

**In The Matter Of:**  
*Central Florida Tourism Oversight District*

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*Board of Supervisors Meeting*  
*March 27, 2024*

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*Legal Realtime Reporting*  
*P.O Box 533082*  
*Orlando, Florida 32853- 3082*

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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 TAKEN: March 27, 2024

TIME: 9:30 a.m. - 10:15 a.m.

REPORTED BY: SANDRA D. BROWN, FPR,  
Court Reporter and Notary Public  
State of Florida at Large

**PRESENT:**

**BOARD MEMBERS:** Charbel Barakat, Vice Chairman; Brian Aungst, Jr.; Ron Peri; Bridget Ziegler; Craig Mateer

**SPEAKERS:** Reverend Dr. Robert M. Spooner, Mt. Zion Missionary Baptist Church, Orlando, Florida; Tyler Spies, Safety Coordinator; Stephanie Kopelousos; Paul Huck, Esquire

**CFTOD STAFF:** Paula Hoisington, Deputy District Administrator of Administration; Mike Crikis, Deputy District Administrator of Operations; Daniel Langley, Acting Counsel for CFTOD; Kurt Ardaman, Acting Counsel for CFTOD; Tyler Spies, Safety Coordinator; Eric Ferrari, Acting Fire Chief; Alycia Mills, Executive Assistant; Matthew Oberly, External Affairs Director; Rocky Haag, External Affairs Coordinator; Tanya Naylor, Director of Security and Emergency Management; Ron Zupa, IT Service Delivery Manager; Samarth Thomas, Systems Administrator; Katherine Luetzow, Planning & Engineering Manager; Michele Dicus, Human Resources Director; Tiffany Kimball, Contracting Officer; Yenni Hernandez, Chief Information Officer; Susan Higginbotham, Director of Finance; Joey Rodriguez, Chief Building Inspector and Interim Building Official; Christine Ferraro, Director - RCES; Ella Hickey, Building & Safety; Jason Herrick, Director of Public Works and Utilities Advisor; Roger Smith, Assistant Chief of Operations - Fire Department; Wendy Duncan, Manager - Laboratory Operations; Douglas Henley, Director of Facilities; Craig Sandt, Principal Construction Manager, Facilities

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

\* \* \* \* \*

1  
2  
3 VICE CHAIR BARAKAT: All right. I've got  
4 9:30. We'll go ahead and call this meeting to  
5 order.

6 Before we get to this day's business, we'll  
7 start, as we always do, with an opening invocation.  
8 We are joined today by Reverend Dr. Robert M.  
9 Spooney, ordained over 19 years ago. Dr. Spooney  
10 has since been emboldened to daily action through  
11 service motivated by divinely prescribed  
12 commitments to his faith and invigorated to a  
13 pursuit of social justice for all.

14 He is the pastor of Mt. Zion Missionary  
15 Baptist Institutional Church in Orlando, Florida.  
16 Mt. Zion is the oldest African-American church in  
17 Orlando. He also serves as president of the  
18 Congress of Christian Education of the West Coast  
19 Baptist Association, Florida General Baptist  
20 Convention, and he's the former president of the  
21 African-American Chamber of Commerce of Central  
22 Florida. Reverend Spooney.

23 REVEREND SPOONEY: Good morning.

24 THE BOARD: Good morning.

25 REVEREND SPOONEY: To God be the Glory for the

1 things he has done, and he continues to do great  
2 things in our lives. It is indeed a pleasure to be  
3 here this morning with the Central Florida Tourism  
4 Oversight District.

5 Before I begin our prayer, there's a -- there  
6 is a scripture in Proverbs 11:3. It tells us that,  
7 The integrity of the upright will guide them, but  
8 the perversity of the unfaithful will destroy them.  
9 Integrity is a powerful word, and those who are  
10 guided by it are powerful witnesses for the Lord  
11 because they base their lives on truth. As you  
12 prepare for your meeting today, it is my prayer  
13 that the spirit of integrity will continue to  
14 permeate among you.

15 Let us pray. To the all wise God, the God of  
16 Abraham and Isaac and Jacob. Today, Lord, we come  
17 into agreement concerning this meeting today. We  
18 ask, Lord, that you continue to bless the state of  
19 Florida and our nation. We thank you in advance  
20 that today's meeting will be productive, and we  
21 pray that you will help the participants to stay on  
22 track and keep focused on the agenda. Bring to  
23 their minds holistic solutions to the problems that  
24 they may face. Help each one present make a  
25 contribution that will be value -- be of value, be

1 of worth to the process of this meeting.

2 We thank you this morning for the liberty to  
3 discuss issues openly and freely without strife or  
4 anger. Help everyone in here to speak their minds  
5 without fear or ridicule or fear of sarcasm.

6 Thank you, God, that they will have  
7 understanding in their hearts toward one another  
8 and toward any item or issue that may be discussed  
9 on this day. Help the participants to consider all  
10 of the facts, come to a definitive plan of action  
11 concerning whatever direction is needed.

12 We also ask in the name of Jesus that you help  
13 the participants not to over analyze or to be hasty  
14 or to move quickly, but rather to respond  
15 effectively and efficiently toward any problem.

16 God, we're asking that you help them to  
17 operate and flow together as a team on this day,  
18 and that what is done will be pleasing to you and  
19 will benefit all of the residents of Central  
20 Florida.

21 This is our prayer this morning. We make it  
22 in the name of your son, who said, If I be lifted  
23 up, I will draw all men unto me. I pray in the  
24 name of Jesus, Amen.

25 ATTENDEES: Amen.

1           VICE CHAIR BARAKAT: Thank you, Reverend Dr.  
2           Spooney. And I'd also like to just acknowledge  
3           happy -- or a blessed Holy Week to all those who  
4           celebrate and Happy Easter ahead.

5           So with that, why don't we all rise and please  
6           join me in the Pledge of Allegiance.

7           ATTENDEES: I pledge allegiance to the flag of  
8           the United States of America, and to the Republic,  
9           for which it stands, one nation, under God,  
10          indivisible, with liberty and justice for all.

11          VICE CHAIR BARAKAT: Very good. Now we will  
12          have our safety minute, which I believe -- I'm told  
13          Eddie is not here today and will be presented by  
14          Tyler Spies. Thank you, Tyler.

15          MR. SPIES: Good morning. Thank you, members  
16          of the Board, for the opportunity to review our  
17          safety procedures with our visitors here today. In  
18          the event of an evacuation, you'll notice two  
19          double doors towards the front of the board room.  
20          If you exit via the right side, that will take you  
21          to the front parking lot where you came in. And if  
22          you exit via the left side, that will take you to  
23          the back of the building at which point you can  
24          make your way to the front.

25          Our employees are instructed to meet at both

1 ends of the parking lot where you will see them  
2 wearing a reflective vest. At that point, we ask  
3 you to be patient for emergency services to arrive  
4 and instruct us further.

5 In addition, for your health and safety, we do  
6 have a first-aid kit and AED towards the front by  
7 security that we will approach and use if  
8 necessary. Thank you very much and enjoy the  
9 meeting.

10 VICE CHAIR BARAKAT: Thank you, Tyler. Next  
11 is -- we come to the public comment period. As I  
12 understand it -- well, I'll just -- I'll recite,  
13 general reminder this is a time for public  
14 comments, not a question-and-answer period for the  
15 Board. It's important for us to receive public  
16 comments so that we can enact the will of the  
17 people of Florida. We would ask anyone making a  
18 public comment to introduce themselves and any  
19 affiliations they may have, but I am told that no  
20 one has signed up for public comment today. I  
21 think that's a -- that's a first, so let's just  
22 bask in that silence for a moment.

23 Okay. Now we'll get -- before we get to the  
24 business -- the business before the Board today, I  
25 just want to take a moment. Obviously, there's



1           been some changes, and I want to take a moment to  
2           acknowledge those changes.

3                     First of all, I sit here, you know, acting as  
4           Chair of this meeting today in absence of the  
5           Chair. I'd like to acknowledge the departure of  
6           Chairman Martin Garcia and District Administrator  
7           Glen Gilzean. I want to acknowledge, certainly for  
8           myself, and the rest of the Board and the employees  
9           of the District, just a tremendous thank you to  
10          their contributions over the last year. I think  
11          the -- their efforts made, their tireless efforts,  
12          led to great strides in terms of accountability and  
13          transparency, and a new era in this district.

14                    I'm proud of the work they did. I'm sure  
15          they're very proud of the work they did, and we  
16          wouldn't be here today without their tireless  
17          efforts. So great thanks to Chairman Garcia and  
18          former District Administrator Gilzean.

19                    With that, I would also like to welcome --  
20          it's a new day. I'd like to welcome, to my left,  
21          new board member, Craig Mateer. Welcome, Craig.

22                    MR. MATEER: Thank you.

23                    (Applause.)

24                    VICE CHAIR BARAKAT: Now the business before  
25          the Board. First item of business is our meeting

1 minutes. Is there a motion to approve the minutes  
2 from the last board meeting?

3 MR. AUNGST: So moved.

4 MS. ZIEGLER: Second.

5 VICE CHAIR BARAKAT: Thank you for that motion  
6 and the second. All those in favor, say "yay;" all  
7 opposed, say "nay."

8 THE BOARD: Aye.

9 VICE CHAIR BARAKAT: All right. Let the  
10 record reflect that the minutes are approved  
11 unanimously. Thank you.

12 Our next item of business is our management  
13 report presented by Paula Hoisington, Deputy  
14 District Administrator. Paula.

15 MS. HOISINGTON: Thank you, Mr. Vice Chairman,  
16 members of the Board, esteemed colleagues, and  
17 distinguished guests. As you're aware, the  
18 District put forth a focus of prioritizing doing  
19 business with local vendors. Those efforts were  
20 met, we're proud of them, and as of today, we've  
21 saved over \$6 million.

22 Since the policy was introduced, the District  
23 has been awarded -- has awarded \$87 million in  
24 contracts. In March alone, I'm proud to say,  
25 through the efforts of our procurement and

1 contracting department, we have awarded  
2 \$1.5 million through the Buy Local efforts.

3 Our contracting and procurement department  
4 continues to work rigorously to ensure that those  
5 businesses that want to do business with the  
6 District, to let them know the District is open.

7 Also, since our last meeting, under the  
8 leadership of our new chief, Ferrari, he and his  
9 leadership team have sworn in 23 new fire  
10 department recruits. For the first time in  
11 history, Chief Ferrari can stand and say all of his  
12 frontline leaders are in place. With that --

13 (Applause.)

14 MS. HOISINGTON: With that, Mr. Chairman, that  
15 concludes the management report.

16 VICE CHAIR BARAKAT: Very good. Paula, thank  
17 you so much and special thanks to you for all your  
18 efforts over the last year, too. Thank you for all  
19 that.

20 So very good. Now we move on to new business.  
21 And for new business, first item of business today,  
22 we have consideration of the request from Stephanie  
23 Kopelousos to serve as District Administrator.  
24 Stephanie comes to the District with a  
25 distinguished career of public service to our

1 state. She previously served as Secretary of  
2 Transportation. Of immediate relevance to our  
3 District, she also served as the manager of Clay  
4 County.

5 She has a reputation for being experienced,  
6 honorable in public service, and an honest broker.  
7 At this time -- and I would just like to say I've  
8 had the pleasure of getting to know Stephanie a  
9 little bit over the last few weeks, and sterling  
10 human being to match her sterling reputation. So,  
11 at this time, I would like to offer Stephanie the  
12 opportunity to offer comments to the Board and the  
13 public.

14 MS. KOPELOUSOS: First of all, thank you.  
15 Thanks for letting me be here today. I'm honored  
16 to be considered for this position. I'm also  
17 grateful that the Governor thought enough of me to  
18 recommend me for this position.

19 I think you've seen my resume. I do have  
20 local government experience. I hope that will be  
21 key and helpful. I do appreciate each of you  
22 taking my call over the past couple of weeks to  
23 talk about what the needs are for the District but  
24 also what your expectations are for the district  
25 administrator and believe that I am able to meet

1 those needs.

2 My background in infrastructure, emergency  
3 services, planning, dealt with budgets quite a bit.  
4 I think that's all helpful in succeeding in this  
5 position. But I think two key things that are part  
6 of my core are my work ethic and the ability to  
7 build coalitions, and I hope I can bring those to  
8 this District and that you'll give me that  
9 opportunity.

10 It's clear -- I've met some of the team, some  
11 of your team, and they are clearly the magic behind  
12 the magic. Clearly, they're a professional group  
13 that do the work, get it done, and do it behind the  
14 scenes and would be honored to serve with them and  
15 represent you in this District.

16 I will make a commitment to you today that if  
17 chosen, I will foster collaboration, I'll drive  
18 innovation, and, most importantly, just really  
19 ensure that we are the premiere tourism destination  
20 in the country. So thank you for this opportunity.

21 VICE CHAIR BARAKAT: Thank you, Stephanie. At  
22 this point -- and I know you've been involved in  
23 negotiations and discussions with the key -- with  
24 the District counsel, so I believe -- well, I guess  
25 in terms of considering, we have an official

1 proposal and an agreement in hand to bring you  
2 onboard. But before we move to that, I guess  
3 maybe -- should we have a moment for comment from  
4 the Board members, or -- I'll ask counsel.

5 MR. LANGLEY: It's proper for the Board to  
6 comment, but if you are seeking advice, I mean, one  
7 way we could do this is I can give you a proposed  
8 motion for you to consider, or you can go ahead and  
9 have your comments and see how you'd like to  
10 proceed.

11 VICE CHAIR BARAKAT: Supervisor Aungst.

12 MR. AUNGST: Mr. Chair, it's been my pleasure,  
13 as well, to get to know Stephanie over the last  
14 couple of weeks. She's probably spent more time on  
15 the phone with me than she would like, but that  
16 will probably stop as soon as you get started and  
17 hit the ground running.

18 In looking at how privileged we are to have  
19 Stephanie as a candidate, I am going to venture to  
20 guess that Secretary Kopelousos is the only person  
21 in the history of Florida to have served as both  
22 the Secretary of the Florida Department of  
23 Transportation, and for eight years, very  
24 successfully, as a county manager.

25 And when you're looking at central casting for

1 this very, very unique general purpose government,  
2 special district, which is unlike any other special  
3 district in the country, those two skill sets,  
4 being able to deliver on massive infrastructure  
5 projects while also managing a general purpose  
6 government, and ensuring that the District, our  
7 constituents, and the people of Central Florida  
8 have the resources and the infrastructure they need  
9 to be successful, which is our most important job,  
10 I couldn't have asked for a better candidate.

11 So Stephanie has my full support, and I'm  
12 prepared to make a motion that we appoint Stephanie  
13 Kopelousos as the District Administrator for CFTOD  
14 on the same terms that Mr. Gilzean's contract  
15 entailed.

16 VICE CHAIR BARAKAT: Okay.

17 MR. ARDAMAN: That will be effective  
18 immediately; is that your motion --

19 MR. PERI: I'd like to second that motion.

20 MR. AUNGST: Yes, sir.

21 VICE CHAIR BARAKAT: Well, I just -- before we  
22 move to that, I just want to make sure everybody  
23 has a chance to make a comment on the record. I  
24 might have something to say, as well, but Ron?

25 MR. PERI: Yeah. Is this on? Oh, yeah, there

1 we go.

2 Yeah, I've spoken with Stephanie. Given her  
3 background, her -- the ease of being able to  
4 communicate, and her accomplishments in the past, I  
5 cannot imagine anybody who would fit this position  
6 better at this point. So I think it's -- we should  
7 proceed as rapidly as possible to have her join us.

8 VICE CHAIR BARAKAT: Okay. Bridget.

9 MS. ZIEGLER: Thank you. Supervisor Aungst,  
10 so eloquently -- I'd like to echo much of what you  
11 said. Secretary Kopelousos not only has a very  
12 distinguished history, background, and is very  
13 capable, but I really appreciate how you noted the  
14 magic behind the magic and the amazing staff that  
15 you'll be taking on. This past year has been  
16 incredibly unique, and coming in on a really  
17 special -- a really great landing. As we turn the  
18 page to the next chapter, I can't think of anyone  
19 more apt for this role and really appreciate your  
20 willingness to step into that role, so you have my  
21 full support, as well.

22 VICE CHAIR BARAKAT: Thank you. Craig.

23 MR. MATEER: I'm just excited to have  
24 Stephanie.

25 VICE CHAIR BARAKAT: Thank you. What I'll add



1 is -- I don't know that I can really add to any of  
2 those comments other than to say that, Stephanie,  
3 it's been an honor to get to know you. On paper,  
4 it was abundantly clear from the beginning that you  
5 were perfectly suited for this role.

6 In speaking with you, it's become even more  
7 abundantly clear, not only does Stephanie have the  
8 experience to kind of hit the ground running right  
9 away, but in terms of her communication style, in  
10 terms of her relationships, in terms of her ability  
11 to function, both in sort of the public sector  
12 needs and the private sector needs that this unique  
13 role is going to require, I can't think of anybody  
14 else who could possibly fulfill those requirements  
15 nearly as well. So with that, I'm tremendously  
16 supportive, and I look forward to -- I look forward  
17 to working with you, Stephanie.

18 So with that, I guess I will -- I'll let --  
19 Supervisor Aungst, why don't you go ahead and  
20 repeat your motion, and we'll take it from there.

21 MR. AUNGST: Thank you, Mr. Chair. I move to  
22 appoint Stephanie Kopelousos as the District  
23 Administrator for the Central Florida Tourism  
24 Oversight District on the same terms and conditions  
25 of the employment of our prior administrator,

1 Mr. Gilzean, effective immediately.

2 VICE CHAIR BARAKAT: Is there a second?

3 MR. PERI: Second.

4 VICE CHAIR BARAKAT: So seconded. Is that --  
5 are we --

6 MR. ARDAMAN: Mr. Chairman --

7 VICE CHAIR BARAKAT: Yes.

8 MR. ARDAMAN: -- presumably, then, we would  
9 provide the contract for execution by both  
10 Ms. Kopelousos and the Vice Chair within the next  
11 week for full execution, although, pursuant to the  
12 motion, it would be effective -- her appointment  
13 would be effective upon approval of this motion.

14 VICE CHAIR BARAKAT: Okay. Supervisor Aungst,  
15 will you accept that friendly amendment to your --

16 MR. AUNGST: Absolutely, yes.

17 VICE CHAIR BARAKAT: Okay. Thank you. So  
18 with that, we will move forward on the -- on the  
19 resolution. All those in favor, say "yay."

20 THE BOARD: Yay.

21 VICE CHAIR BARAKAT: Any opposed? Hearing  
22 none, let the record show that the vote is  
23 unanimous, so congratulations.

24 (Applause.)

25 VICE CHAIR BARAKAT: All right. Now, then --

1 let's see. Okay. Unfinished business. I don't  
2 believe there's any. Other business, none. At  
3 this time, I believe the Board will enter into  
4 executive session with our attorneys to discuss  
5 ongoing litigation. We will return, so stay tuned.  
6 We will return here before closing out the meeting.  
7 The estimated length of the executive session is 45  
8 minutes. I believe we may have some comments from  
9 our -- our general counsel.

10 MR. LANGLEY: Yes, thank you. Pursuant to the  
11 agenda item, the acting general counsel is  
12 requesting the Board to have a closed-door  
13 attorney/client executive session. We did, in the  
14 agenda, specify the people that will attend, but  
15 there will be additional people based on the new  
16 appointment and the new -- the two new  
17 appointments.

18 In addition to the existing Board members that  
19 were mentioned, new board member, Craig Mateer,  
20 will also sit in the executive session, and our new  
21 District Administrator, Stephanie Kopelousos, will  
22 also be in attendance.

23 Further, I will be there, so will Kurt  
24 Ardaman; our litigation counsel, Paul Huck, Jason  
25 Gonzalez, and I don't believe David Thompson is

1 here today, so he will not be with us.

2 We'll be in the green room, we'll exit  
3 shortly. Everything will be transcribed in that  
4 room, and then we'll come back in this session and  
5 reopen to the public at that time.

6 VICE CHAIR BARAKAT: Okay. Thank you,  
7 Mr. Langley. With that, we will now close our  
8 public meeting and move into executive session.

9 (Board of Supervisors Meeting recessed for the  
10 non-public portion of the meeting, which is in a  
11 separate confidential transcript.)

12 (After which, Board of Supervisors Meeting  
13 resumed as follows:)

14 VICE CHAIR BARAKAT: All right. Was that the  
15 fastest 45 minutes you've seen? Yeah, talk about  
16 magic. All right. We will now reopen the public  
17 meeting and close the executive session. I --  
18 we -- I'd like to announce that we have received a  
19 settlement agreement regarding the significant  
20 litigation involving the District and Walt Disney  
21 Parks and Resorts, U.S., Inc. And we would like  
22 to -- having discussed that in executive session,  
23 we would like to -- I'd like to entertain a motion  
24 to add this item to the agenda.

25 MR. AUNGST: Mr. Chairman, I move to add

1 consideration of a settlement agreement between the  
2 Central Florida Tourism Oversight District and Walt  
3 Disney Parks and Resorts U.S., Incorporated, to  
4 today's agenda.

5 MS. ZIEGLER: Second.

6 VICE CHAIR BARAKAT: Thank you for that motion  
7 and for the second. All those in favor, say "aye."

8 THE BOARD: Aye.

9 VICE CHAIR BARAKAT: All those opposed?  
10 Hearing none, let the record show we're unanimously  
11 in support of the -- of that -- adding the motion.

12 Can our counsel please outline the primary  
13 points of the settlement agreement for  
14 consideration for the Board? Mr. Huck.

15 MR. HUCK: Good morning, and it's a pleasure  
16 to be here this morning. I just want to take this  
17 opportunity to go through -- each of you had the  
18 opportunity to see the -- thank you -- the  
19 settlement agreement that was provided or offered  
20 to us from Walt Disney. And I just want to take  
21 the opportunity to walk you through in a bullet  
22 point fashion the overview of the main points of  
23 that settlement agreement.

24 So, first, Disney stipulates that the  
25 development agreement and the restrictive covenants

1 shall be considered null and void. And as the  
2 District knows, those are the two agreements that  
3 are the subject of the state court lawsuit that the  
4 District brought seeking declaratory relief against  
5 Disney. Relatedly, Disney also agrees not to  
6 contest the District's determination that the 2032  
7 Comprehensive Plan, and the amendments to the  
8 District's Land Development Regulations, that were  
9 adopted in January of last year pursuant to that  
10 2032 Comp Plan, are null and void.

11 What that means is that the operative  
12 comprehensive plan in place would be the 2020  
13 Comprehensive Plan. Also, under the proposed  
14 settlement, the District would resolve to review,  
15 evaluate, and amend the 2020 Comprehensive Plan,  
16 and that's actually pursuant to the statutory duty  
17 that the District has to do that.

18 And as part of that process, the District  
19 would consult with Disney, and with all appropriate  
20 parties, in its review and evaluation of the comp  
21 plan.

22 Also as part of the settlement, the District  
23 and Disney would agree to dismiss the claims and  
24 the counter-claims in that pending state court  
25 lawsuit with prejudice.

1           In addition, as you're aware, there's a  
2           separate state court litigation involving the  
3           public records. And under the proposed settlement  
4           from Walt Disney, Disney would dismiss that case  
5           with prejudice and withdraw its pending public  
6           records request to the District.

7           In addition, the Labor Services Agreement  
8           between the District and the Reedy Creek Energy  
9           Services would be amended so that the term would  
10          expire in 2028, rather than 2032. And, in  
11          addition, the automatic renewal terms in that  
12          agreement would be deleted from it.

13          Also pursuant to the settlement proposal from  
14          Disney, the District would agree that Disney owns  
15          and that the District would not impede the use of  
16          certain long-term mitigation credits that are  
17          created by eight permits. Those eight permits are  
18          issued by three different agencies: The South  
19          Florida Water Management District, the Army Corps  
20          of Engineers, and the Florida Game and Fresh Water  
21          Commission. The District staff and outside  
22          consultants have confirmed that although the  
23          District is named along with Disney on some of  
24          those permits, Disney paid for and owns the credits  
25          that are created by those permits.

1           As you're also aware, there's a third piece of  
2 litigation. It's the Federal court litigation that  
3 Disney filed against the District, the Governor,  
4 and the Secretary of Economic Opportunity. The  
5 District -- that case, we prevailed at the trial  
6 court. That case is on appeal now to the 11th  
7 Circuit Court of Appeals. And so regarding that  
8 Federal court litigation, Disney would seek, and  
9 the District would not oppose, permission from the  
10 11th Circuit to defer -- to defer briefing on the  
11 appeal pending negotiation of a new development  
12 agreement.

13           In addition, District -- the District and  
14 Disney each agree not to contest the actions of the  
15 District prior to February 27, 2023, when the  
16 District's governance was reformed. There are two  
17 important exceptions to that. Obviously, anything  
18 that is specifically provided for by the settlement  
19 agreement as null and void would remain null and  
20 void. That would include the development  
21 agreement, the restrictive covenants, and the 2032  
22 Comp Plan.

23           And the other important exception is that if  
24 that Federal court case ever starts up again,  
25 anything that would be necessary for the District



1 to defend itself in that lawsuit would also not be  
2 subject to that agreement not to contest any prior  
3 actions by the District.

4 And, finally, as is typical of most settlement  
5 agreements, under this the parties would exchange  
6 mutual releases. And that is the sum and substance  
7 of the agreement that we received from Disney.

8 Thank you.

9 VICE CHAIR BARAKAT: Thank you, Mr. Huck.  
10 Very much appreciated. Before we get into Board  
11 comments, are there any comments to this  
12 development from the -- from the public? Okay.  
13 Hearing none, thank you, that will close the public  
14 comment.

15 I guess I'll start with a comment of my own.  
16 I'm very much pleased by this development. You  
17 know, we -- the Central Florida Tourism Oversight  
18 District was created to bring public accountability  
19 and transparency to one of Florida's most important  
20 destinations. We're proud of the landmark work the  
21 District has done, and look forward to what lies  
22 ahead.

23 I think with this settlement, which is  
24 complete and significant, we are eager to work with  
25 Disney. I'm certainly eager to work with Disney

1 and all other businesses to make the country's  
2 tourism destination famous for a second reason,  
3 which is good government.

4 I'd like to thank -- publicly thank the  
5 District's general counsel for their Herculean  
6 efforts on this front, as well as -- as well as our  
7 outside counsel. It was a year of very hard work  
8 to get to this point, and we couldn't have gotten  
9 here without you, so thank you, first of all, to  
10 you-all.

11 And then thank you -- and I thanked them  
12 previously, but, you know, I'll thank the departed  
13 Chair, Mr. Garcia, for his efforts, which were  
14 significant, as well, on that front, and I'm sure  
15 we couldn't have gotten here without him -- his  
16 leadership on that front, as well.

17 Finally, I'd just like to thank the employees  
18 of the District for -- in light of this uncertainty  
19 with all this, even in the face of this litigation  
20 and other uncertainty, the District staff, you-all  
21 have remained professional and on task and helped  
22 the District continue to function at the top level  
23 like it's always been and will continue to be.

24 And I know it hasn't been easy, and I'm  
25 personally grateful to each and every one of you.

1 And I'll have a chance to thank you personally at  
2 some point, as well, but please consider my thanks  
3 in this public forum.

4 So with that all being said, I am very much  
5 welcoming of this settlement agreement. Do any  
6 other Board members have any comments?

7 MR. AUNGST: Mr. Chair, I move approval of the  
8 settlement agreement.

9 MS. ZIEGLER: Second.

10 VICE CHAIR BARAKAT: Okay. So seconded.

11 MR. ARDAMAN: Mr. Chairman.

12 VICE CHAIR BARAKAT: Yes, sir.

13 MR. ARDAMAN: And authorizing the Vice Chair  
14 to execute the settlement agreement and take any  
15 other actions necessary to implement same?

16 MR. AUNGST: Yes, sir.

17 MR. ARDAMAN: Thank you.

18 VICE CHAIR BARAKAT: Okay. So there's a  
19 second -- I heard a second?

20 MS. ZIEGLER: That's correct.

21 VICE CHAIR BARAKAT: Bridget, thank you. All  
22 those in favor, say "aye."

23 THE BOARD: Aye.

24 VICE CHAIR BARAKAT: Any opposed? Hearing  
25 none, let the record show the Board is unanimously

1 in support of the settlement agreement.

2 (Applause.)

3 VICE CHAIR BARAKAT: I don't know that we've  
4 had this much spontaneous applause.

5 MS. ZIEGLER: I know.

6 VICE CHAIR BARAKAT: I'm not sure -- I'm not  
7 sure what to do now, folks. I guess we get on --  
8 get on with the business of this District. Praise  
9 the Lord and pass the ammunition. Without any  
10 other agenda items, this concludes our meeting.  
11 The meeting is adjourned. Thank you.

12 (Time ended 10:15 a.m.)

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C E R T I F I C A T E

STATE OF FLORIDA  
COUNTY OF ORANGE

I, SANDRA D. BROWN, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

Dated this 28th day of March, 2024.

*Sandra D. Brown*

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SANDRA D. BROWN  
FLORIDA PROFESSIONAL REPORTER

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