

A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, October 23, 2024, at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chairman Eugene Jones called the meeting to order at 3:20 p.m. noting a quorum was present.

**Board Members Present** Eugene Jones, *Chairman*  
Kimberly Stewart, *Vice Chair*  
Rachel Moalli  
Steve Garrity  
Doug Taylor

**Board Member Absent** Emily Bonilla, Orange County Commissioner

**Staff Present** David Barilla, Executive Director  
Stacey Adams, Chief Assistant City Attorney  
Felix Roman, Board Secretary  
Kelly Allen, Marketing and Communications Manager  
Charles Zollars, Economic Development Coordinator  
Christina Hyson, Project Manager  
Gerhard van der Snel, Downtown Facilities Supervisor  
Hareton Tejada, CRA Operations Manager  
Tiffany Stephens, Fiscal Manager  
Christel Brooks, Fiscal Coordinator  
Michael Whiteman, Economic Development Coordinator  
Mary-Stewart Droege, Project Manager  
Jeremiah Caret, Project Manager  
Andrea Otero, Public Information Manager  
Walter Hawkins, Contract Employee

### **Approval of Minutes**

A motion was made by Doug Taylor and seconded by Kimberly Stewart to approve the September 25, 2024, CRA Advisory Board meeting minutes. The motion carried unanimously.

### **Pathways for Parramore Presentation**

*Walter Hawkins, Contract Employee*

Walter Hawkins presented a PowerPoint with key updates on the Parramore Heritage Neighborhood and Business District, highlighting the main pillars outlined below:

- Housing
- Public Safety
- Business Development
- Children and Education
- Quality of Life

### **Public Comment**

None

## New Business

**a. Amended and Restated Funding Agreement-Beacon with the City of Orlando, The Beacon at Creative Village Partners, Ltd., The Beacon at Creative Village Partners II, Ltd., and Beacon Condo Developers, L.L.C.**

*David Barilla, Executive Director*

The Community Redevelopment Act, Part III, Chapter 163, Florida Statutes, specifically authorizes CRA expenditures for the development of affordable housing within community redevelopment areas. Additionally, the goals established in the DT Outlook, the CRA's Downtown Orlando Community Redevelopment Area (Area) Plan, include providing affordable housing, improving the variety of housing options, and ensuring long term affordability.

The Beacon at Creative Village is a proposed multi-family residential complex being developed within the Area at Creative Village (Project). In 2021, the Project was contemplated as a two phased project, with the initial 79 units proposed to be financed in part through 9% low-income housing tax credits from the Florida Housing Finance Corporation (FHFC) under RFA 2021-202. In July of 2021, the CRA and City approved a Funding Agreement, providing the \$610,000 local government commitment necessary for Phase 1 of the Project to obtain the Local Government Preference under FHFC RFA 2021-202, which Funding Agreement was executed and further amended by execution of Amendment One to Funding Agreement approved on October 9, 2023.

Since being approved for these 9% tax credits through FHFC RFA 2021-202, the development and financing plans for the Project have been revised multiple times in an effort to obtain financing for additional units other than those being financed in part with the 9% low-income housing tax credits under FHFC RFA 2021-202. Due to failure to obtain some of the contemplated resources which were not received, an earlier amendment for Phase 1 and a Phase 2 agreement which were approved on November 7, 2022, were never executed and are of no effect. The Project has just been approved for SAIL funding under FHFC RFA 2024-205. Therefore, the Project will now provide a total of 115 units in two phases, with 85 units being financed in part with the 9% low-income housing tax credits through RFA 2021-202 and the remaining 30 units being funded with the sources including the SAIL loan identified in Application # 2025-284BS submitted in FHFC RFA 2024-205.

The attached Amended and Restated Funding Agreement-Beacon provides overall CRA funding of \$1,220,000 as an affordable housing incentive for the 115-unit Project. Pursuant to the terms of the Agreement's affordability requirement, for a period of 50 years from construction completion, no fewer than 17 units will be leased to households earning thirty percent (30%) or less of the average area median income as defined for the Orlando area by the U.S. Department of Housing and Urban Development (HUD) from time to time (AAMI), no fewer than 65 units will be leased to households earning sixty percent (60%) or less of the AAMI, no fewer than 24 units will be leased to households earning eighty percent (80%) or less of the AAMI, and no fewer than 9 units will be leased to households earning one hundred twenty (120%) or less of the AAMI. The overall Project shall contain a mix of units, with approximately 5 units being studio apartment units, approximately 60 units being 1 bedroom / 1 bath units, and approximately 50 units being 2 bedroom / 2 bath units.

Staff requested that the CRA Advisory Board recommend to the CRA that it approve the Amended and Restated Funding Agreement-Beacon, in substantially the form attached, and authorize the Chair and Executive Director to execute the Agreement.

A motion was made by Doug Taylor and seconded by Kimberly Stewart to approve the Amended and Restated Funding Agreement-Beacon, in substantially the form attached, and authorize the Chair and Executive Director to execute the Agreement. The motion carried unanimously.

**b. DTO Restaurant Program Funding Agreement with Sparrow Orlando, 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 DTO Restaurant Program allows qualifying businesses to be eligible for up to \$400,000 for tenant improvements, \$50,000 for rent expenses, and \$25,000 for the addition of or improvements to outside seating areas for a potential maximum funding amount of \$475,000. Exact funding levels are dependent on program criteria such as location, square footage, and restaurant classification.

Sparrow Orlando, LLC, doing business as Sparrow Wine Bar & Lounge, a full-service restaurant, has signed a ten (10) year lease for the space located at 807 North Orange Avenue, Orlando, Florida 32801. This 1,959 sq. ft. restaurant space will have table and bar service with approximately eighty (80) overall seats. This restaurateur brings eighteen (18) years of restaurant ownership and operations experience to this new venture, including Seito Sushi, The Osprey, Reyes Mezcaleria, and The Monroe.

Sparrow Orlando, LLC qualifies for funding in the amount of \$212,600 which includes \$187,600 for tenant improvements, along with \$25,000 in rent assistance. Funding received would be used for build-out expenses including plumbing, flooring, mechanical, electrical, and interior finishings. The overall build-out of the retail space is anticipated to cost approximately \$416,000 with \$187,600 from the CRA under this Funding 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 Sparrow Orlando, LLC, subject to review and approval of the City Attorney's Office and authorization for the Chair of the CRA and Executive Director to execute such DTO Restaurant Program Funding Agreement.

A motion was made by Kimberly Stewart and seconded by Rachel Moalli to recommend to the CRA that it approve the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and Sparrow Orlando, LLC, subject to review and approval of the City Attorney's Office and authorization for the Chair of the CRA and Executive Director to execute such DTO Restaurant Program Funding Agreement. The motion carried unanimously.

**c. Parklet Grant Program**

*Mary-Stewart Droege, Project Manager*

The CRA is proposing a new grant program to defray 50% of costs, up to \$9,500.00, of a Dining Parklet unit and related furnishings, trash receptacles, and planters, if used, to be sited in certain commercial locations within the downtown planning area.

Approved by City Council on July 15, 2024, the updated Downtown Orlando CRA and Orlando Main Street Parklet Program includes three parklet categories, (Main Street Community Parklet, Micro-mobility Parklet Station and Dining Parklet), as well as program standards and operation requirements. The parklet units are to be aesthetically pleasing and generally comprise a safety-promoting manufactured or prefabricated metal structure with ADA accessible non-slip, non-wood decking. All components are to

be fully attached to an integrated frame connected to perimeter railings, allowing quick disassembly and relocation, if necessary.

The Downtown Orlando Community Redevelopment Area Plan (DTOutlook) Chapter Five: Design Framework, emphasizes the need for the CRA to pursue opportunities to enhance outdoor dining and activate pedestrian oriented streetscapes. Downtown sidewalk areas are often narrow and limited in their use as sidewalk cafés. The Parklet Grant Program supports the use of parking spaces as Dining Parklets and through this approach, as a strategic extension of restaurants into the public realm. This grant program is also consistent with DTOutlook Chapter Seven, Implementation Plan, Subpart F. Marketplace (Retail & Services), Goal 65: "Support incentives for restaurant and retail location and expansion within the CRA". Accordingly, the Parklet Grant Program will serve to not only support the development of outdoor dining spaces, but also activate key third places, all the while keeping the sidewalk clear for easy pedestrian movement.

Staff requested that the CRA Advisory Board recommend to the CRA, approval of the Parklet Grant Program 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 a grant program.

A motion was made by Doug Taylor and seconded by Kimberly Stewart to recommend to the CRA that it approve the Parklet Grant Program 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 a grant program. The motion carried unanimously.

#### **Next Meeting**

The next regularly scheduled Community Redevelopment Agency Advisory Board will be held on Wednesday, November 13, 2024, 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, Chairman Eugene Jones adjourned the meeting at 4:10 p.m.



David Barilla  
Executive Director



Felix Roman  
Board Secretary