authorize the Chair of the CRA and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement.

A motion was made by Jason Chin and seconded by Dr. Robert Spooner to recommend to the CRA that it approve the DTO Restaurant Program Funding Agreement with Hula Mula, LLC, subject to review and approval of the City Attorney's Office, and authorize the Chair and Executive Director to execute such Funding Agreement. Prior to the vote, Steve Garrity declared a voting conflict. The motion carried 3-0, with Steve Garrity abstaining.

New Business

A. Contract with First Capital Property Group, Inc. for Property Marketing Services for the 1 North Orange Building

Juliana Bernal Guinand, Project Manager

One of the goals of the Community Redevelopment Agency (CRA), as outlined in the Downtown Orlando Community Redevelopment Area Plan, is to encourage mixed-use and mixed-income development projects within Downtown Orlando. To advance this objective, the CRA acquired the property located at 1 N. Orange Avenue, situated at the northeast corner of N. Orange Avenue and E. Central Boulevard, for targeted redevelopment and adaptive reuse.

The City of Orlando and the CRA will seek proposals for a triple-net lease, renovation, and adaptive reuse of the Property. The redevelopment vision includes active commercial use on the ground floor and either residential or hospitality use on the upper floors.

To support this effort, the CRA intends to enter into an agreement with First Capital Property Group, Inc. The City of Orlando and First Capital Property Group, Inc. have previously entered into a contract for Real Estate Appraisal and Consulting Services (RFP20-0079-8) effective February 9, 2021, the terms of which the CRA and Contractor desire to use as the basis for the performance of work under this Contract. Their role will be to attract and engage a broad pool of qualified development partners and identify the most suitable partner to successfully execute the adaptive reuse of the Property.

The proposed scope includes:

- Market preparation and due diligence on building conditions
- Marketing and outreach, including development of an Offering Memorandum and a custom webpage
- Solicitation support, including hosting solicitation tours, reviewing proposals, and assisting with the ranking of proponents

The total cost for these services is \$200,000, payable in two installments:

- \$50,000 upon execution of the agreement
- \$150,000 contingent upon and due at Lease Execution

Staff requested that the CRA Advisory Board recommend that the CRA approve the Agreement between the Community Redevelopment Agency and First Capital Property Group, Inc. and authorize the Chief Procurement Officer to enter into and execute the Agreement on behalf of the CRA, subject to review and approval by the City Attorney's Office.

A motion was made by Jason Chin and seconded by Steve Garrity to recommend to the CRA that it approve the Contract with First Capital Property Group, Inc. for Property Marketing Services for the 1 North Orange Building, subject to review and approval of the City Attorney's Office, and authorize the Chief Procurement Officer to enter into and execute the Agreement on behalf of the CRA. The motion carried unanimously.

B. Contract with Turner Construction Company Lake Eola Gateway Entrance and 30S. Orange Pocket Park Project

Justin Eason, Assistant Director

The Downtown Orlando Community Redevelopment Area Plan (DTOutlook) identifies the need for increased green space and "third places" within the urban core. Additionally, the DTO Action Plan outlines a bold vision for creating a downtown that is walkable, active, and inclusive. Through implementation of the Action Plan, the city is prioritizing investments that elevate quality of life, promote community engagement, and support a thriving urban environment. These projects are the boots on the ground implementation of the DTO Action Plan and move away from abstract visioning and toward physical projects that reshape how people experience downtown Orlando.

The 30 S. Orange Ave. project transforms an underutilized vacant lot into a community asset, supporting nearby retail and office by converting a vacant lot into a functional urban "pocket park." This project includes the installation of hardscaping, decorative lighting, shaded seating areas, and sustainable landscaping designed to mitigate the urban heat island effect. Simultaneously, the Lake Eola Gateway component of the project ensures that the city's most iconic park remains accessible and aesthetically integrated with other projects outlined in the DTO Action Plan by creating additional open space adding enhancements to the primary entrance of Lake Eola Park. This component focuses on pedestrian safety improvements, wayfinding signage, and signature "gateway" landscaping to create a seamless transition between the Central Business District and Lake Eola Park.

The City of Orlando issued RFP25-0383 to find a qualified firm to handle design and construction of both the Lake Eola Gateway Entrance and 30 S. Orange Pocket Park. An advisory committee reviewed proposals from several different firms. Proposals were evaluated based on the team's experience and project approach. Turner Construction Company was ranked as the number one firm by the committee. Following the committee's recommendation, the City Council authorized the Chief Procurement Officer to negotiate a

contract with Turner Construction Company. Turner will utilize the design-build method which will allow the City and CRA to remain heavily involved in the design phase. Once the design is finalized and a guaranteed maximum price (GMP) is agreed upon following CRA and City Council approval at a later date, Turner will shift into the lead builder role responsible for site preparation, subcontractor oversight, and will ensure the project meets the City's high standards for public spaces.

Staff requested that the CRA Advisory Board recommend to the CRA that it approve the Design-Build Pre-Construction Agreement between the City, CRA and Turner Construction Company for the Lake Eola Gateway Entrance and 30 S. Orange Pocket Park Project, subject to review and approval of the City Attorney's Office and authorize the City's Chief Procurement Officer to execute the Agreement on behalf of the CRA.

A motion was made by Steve Garrity and seconded by Dr. Robert Spooner to recommend to the CRA that it approve the Design-Build Pre-Construction Agreement between the City, CRA and Turner Construction Company for the Lake Eola Gateway Entrance and 30S. Orange Pocket Park Project, subject to review and approval of the City Attorney's Office, and authorize the City's Chief Procurement Officer to execute the Agreement on behalf of the CRA. The motion carried unanimously.

Next Meeting

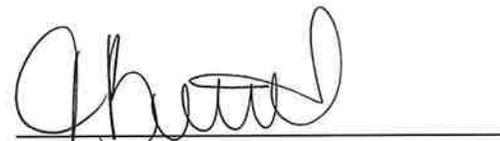
The next regularly scheduled Community Redevelopment Agency Advisory Board will be held on Wednesday, March 25, 2026, at 3:00 p.m. at a location to be determined.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Kimberly Stewart adjourned the meeting at 3:28 p.m.



Justin Eason
Assistant Director



Jamisha Bethel
Acting Board Secretary

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Steve Garrity, hereby disclose that on Feb. 18, 20 26

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I work for company, Highwoods Properties, owner of 201 S. Orange Ave. (office building) landlord to Hula Mula Restaurant (applicant for CRA City Funded T.I (Tenant improvements) for new restaurant build out.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/18/26
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.