

In The Matter Of:
Central Florida Tourism Oversight District

Board of Supervisors Meeting
May 22, 2024

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CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT

BOARD OF SUPERVISORS MEETING

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Location: Central Florida Tourism Oversight
District
1900 Hotel Plaza Boulevard
Lake Buena Vista, Florida 32830

Date: May 22, 2024

Time: 10:30 a.m. to 11:06 a.m.

Reported by: Tara K. Slocum, CRR, RPR,
California Certified Court
Reporter and Notary Public
State of Florida

1 PRESENT:

2 BOARD MEMBERS: Charbel Barakat, Vice Chairman; Chairmen,
3 Brian Aungst, Jr., Craig Mateer and Chairwoman Bridget
4 Ziegler (via Teams)

5 SPEAKERS: Pastor Jim Subers, CEO of Vision Orlando; Eddie
6 Fernandez, CFTOD Internal Risk Manager; Ella Hickey, CFTOD
7 Director of Building and Safety; Chris Ferraro, Director of
8 Reedy Creek Energy Services; Craig Sandt, CFTOD Principal
9 Construction Manager; Katherine Luetzow, CFTOD Planning and
10 Engineering Manager

11 CFTOD EMPLOYEES PRESENT: Stephanie Kopelousos, District
12 Administrator; Mike Crikis, Deputy District Administrator of
13 Operations; Daniel Langley, Acting Counsel for CFTOD; Eddie
14 Fernandez, CFTOD Operational Safety Consultant; Eric
15 Ferrari, Fire Chief; Alycia Mills, District Clerk/Executive
16 Assistant; Rocky Haag, External Affairs Coordinator; Tanya
17 Naylor, Director of Security and Emergency Management; Ron
18 Zupa, IT Service Delivery Manager; Samarth Thomas, Systems
19 Administrator; Katherine Luetzow, Planning & Engineering
20 Manager; Tiffany Kimball, Contracting Officer; Yenni
21 Hernandez, Chief Information Officer; Christine Ferraro,
22 Director - RCES; Ella Hickey, Building & Safety; Jason
23 Herrick, Director of Public Works and Utilities Advisor;
24 Roger Smith, Assistant Chief of Operations - Fire
25 Department; Wendy Duncan, Manager - Laboratory Operations;
Douglas Henley, Director of Facilities; Craig Sandt,
Principal Construction Manager; Joel Edwards, Deputy Fire
Chief; Holly Hagan, Security and Emergency Management
Coordinator; Wendy Duncan, Manager - Laboratory Operations

1 P R O C E E D I N G S

2 * * * * *

3 MR. BARAKAT: I call this meeting to
4 order. We are honored to have Jim Subers open
5 today's meeting with the invocation. Jim
6 Subers is a seasoned CEO with a diverse
7 background in the business of ministry. His
8 experience extends to leading nonprofit
9 organizations focusing on urban youth
10 presenting ministry, international missions and
11 more. Jim's return to Orlando to lead Vision
12 Orlando reflects his deep passion for the
13 welfare of the City. In his belief in the
14 power of community unity, Jim envisions Orlando
15 as a community known for its care for its
16 citizens and its love for God. Alongside his
17 professional achievements, Jim cherishes his
18 family, having been married to his wife,
19 Janice, for over 40 years, and being a proud
20 parent to four children and six grandsons.

21 God bless you, Jim, please...

22 MS. SUBERS: Thank you. It's a privilege
23 to be here today.

24 And thank you, Stephanie, for -- and your
25 team for this opportunity, as well.

1 At Vision Orlando, our hearts connect
2 marketplace leaders, church of leaders and
3 government leaders together so the City will
4 flourish.

5 Two ideas that I have kept to believe are
6 important to successful leadership and
7 decisionmaking is gratitude and humility. And
8 so as I share -- as I pray today, I want to
9 share two scriptures regarding that. Psalm 100
10 says, enter His gates with Thanksgiving and his
11 courts with praise. The world is beginning to
12 recognize the power of gratitude.

13 Deliberations like this are built upon the
14 foundation of building trust in social capital
15 among key constituencies. And virologists tell
16 us that gratitude is what positions us for
17 relationship. So it's hard to be mad or even
18 to have our hearts closed with somebody we are
19 grateful for. So gratitude is something I like
20 to begin my prayers with because it opens my
21 heart to God. And it opens my heart to value
22 others. Psalm 127 says, unless the Lord builds
23 the house, those that labor, labor in vain.
24 Remembering this helps us to appropriately
25 position our hearts in humility. We are all

1 finite, fallen, fallible people. We are
2 limited in our understanding and our wisdom.
3 He is not. God grants wisdom in lots of ways.
4 And often times God uses other people to grant
5 the wisdom that we lack. It takes humility to
6 receive that wisdom.

7 So with that, let's pray. If you will bow
8 your heads with me.

9 Gracious God, we are deeply grateful for
10 the abundant blessings you have bestowed on us.
11 Thank you for the remarkable land, people,
12 businesses and services you have given us to
13 steward for our community, for our visitors,
14 and for future generations. Thank you for each
15 person on this Board for the unique gifts and
16 perspectives that they bring. May you grant us
17 unity in our diversity and wisdom in our
18 decisions. We know that people around the
19 world visit these 25,000 acres oftentimes
20 saving up for their once-in-a-lifetime family
21 vacation. May the decisions we make here help
22 ensure a fabulous, safe, memorable experience
23 for them and for the millions who will come
24 after. We entreat you for your direction,
25 favor and blessing in our planning and

1 decisions that you will give us wisdom and
2 humility as we seek your counsel as we listen
3 to one another so that we can make decisions
4 and honor you and strengthen our community from
5 the least to the greatest. We ask this in the
6 mighty name of Jesus. Amen.

7 MR. BARAKAT: Thank you, Mr. Subers.

8 Now let's rise for the pledge of
9 allegiance.

10 I pledge allegiance to the flag of the
11 United States of America, and to the republic
12 for which it stands, one nation under God,
13 indivisible, with liberty and justice for all.

14 Very good. All right. Now my favorite
15 part, the safety minute.

16 Now, Eddie Fernandez, why don't you join
17 us.

18 MR. FERNANDEZ: Thank you, Mr. Vice Chair
19 and Members of the Board and to our guests and
20 visitors today.

21 I would like to remind everyone that in
22 the event of an evacuation, we do have the
23 double doors to your left and right. We ask
24 that you exit in an orderly fashion. Make your
25 way out to the parking lots and to the ends of

1 the parking lots where our employees will be to
2 help guide you through the rest of the process
3 until emergency services arrive and allows us
4 permission to come back into the building.

5 We also have First Aid kits and
6 security -- I am sorry, First Aid kits and AEDs
7 at the security desk. If those become
8 necessary, we will use those as appropriate.

9 I also would like to take a moment,
10 Stephanie has approved and asked us if we would
11 do a safety tip of the month. Every month from
12 now on and this month we are going to go ahead
13 and discuss mental health awareness.

14 The month of May has long been recognized
15 in the United States as mental health awareness
16 month. Since it's inception in 1949, mental
17 health awareness month has been a cornerstone
18 of addressing the challenges faced by millions
19 of Americans living with a mental health
20 condition. Our mental health is as important,
21 if not more so, than our physical, and requires
22 our attention to remain strong. Treatments and
23 recovery of mental health injuries are very
24 effective when early and appropriate care can
25 be administered. Throughout the month of May,

1 the District encourages everyone to become
2 involved and to actively participate in the
3 national movement dedicated to eradicating the
4 stigma of discussing mental health, and to
5 fostering public education that prioritizes the
6 wellbeing of individuals and families that are
7 impacted by mental health -- mental health
8 illness. The District actively offers
9 information and resources to its employees for
10 promoting this national movement.

11 Thank you for your attention. And enjoy
12 the meeting.

13 MR. BARAKAT: Thank you, Eddie. That's
14 great. I am glad. That's a good change in the
15 program. I can't underline and emphasize the
16 importance of mental health awareness enough.
17 I had a friend recently lost a sibling very
18 young, in part due to significant mental health
19 issues. You just never know what cross people
20 are bearing, and engage in a little bit of
21 charity and offer help whenever you can.
22 That's my safety minute on that.

23 Thank you for raising that issue.

24 And, Stephanie, thank you for making that
25 change to the program.

1 So with that, we will pass on to the
2 public comment period. Do we have any? Has
3 anyone signed up for public comments?

4 Okay. In that case, since no one has
5 signed up for public comment, we will move on
6 to the consent agenda.

7 We have two items on today's consent
8 agenda, approving meeting minutes and the
9 proclamation for building and safety month. I
10 would like to welcome Ella Hickey up to present
11 the proclamation for building and safety month.

12 MS. HICKEY: Good morning, Vice Chair and
13 Members of the Board. My name is Ella Hickey.
14 I am the director of building safety here at
15 the District. I am here to present the
16 proclamation for the recognition of building
17 safety month. Each year the International Code
18 Council promotes building safety month
19 internationally in May to provide an awareness
20 of the importance of having and enforcing
21 modern building codes, which are established to
22 protect the public. Historically throughout
23 this month we celebrate the efforts of
24 architects, engineers, builders and inspectors
25 in ensuring the structural integrity and safety

1 of our homes, offices, schools, manufacturing
2 facilities, stores, and especially here within
3 the District, amusement attractions, and
4 various other public spaces.

5 Lastly I would like to give recognition to
6 Joey Rodriguez, our department manager and
7 chief building official, who spearheaded this
8 initiative. He is unable to be here today
9 because he is actually in the process of
10 conducting a very important building systems
11 test this morning along with about a dozen
12 other team members. This test is one of many
13 that are conducted by the building and safety
14 department in cooperation with fire prevention,
15 owner representatives, contractors, and other
16 participants to ensure the safety of occupants
17 within a space, and ensure a clear path out of
18 a structure in case of an emergency.

19 As Code officials, we work behind the
20 scenes day in and day out to keep the public
21 safe. Thank you for your consideration.

22 MR. BARAKAT: Thank you, Ella.

23 Before I take a motion, I just want to
24 confirm, is Supervisor Ziegler joining us via
25 remotely? Do we have her?

1 MS. ZIEGLER: I am here.

2 MR. BARAKAT: Thank you. In that case, is
3 there a motion to approve today's consent
4 agenda items?

5 MR. ANGST: So moved.

6 MR. MATEER: Second.

7 MR. BARAKAT: Thank you. All those in
8 favor say aye.

9 THE BOARD: Aye.

10 MR. BARAKAT: Any opposed? Hearing none,
11 let the record reflect that the consent agenda
12 passes unanimously. Thank you.

13 Now it's time for reports. I would like
14 to invite District Administrator Stephanie
15 Kopelousos to deliver the annual report.

16 Stephanie, please.

17 MS. KOPELOUSOS: Thank you. I am on month
18 two, and I seem to be adjusting quite well. I
19 appreciate the team that we have here, and how
20 great they have been about making sure I am
21 educated on what is going on.

22 We did spend a morning with the chief and
23 his official swearing in. So it was nice. It
24 was great to see how many people, former team
25 members, and a lot of our partners that came

1 and supported us and supported the chief. So
2 that was a lot of fun. Spent a lot of time
3 with the team, spent half a day with Ellen and
4 Joey with the Building Department looking at
5 several construction projects that are going on
6 around our property. So that was nice getting
7 to see what they do. Did a power test one
8 night that we were there. Several different,
9 not just our facilities from CFTOD, but also
10 Art of Animation, we did several of the hotels,
11 our neighboring hotels. So that was very
12 interesting. And it makes you realize how safe
13 we are here, and it's a lot because of our
14 team, and because of our partners. So that was
15 fun. And then last night went with the fire
16 chief and Tonya and her team to do some -- an
17 exercise on evacuating the Sky Liner. So we
18 saw what that looks like. So we had several
19 come down on ropes, several with some of the
20 equipment we had, but very interesting last
21 night. But no one should be worried about
22 getting stuck on it at all because we can
23 certainly get you down.

24 MR. MATEER: Great.

25 MS. KOPELOUSOS: And then last but not

1 least, attended both the City -- our City
2 Council meetings that they had this month. And
3 then we talked to them about they want to come
4 back here and do them here. So we are going to
5 try to support them in that and try to help
6 them.

7 MR. BARAKAT: That's great news. I am
8 very -- very excited to hear about the latter
9 part. I think that would be a nice sign to
10 have them in the room, and hopefully get them
11 on the You Tube feed, and open up for
12 everybody. So I think that would be wonderful.

13 Did you get to repel down from the Sky
14 Liner?

15 MS. KOPELOUSOS: I did not, but we did
16 take several of the team from Walt Disney World
17 down.

18 MR. BARAKAT: Chief, count me in for the
19 next one. All right.

20 Well, thank you, Administrator.

21 Now I would like to -- I would like to
22 welcome up Chris Ferraro to provide the
23 semi-annual report on the Electric Reliability
24 Compliance Program.

25 MS. FERRARO: Thank you. And good

1 morning, Board members and District
2 Administrator.

3 This morning I am here to provide a
4 semi-annual report of the District's electric
5 reliability compliance program activities. So
6 you are in my wheelhouse now. This is the
7 electric system. So I will be brief and give
8 you a little bit of background why the District
9 has this program.

10 So the District is a registered entity
11 with the North American Reliability Corporation
12 in compliance with about 30 standards for the
13 District's electrical system. The North
14 American Reliability Corporation, or NERC, has
15 delegation from the Federal Energy Regulatory
16 Commission, or FERC, to be the electric
17 reliability organization to ensure the
18 reliability standards are met for the entire
19 electric grid.

20 FERC came out of -- was formed in 2005.
21 But the catalyst for that formation was a very
22 large and widespread electric outage in 2003
23 that impacted the Northeast and Midwest and
24 left eight states without power. So in 2005,
25 the United States Energy Policy Act established

1 the Federal Energy Regulatory Commission.
2 Because of its location in Florida, I will
3 subtitle it, utilities are also subject to
4 regulation by the Southeast Electric
5 Reliability Corporation or SERC, and they have
6 got that southwest corner and midwest corner of
7 the electric grid carved out. And they are
8 responsible for those standards.

9 So a lot to comply with, so the District
10 has established an Electric Reliability
11 Compliance Program. And because of its
12 importance, the Board receives periodic updates
13 on the activities of that plan.

14 My report today covers the activities from
15 October 1st of 2023, to March 1st of 2024.

16 So most notably for the Board's
17 information, during this time frame, all
18 electrical reliability standards requirements
19 were met. And the compliance tasks were
20 completed without exception.

21 The District's Compliance Program
22 establishes two groups to help administer the
23 program. There is an Executive Compliance
24 Committee. And then there are working
25 committees that take care of tracking the tasks

1 that are required. There is a regular cadence
2 for meeting and check-in for both of those
3 committees. And both held the required
4 meetings.

5 There has also been a recent review of the
6 guiding document for the program. And we are
7 making up dates now in Q3 that reflect the
8 changes in the District's charter and the
9 changes in our District leadership team.

10 Our Southeast Reliability Corporation
11 started a new membership portal. They are
12 going to share information and gather
13 information in that portal, and we have been
14 included in that. We have all our
15 registrations, and our members will be
16 participating in that portal.

17 During the time frame there were
18 compliance activities associated with the North
19 American Reliability Corporation as follows:

20 There was an annual report submitted confirming
21 the District's registry with that corporation.

22 And there was a submission of artifacts
23 demonstrating the District's compliance with
24 under frequency, load check program. So this
25 is an automatic program throughout the State of

1 Florida.

2 In the event of an emergency on the
3 electric grid in a place remote from the
4 District, they can operate some of the circuit
5 breakers, and interrupt some load inside of the
6 District to help preserve the electric grid in
7 Florida during extreme emergency. This hasn't
8 happened in more than 20 years, but we still
9 test for it, and make sure that we are
10 complying to help support the State.

11 Additionally, there were requirements that
12 were met that are part of SERC's requirements,
13 Southeast Electric Reliability Corporation. We
14 completed the 2024 Inherent Risk Assessment,
15 and also there was a submission of the 2023 net
16 energy for load information. And that's just
17 kind of totaling up all of the energy consumed
18 by the electric customers inside of the
19 District.

20 And that concludes my report.

21 MR. BARAKAT: Great. Thank you, Chris. I
22 mean, I just can't thank you enough for all
23 your efforts on that front. It is a very
24 comprehensive report, and no easy task. So
25 thank you for that.

1 Now we move on to new business. For new
2 business, we have three items to consider.
3 First we have the award of the contract for the
4 2024 milling and resurfacing pavement program
5 with Watson Civil Construction. And for that,
6 we bring back our construction manager, Craig
7 Sandt.

8 Craig, you have the floor.

9 MR. SANDT: Thank you. Morning, Mr. Vice
10 Chair. Morning, Members of the Board.

11 I am here to present for consideration of
12 approval awarding contract in 2024, milling and
13 resurfacing pavement program with Watson Civil
14 Construction, Inc.

15 A brief project overview, the District has
16 an annual program for milling and resurfacing
17 that includes maintenance of traffic, erosion,
18 sediment control, guardrail removal and
19 replacement, milling and resurfacing, signage
20 and pavement markings. This year, 2024,
21 milling and resurfacing program includes the
22 following locations of milling and resurfacing:
23 Buena Vista Drive right out in front of the
24 Rivera Resort and Esplande Avenue and portions
25 of Hertzog Road located just north of Western

1 Way. This program also includes guardrail
2 replacement, removal and replacement of 21
3 locations along World Drive up to Epcot Center
4 Drive that need to be up upgraded to meet
5 guardrail specifications, current guardrail
6 specifications. Those areas are located on
7 World Drive down from Griffen Road, which is
8 just south of 192 on World Drive all the way up
9 to Epcot Center Drive with a few locations
10 located just east of World Drive along Epcot
11 Center Drive. It is a total of just shy of
12 9,000 linear foot of guardrail we will be
13 replacing.

14 Milling and resurfacing, first location
15 here is everything you can see in the lighter
16 pavement color. That's the location out there
17 on Buena Vista Drive and Esplande Avenue. This
18 is a 4 1/2-inch deep mil right here too. We
19 are looking at about three lanes in each
20 direction, 1,000 foot of deep mil in each
21 direction we would be doing. That's the first
22 location. Second location on Hertzog Road
23 north of Western Way, this is a two-lane road
24 out here, and it's about 3,400 linear foot of
25 milling and resurfacing.

1 This project went out to invitation to bid
2 on March 1st was released, and three bidders
3 bid on the work. Watson Civil Construction was
4 the lowest, most responsive bidder. These bids
5 include a unit pricing for various other common
6 milling and resurfacing scopes, which include a
7 3-inch milling and resurfacing. Originally on
8 the Hertzog portion, which we have back here,
9 was just basically the friction course, which
10 is the wearing course we had an inch
11 and-a-half. But due to the -- due to the good
12 buyout that we have had in bidding, we elected
13 to do a full depth of milling on this course,
14 which would probably prolong the life of it --
15 double prolonging the life. So through this,
16 we have actually added that full depth milling,
17 which through unit price is \$253,000, bringing
18 a total cost of \$3,457,000 for award of
19 contract to Watson Civil Construction, Inc.
20 This project is funded by planning engineering
21 planned work budgets.

22 MR. BARAKAT: Thanks, Craig.

23 Remind me, have we worked with Watson
24 Civil Construction before?

25 MR. SANDT: Yes, we have in the past too.

1 They have a paving subcontractor, Middlesex,
2 which also is familiar with working on
3 property, and they do a lot of DOT milling and
4 resurfacing projects.

5 MR. BARAKAT: So a long track record?
6 Good performance?

7 MR. SANDT: Yes, we don't have any
8 problems.

9 MR. BARAKAT: Great.

10 Any -- any other questions from the rest
11 of the Board?

12 If not, is there a motion to approve the
13 contract for the Milling and Resurfacing
14 Pavement Program?

15 MR. MATEER: Move approval.

16 MR. ANGST: Second.

17 MR. BARAKAT: Upon a motion and second,
18 all those in favor say aye.

19 THE BOARD: Aye.

20 MR. BARAKAT: Any opposed? Hearing none,
21 let the record reflect the motion passes
22 unanimously.

23 Thank you, Craig.

24 MR. SANDT: Thank you.

25 MR. BARAKAT: Second we have the

1 three-year continuing services contract for
2 roadway and maintenance construction services
3 with Stage Door II, Inc.

4 Katherine Luetzow, planning and
5 engineering manager will you please -- welcome.
6 First of all, why don't you please elaborate on
7 your recommendation?

8 MS. LUETZOW: Good morning.

9 So as mentioned, this is a request for
10 continuing services for roadway maintenance and
11 construction services. So as part of
12 caretaking for our existing roadway
13 infrastructure, we have periodic as well as
14 emergency needs from time to time to do
15 small-scale repair, items such as potholes or
16 guardrail strikes. These items are small and
17 typically unknown in advance of exact
18 locations. So as such, it's hard to package in
19 a larger project, or you just simply don't know
20 in advance. So as such, we have this need for
21 a continuing services contract to have that
22 ongoing support.

23 So in February, we released an invitation
24 to bid for this emergency as well as ongoing
25 maintenance repair contracts. We are

1 requesting a three-year contract for a
2 qualified contractor to do this performance for
3 us. As part of this bid, we requested
4 fully-loaded rates for those common items, such
5 as pothole or guardrail components, as well as
6 labor and equipment rates for some of the
7 unknown factors that we might experience
8 throughout the life of this contract. And as
9 such, we are requesting a maximum spending
10 amount of \$3 million for all three years.
11 Individual projects and work authorizations
12 will come in, and they will be funded under
13 planning engineering's approved budget as
14 needed.

15 We received four bids as part of this
16 project. And because this is a continuing
17 services, these bids were evaluated based on
18 sample projects. So the sample projects were
19 typical items that may come up during the life
20 of this service. They were not shared with the
21 contractors in advance. We applied their unit
22 rates to the sample projects to determine low
23 bid. And as shown, our low bidder was Stage
24 Door II, Inc. They are a local vendor who has
25 done work on property before, as well as work

1 with adjacent municipalities such as Orange
2 County.

3 And after evaluation, we are recommending
4 award to Stage Door II, Inc. as our low bidder.

5 MR. BARAKAT: Very good. Any questions?
6 Questions for the Board?

7 All right. Is there a motion to approve
8 the continuing services contract for roadway
9 maintenance construction services with Stage
10 Door II?

11 MR. ANGST: So moved.

12 MR. MATEER: Second.

13 MR. BARAKAT: On a motion to second, all
14 those in favor say aye.

15 THE BOARD: Aye.

16 MR. BARAKAT: Any opposed? Hearing none,
17 let the record reflect the motion passes
18 unanimously.

19 Thank you, Katherine.

20 Very good. All right. Item 8.3 on the
21 agenda, approval for the finance department to
22 pursue bond funding to support infrastructure
23 needs for the District's Roadway Capital
24 Improvement Program in the amount of
25 \$99,300,000.

1 It's my understanding this agenda item is
2 to improve steps needed to be taken by the
3 District staff to obtain approvals for bond
4 funding and move forward on necessary
5 transportation projects. The agenda item to be
6 cleared does not authorize the issuance of any
7 bond or approve any particular capital
8 improvement project. And the Board will retain
9 its right to have final approval of any bond
10 funding in terms, and will consider the capital
11 improvement projects using such bond funding at
12 future Board meetings. So this is really just
13 sort of initiating that process.

14 The District Administrator -- the District
15 Administrator will be presenting this item.

16 Stephanie, please.

17 MS. KOPELOUSOS: And for the members, when
18 I first, day one when I walked in, one of the
19 things the team said to me was we have to fund
20 World Drive North. That was one of the
21 drivers, one of the important projects in the
22 District, and we talked about the bonding and
23 what needed to be done. That is really the
24 project that is driving us today to come before
25 you to request this approval for us to start

1 looking at, and getting our ducks in a row to
2 go out to look at what we can get in the bond
3 market for some of these projects. We have
4 listed several in the Power Point. If you want
5 to go through, we have some pictures of what we
6 are looking at, some of the things we may come
7 to you after we get this. But we really would
8 like your approval for us to start down that
9 path to see what the bond market can bear for
10 us.

11 You can go down. If you look at the last
12 slide, we just have several of the projects
13 that we are talking about. We have two bridges
14 that probably need to be addressed sooner
15 rather than later. And we need to do them at
16 the same time, that is what is driving those.

17 And then, Ron, if you will just keep going
18 and go to the last slide. This shows you the
19 timeline in which we will come back to you to
20 look at kind of next steps. So you will see
21 this again, and we will have lots of discussion
22 on which projects would be included.

23 MR. BARAKAT: So we expect this will all
24 -- looks like this will all play out over the
25 next three to four months next quarter?

1 MS. KOPELOUSOS: Summer.

2 MR. BARAKAT: Very good. Couple comments,
3 but do we have any questions from other --

4 MR. ANGST: I don't have any questions. I
5 have comments.

6 MR. BARAKAT: Go for it.

7 MR. ANGST: Thank you, Mr. Chair.

8 So thank you, District Administrator
9 Kopelousos.

10 And thank you, Craig and Katherine and
11 your teams.

12 This is something that I was aware of
13 before becoming appointed because the World
14 Drive project has been in planning and approval
15 for quite some time. And the funds that are
16 being allocated have already been approved by
17 the voters, and have been intended to be spent
18 for these purposes. So when I got on board, it
19 is something that I have been aware of, and
20 very pleased with your progress, and the fine
21 work of your team. And it is certainly
22 critical for us to continue this work and make
23 sure it's funded and timely completed.

24 Obviously, World Drive was in three
25 phases. And when we got here, I think we were

1 still in Phase I -- just getting done with
2 Phase I. So fully supportive in continuing
3 these important infrastructure improvement and
4 safety efforts. And I just want to thank our
5 team and say greatly appreciate it. And
6 looking forward to getting those 50-year-old
7 bridges replaced, and also looking forward to
8 the future of Western Way and more to come on
9 that conversation.

10 So thank you all very much.

11 MR. BARAKAT: Anything?

12 MR. MATEER: No.

13 MR. BARAKAT: Great. Well, I will just
14 add to that. Yeah, I probably spent more time
15 over the course of my time on the Board thanks
16 to Craig's great patience driving me up and
17 down and in circles on the property, back and
18 forth on all our roads. And you can, I think,
19 intellectually understand the need for this
20 work when you see it for yourself. We are
21 talking about bridges zero and one on the
22 property. They have outlived their useful life
23 to a great extent. These are urgently needed.
24 And it's great that we are able to take a
25 positive step in the right direction. And

1 hopefully maybe we get some good movement in
2 rates so that the borrowing costs will be a
3 little more favorable over the next few months.
4 So with that, I am very -- very supportive. I
5 can't -- can't emphasize my support enough,
6 frankly.

7 So with that, is there a motion to direct
8 District staff to take steps needed to solicit
9 proposals for bond funding to support
10 infrastructure needs for the District's Roadway
11 Capital Improvement Program in the amount not
12 to exceed \$99.3 million and bring back future
13 Board approval, a staff recommendation for bond
14 financing, bond authorization documents, and
15 capital improvement projects using such bond
16 funding?

17 MR. MATEER: Move for approval.

18 MR. ANGST: Second.

19 MR. BARAKAT: Upon a motion and a second,
20 all those in favor say aye.

21 THE BOARD: Aye.

22 MR. BARAKAT: Any opposed? Hearing none,
23 let the record reflect the motion passes
24 unanimously.

25 Thank you Stephanie, Craig, and the whole

1 team.

2 All right. Now we move on to item nine
3 public hearing regarding Resolution No. 661.

4 Our general counsel will now read the
5 resolution title.

6 MR. LANGLEY: Resolution No. 661, a
7 resolution of the Central Florida Tourism
8 Oversight Direct amending Article 6 of the RCID
9 land development regulations to create a new
10 Chapter 6-110 regarding development agreements;
11 providing for codification, severability,
12 conflicts and an effective date.

13 MR. BARAKAT: Thank you, Dan.

14 Now, I would like to welcome back the
15 District Administrator to continue her
16 presentation and present the resolution of --
17 present the resolution, please.

18 MS. KOPELOUSOS: Yes, and I will be brief
19 on this. This really gives -- gives us the
20 authority to enter into development agreements
21 with any of our property owners. And so what
22 we are looking for is the authority to do that.
23 As you recall, part of the settlement agreement
24 was to walk down this path. We are beginning
25 the complying update. And so getting --

1 getting the authority to do development
2 agreements would be extremely helpful to us as
3 we walk down this path.

4 MR. BARAKAT: Great. And I -- okay.
5 Great. And I guess, my -- you know, what I
6 would add to this -- and Dan, I mean, quick
7 question for you. I know we discussed this at
8 some length -- but in my view, this is a
9 general sort of implementing resolution that
10 gives us pretty broad latitude to engage with
11 and negotiate the development agreements going
12 forward. Is that a fair characterization?

13 MR. ANGST: Yes, that's a correct
14 statement. This is, essentially, the
15 legislation that the District is passing to
16 implement into our land development
17 regulations, the authority of the District to
18 enter into development agreements, and also,
19 essentially, the framework for which
20 development agreements have to meet and comply
21 with the development agreement statute, does
22 not require us to approve any development
23 agreement, nor does it dictate the specifics of
24 the development agreement as a framework for
25 what a development agreement would need to

1 address. And it's consistent with the
2 development agreement statute.

3 MR. BARAKAT: That was my next question.
4 I think in drafting it, the consideration, this
5 is sort of in line with sort of best practices
6 across Districts and comparable local
7 governments across the state; is that fair?

8 MR. ANGST: Yeah, one of the things we did
9 is we did a survey of other local governments
10 to see what they did with respect to the
11 implementation of development agreement
12 regulations. And we sort of took from the best
13 of those and put that together into this
14 resolution.

15 MR. BARAKAT: Great. Thank you.

16 With that, any further questions from the
17 Board on this front?

18 Okay. Well, this is a public hearing. So
19 there are -- we have to open it up for public
20 comments, which is always great.

21 Are there any members of the public that
22 would like to speak concerning Resolution
23 No. 661?

24 All right. In that case, hearing none, I
25 will now close public comment, and request the

1 Board for a motion.

2 MR. ANGST: Mr. Chair, I move to approve
3 Resolution No. 661.

4 MR. MATEER: Second.

5 MR. BARAKAT: Okay. Hearing a motion and
6 a second, all those in favor say aye.

7 THE BOARD: Aye.

8 MR. BARAKAT: Any opposed? Hearing none,
9 let the record reflect that the motion passes
10 unanimously. Very good.

11 Well, listen, it's another productive and
12 speedy meeting. And, you know, hopefully -- I
13 know in the eyes of the associated press, we
14 may be increasingly boring, but I think a very
15 productive meeting. And I am proud of the work
16 we are doing. So I thank everyone for your
17 efforts, your participation. I am honored that
18 you all take the time to engage with this
19 process. I am proud of the team we have. And
20 I am sure I reflect that in the statements --
21 or the sentiments for the rest of the Board. I
22 can't thank you all enough for the work you do
23 on a daily basis. This is no easy task. It is
24 -- this is one of the most complex sort of
25 governmental areas, districts, not just the

1 state, but the country, and I can't thank --
2 thank you enough for your efforts.

3 So before I ask for a motion to adjourn,
4 do any members have any comments?

5 All right. Then I will -- I will -- is
6 there a motion to adjourn?

7 MR. ANGST: So moved.

8 MR. MATEER: Second.

9 MR. BARAKAT: Upon a motion and a second,
10 all those in favor say aye.

11 THE BOARD: Aye.

12 MR. BARAKAT: Any opposed?

13 All right. As there is no further
14 business, I hear by adjourn the May 22, 2024,
15 meeting of the Central Florida Tourism
16 Oversight District Board. The time of
17 adjournment is approximately 11:06. The
18 meeting is adjourned.

19 Thank you all. Have a great week.
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CERTIFICATE OF REPORTER

STATE OF FLORIDA:
COUNTY OF ORANGE:

I, TARA K. SLOCUM, RPR, CRR, CSR, Court Reporter and Notary Public, certify that I was authorized to and did stenographically report the foregoing proceedings and the transcript is a true and accurate record of my stenographic notes.

DATED this 31st day of May 2023.



TARA K. SLOCUM, RPR, CRR, CSR
Court Reporter

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