

In The Matter Of:
Central Florida Tourism Oversight District

Board of Supervisors Meeting
June 5, 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 TAKEN: June 5, 2024

TIME: 10:30 a.m. - 10:54 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: Ron Peri; CFTOD board member; Katherine Luetzow, CFTOD Planning & Engineering Manager; Woody Rodriguez, Disney Parks Director of External Affairs; George Miliotes, Wine Bar George, Sherry Cioffi, Millennium Restaurant Group

CFTOD STAFF: Stephanie Kopelousos, District Administrator; Paula Hoisington, Deputy District Administrator of Administration; Mike Crikis, Deputy District Administrator of Operations; Daniel Langley, Esquire, General Counsel; Richard Komando, Esquire, District Counsel; Eddie Fernandez, CFTOD Operational Safety Consultant; 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; Joey Rodriguez, Chief Building Inspector and Interim Building Official; Christine Ferraro, Director - RCES; Jason Herrick, Director of Public Works and Utilities Advisor; Wendy Duncan, Manager - Laboratory Operations; Holly Hagans, Security and Emergency Management Coordinator; Erin O'Donnell, Town Clerk and Public Records Administrator; Heidi Powell, Manager - Financial Reporting Analysis

P R O C E E D I N G S

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3 VICE CHAIR BARAKAT: I'll go ahead and call
4 the meeting to order. Welcome, everybody, to
5 this -- today's June 5th meeting of the Central
6 Florida Tourism Oversight District. The meeting is
7 now called to order. I would like to call upon
8 Supervisor Ron Peri to lead the invocation. No,
9 no -- invocation, invocation. Thank you.

10 MR. PERI: Although most of my career has been
11 in business, I did spend some time pastoring, and I
12 had a professor at seminary who said you need to be
13 ready to preach, pray, or die at a moment's notice.
14 Okay. And so just a few minutes ago, Charbel came
15 to me and asked, Could you give the invocation this
16 morning? Okay.

17 But I would like to share something with you,
18 and that is this: There's a very popular proverb.
19 It's Proverbs 29, Verse 18, "Where there is no
20 vision, the people perish." And that's typically
21 interpreted as meaning where you don't have someone
22 who's a visionary looking forward and -- or laying
23 out a vision that's been used in business meetings
24 to say, look, we've got to come up with a vision
25 statement and so on.

1 Actually, what it means is this: When you
2 look at it in the original Hebrew, where there is
3 no revelation, the people perish. Because the word
4 there is actually the word that would have been
5 used for the Prophets. They were called seers, and
6 they were seeing things given to them by God,
7 visions, and then they wrote them down. And so we
8 have a book of visions that tells us things that go
9 beyond anything that we might know through our own
10 senses revealed through individuals and 66 books.
11 And the basis, frankly, of the United States of
12 America when you study the history.

13 But what it says is, Where there is no vision,
14 the people perish. It's basically the guardrails
15 that keep you in place. Our founders knew about
16 that and they understood that the ten commandments
17 were never given as a means of salvation. They
18 were given to the Jews just before they went into
19 the Promised Land given twice. First time after
20 they came out of Egypt when they thought it was
21 just a seven-day journey to where they were going.
22 And the second time in Deuteronomy 40 years later
23 after they're wandering the wilderness when they
24 knew they were going into the Promised Land.

25 And each time they were told this: If you

1 keep these commandments, you will survive and you
2 will succeed and you will stay in the land. If you
3 do not -- this is kind of strong -- the land will
4 vomit you out because they're basically the rules
5 for how to live together in a large community.
6 Don't kill your neighbor. Don't steal from your
7 neighbor. Don't rob your neighbor's wife, and so
8 on. Simple stuff. Not associated really so much
9 with any religion as they are with just kind of
10 basic rules.

11 We live in a time in our society where we are
12 re-examining what should the rules be. And I would
13 encourage you to take a look at the ultimate source
14 for the ultimate rules. Test it out for yourself.
15 I say this -- in my mid 20s, I was an atheist.
16 Today I am convinced there is a God, and that what
17 we see provides incredible hope for us even in the
18 most trying times.

19 So I'm just going to lead in a word of prayer
20 right now, and my prayer: As I come before you,
21 Lord, is first for our nation. Lord, I pray that
22 the next months and years would be times of great
23 discoveries where people would discover how loving
24 and kind and wonderful you are. Where they might
25 discover just the incredible gifts that you

1 provided through your Son and through the blessing
2 of his life, his death, and his resurrection.

3 And, Lord, this morning we ask your guidance
4 in our discussions and deliberations. We pray
5 that, ultimately, we might honor you. We come
6 before you in Jesus' name. Amen.

7 ATTENDEES: Amen.

8 VICE CHAIR BARAKAT: Amen. Wow, Ron, pretty
9 good for short notice. That was perfect.

10 MR. PERI: I was ready to die.

11 VICE CHAIR BARAKAT: You, me, and The
12 Notorious B.I.G. Anyway -- all right.

13 Anyway, with that, we'll -- let's -- let's
14 stand for the pledge of allegiance.

15 ATTENDEES: I pledge allegiance to the flag of
16 the United States of America, and to the Republic,
17 for which it stands, one nation, under God,
18 indivisible, with liberty and justice for all.

19 VICE CHAIR BARAKAT: Thank you. And, look, I
20 also -- one thing I wanted to add before we get
21 into the business of the meeting, just to recognize
22 maybe with a brief moment of silence. It is June,
23 a month of great significance for a lot of folks.
24 In particular, two events. We're celebrating --
25 not celebrating, but I wanted to acknowledge the --

1 two significant anniversaries of two very
2 significant events.

3 First of all, as I'm sure a lot of you are
4 probably aware, tomorrow is the 80th anniversary of
5 the D-Day invasion of Normandy. And yesterday,
6 June 4th, was the 35th anniversary of the
7 Tiananmen Square massacre in the People's Republic
8 of China. And I thought it would be appropriate to
9 take a moment to recognize those two occasions.
10 One, to recognize sacrifices made by our
11 forebearers in the defense of liberty who knew that
12 the defense -- a threat to liberty anywhere was a
13 threat to liberty everywhere, and that freedom is
14 not, in fact, free.

15 And, secondly, to acknowledge the loss of life
16 for those who stood up to try to obtain liberty, to
17 try to stand up for liberty. Anybody -- I think
18 that's a message that speaks to Americans, it
19 speaks to anyone who acknowledges the threat of
20 totalitarianism around the world.

21 I know my -- I'm the -- my mother is a refugee
22 from a communist -- communism. My wife is a
23 refugee from communism, and I think it's important
24 that we take note in that -- because the folks in
25 that country cannot acknowledge that anniversary, I

1 think it's important we take a moment to
2 acknowledge it here. So if you all will indulge me
3 with a short moment of silence.

4 (Moment of silence.)

5 VICE CHAIR BARAKAT: Okay. Thank you. Thank
6 you very much. With that, we will move on to the
7 agenda. The next item is our public comment
8 period. I have some public comments, but I believe
9 they're deferred for later in consideration
10 specifically to the development agreement. So on
11 that basis, we will hold off on those comments and
12 move to the consent agenda items.

13 To that, we move to item four -- or, I guess,
14 do we have a consent agenda, or that's -- we don't.
15 All right. No consent agenda.

16 So we're now moving on to the public hearing,
17 Item 4.1 on our agenda, consideration of the
18 Chapter 163 development agreement, first reading.
19 This is a consideration, the first of two public
20 hearings to consider a request for Board approval
21 of a Chapter 163 development agreement between the
22 Central Florida Tourism Oversight District and Walt
23 Disney Parks and Resorts, U.S., Incorporated.

24 Ladies and gentlemen of the Board, the
25 development agreement for your consideration was

1 negotiated in good faith and pursuant to our
2 settlement agreement with Disney. The 15-year
3 agreement is intended to make significant capital
4 improvements within the District. The District
5 agrees to update our comprehensive plan and land
6 development regulations and provide infrastructure
7 consistent with those plans going forward if it is
8 acceptable to the Board. Katherine Luetzow,
9 manager of planning and engineering, will present
10 the details. Katherine, the floor is yours.

11 MS. LUETZOW: Good morning.

12 VICE CHAIR BARAKAT: Good morning.

13 MS. LUETZOW: As mentioned, I'll provide a
14 brief overview of the request for a development
15 agreement that was received by Walt Disney Parks
16 and Resorts, Inc. I should note that this public
17 meeting was advertised in our local Orlando
18 Sentinel paper, and we did mail out notices to all
19 applicable land owners.

20 So this proposed development agreement covers
21 17,000 acres approximately of land within the
22 District that is currently owned by Walt Disney
23 Parks and Resorts and their subsidiaries. I will
24 note that there is no district property covered
25 under this currently.

1 The agreement, as mentioned, is for a 15-year
2 duration, and the overall intent is to ensure that
3 the District's capital facilities planning and
4 comprehensive planning coincides with the
5 development planning.

6 In terms of agreement highlights, Disney is
7 currently planning up to 17 billion of capital
8 investments within the District in the next 10 to
9 20 years with a commitment of 8 billion in the next
10 ten years. There are provisions for Buy Local
11 initiatives including a minimum of 50 percent of
12 goods and services related to the design,
13 development, and construction to be retained with
14 Florida businesses. There is \$10 million going to
15 attainable housing projects, and there are
16 provisions for land, as well as wetland and
17 threatened and endangered species mitigation
18 credits being donated to the District for our
19 public infrastructure facilities and projects in
20 support of this development.

21 In return, the District is planning to provide
22 those public services and facilities necessary to
23 support Disney's investment. In addition, we are
24 committing to updating our land development
25 regulations by September of this year, and to

1 finish our comprehensive plan update by the third
2 quarter of next year.

3 And, finally, we are ensuring that we will
4 continue the coordination in making sure we have
5 the land owner support regarding these capital
6 improvement projects.

7 Overall, this proposed development agreement
8 promotes growth and development not only throughout
9 the District but the surrounding areas. It will be
10 a benefit to all of the Central Florida economy
11 creating jobs, as well as additional state and
12 local revenue. It re-establishes and re-affirms
13 that public-private partnership between the
14 District and Disney, and, as mentioned, has been
15 negotiated in good faith meeting our commitment
16 within our settlement agreement.

17 And, finally, it provides that critical
18 planning aspect so that the District can make sure
19 our public infrastructure and facilities are
20 provided ahead of the development demand ensuring
21 that we have efficient use of our resources. This
22 benefits not only both parties of the agreement,
23 but all of the District's guests, visitors,
24 employees, and residents, as well as our
25 surrounding neighbors and communities.

1 As such, staff has reviewed this agreement,
2 and at the end of our public hearing process is
3 recommending that the Board review and approve this
4 development agreement. Thank you.

5 VICE CHAIR BARAKAT: Very good. Thank you,
6 Katherine. Thank you to you and your entire team
7 for -- I know there was a lot of hard work that
8 went into this in a -- in a short period of time,
9 so I can't thank you-all enough.

10 Does anyone have any questions for -- for
11 Katherine before we move on?

12 MR. AUNGST: Thank you.

13 MS. LUETZOW: Thank you.

14 VICE CHAIR BARAKAT: Thank you. All right.
15 Does a representative from the applicant, Walt
16 Disney Parks and Resorts, wish to make any
17 comments?

18 MR. RODRIGUEZ: Good morning, Mr. Chair --
19 vice chair and members of the Board. Woody
20 Rodriguez, director of external affairs, for the
21 applicant. I just want to thank the Board for
22 bringing this matter -- your consideration to this
23 agreement this morning, and especially thank your
24 district administrator, who has definitely hit the
25 ground running, so we're appreciative.

1 The development agreement will enable us to
2 continue to invest significantly in the District to
3 benefit all parties, and we hope that the Board
4 votes to approve it at your next public hearing.
5 Thank you.

6 VICE CHAIR BARAKAT: Thank you, Mr. Rodriguez,
7 and thank you for your efforts. I appreciate you
8 being here today and the effort to get it before
9 the Board, as well.

10 Stephanie, before we get further into it, I
11 believe you might have some additional changes to
12 the development agreement between the -- between
13 CFTOD and Disney that I would appreciate it if you
14 can present these proposed changes before we go to
15 public comment.

16 MS. KOPELOUSOS: Sure. And I'll put a copy by
17 each of yours with a tab. Also, if anyone from the
18 public would like a copy, I've highlighted those
19 changes in this. I'll put it at the end of the
20 table. We can provide that to you.

21 If you'll look at page 4, that's the first
22 change that we -- we've included. We're just
23 reiterating in this document that we are currently
24 in the process of updating our comp plan, so we
25 included that language in there, as well. If you

1 look at page 7, there's a reference to Section
2 252.363. After further research, we determined
3 that that was not appropriate in a -- that statute
4 does not deal with development agreements;
5 therefore, we just eliminated that language.

6 And then if you look on page 16, we, as staff,
7 get caught up in the acronyms that we use, and
8 we're trying to eliminate that so when the general
9 public reads this, and any normal person who
10 doesn't deal with some of the things we deal with
11 every day, it's spelled out for everyone. So we
12 had put T and E, and we changed it to threatened
13 and endangered specie credit donation.

14 So those are the three changes that we would
15 recommend you consider today before you open it up
16 for public comment.

17 VICE CHAIR BARAKAT: Okay. Stephanie, thank
18 you. I know -- I know those changes came from a
19 lot of -- some internal considerations, and that,
20 you know, right up until last minute we've been
21 working on this thing, so I appreciate --
22 appreciate those suggestions.

23 I believe before -- would it be appropriate,
24 Counsel, I mean, to have public comment and then
25 vote on those changes; is that right?

1 MR. LANGLEY: Correct.

2 VICE CHAIR BARAKAT: Okay. In that case, we
3 will move to the public hearing and to public
4 comment. I would like to reiterate what Katherine
5 said. We advertised this meeting and next weeks
6 final meeting, June 2nd (sic), 7:30 p.m., on the
7 development agreement in the Orlando Sentinel. We
8 have mailed record -- letters to all the property
9 owners, given proper legal notice to all the
10 property owners in the District and those who are
11 major property lessees within our District. We
12 made every effort to make sure that the word is out
13 about this development agreement in the interest of
14 full transparency and full -- in the spirit of
15 Sunshine in which this district operates.

16 It is very important so that everyone have an
17 opportunity to comment on the agreement presented
18 today, all those interested and impacted by this
19 development agreement in -- in the area. A general
20 reminder with that, so we're going to have an
21 opportunity for public comment. We will have
22 further opportunity for public comment at the
23 meeting next week.

24 I can't emphasize that enough. It's a new era
25 in this district. This is a weighty task in front

1 of us, and we want to make sure that everybody has
2 an opportunity to speak and be heard on this issue.
3 It is important for us to receive public comments
4 to enact the will of the people. And a general
5 reminder, this is a time for public comment, not a
6 question-and-answer period for the Board.

7 With that, are there any members of the public
8 who would like to speak concerning the development
9 agreement? I have two names in front of me. We'll
10 start with Sherry, is it Cioffi, of the Millennium
11 Restaurant Group. Why don't you step forward,
12 Ms. Cioffi, introduce yourself --

13 MR. MILIOTES: I'm not Sherry. Sherry and I
14 are trading spots, if that's okay. I'm George
15 Miliotes.

16 VICE CHAIR BARAKAT: Are you George? Okay.
17 All right. Well, we'll go ahead and start with
18 George --

19 MR. MILIOTES: I'm not Sherry.

20 VICE CHAIR BARAKAT: Okay. Is it -- is it
21 Miliotes?

22 MR. MILIOTES: Miliotes. You get a gold star
23 for first time saying it right. I appreciate that.

24 VICE CHAIR BARAKAT: Thank you, sir.

25 MR. MILIOTES: And I appreciate the time and

1 being able to speak. My name is George Miliotes.
2 I'm the owner and operator, with my wife, of Wine
3 Bar George at Disney Springs, and I'm here to
4 strongly urge that y'all accept this agreement.

5 My wife and I's families, if you go back all
6 the way to the '50s, have operated small businesses
7 in Central Florida for about a hundred total years
8 combined, and the one thing that we're sure of is
9 that investment and re-investment guarantee growth
10 and excellence. So when we see the billion dollar
11 number in front of the investment that's on the
12 table, we get very excited.

13 And the excitement isn't just for us. I want
14 to make it clear that there are 80 families that
15 work for us. And then at the Springs, how many
16 families are there? Thousands of families who work
17 out of those restaurants very, very hard. And so
18 we know that we're securing the future if we make
19 this investment. And we really just plain strongly
20 want to urge y'all to accept the agreement. And if
21 you accept the agreement, maybe I'll bring some
22 champagne to the next meeting.

23 VICE CHAIR BARAKAT: I won't comment on -- I
24 won't comment on the champagne. I'll let -- I'll
25 let the general counsel speak to that. But I will

1 say, you know, Mr. Miliotes, thank you for those
2 comments. You know, it was Senator Everett Dirksen
3 who famously said, you know, you talk about a
4 billion here, a billion there, pretty soon you're
5 talking real money. And, you know, you talk about
6 numbers this large, it can be a little bit
7 abstract, but hearing real live stories like yours
8 about the profound economic impact that this could
9 have on our district, I think that's very
10 meaningful, and I'm sure it means a lot. I know it
11 means a lot to the members of this Board, so thank
12 you for taking the time to be here.

13 With that, is it -- is it Ms. Cioffi?

14 MS. CIOFFI: Very close. I'm not George. My
15 last name is Cioffi.

16 VICE CHAIR BARAKAT: Cioffi.

17 MS. CIOFFI: It's Italian, and I married in,
18 so they let me in. I'm here today because I
19 represent three concepts at Disney Springs:
20 Splitsville Luxury Lanes, Homecomin' Florida
21 Kitchen, and Everglazed Donuts and Cold Brew.

22 I'm here because we support the agreement. It
23 shows that the District and Disney are ready and
24 willing to resume working together to do good
25 things for the state of Florida and also bring lots

1 of jobs to Central Florida. The \$17 billion, as
2 George mentioned, billion, proposed Disney
3 investment will certainly bring more jobs, more
4 tourists, and more economic development to our
5 region.

6 There's also a commitment to bringing
7 infrastructure improvements in the District with
8 contributions from both parties. This will benefit
9 all of us that live and work in this district.

10 As a small business, we see the importance of
11 the growth that this will bring and -- in the near
12 term, as well as moving forward. Thank you for
13 giving me the opportunity to speak today, and I
14 urge your support of this agreement. And I would
15 bring donuts if this is approved.

16 MR. MILIOTES: I can pair champagne with
17 donuts.

18 VICE CHAIR BARAKAT: Well, thank you. Thank
19 you for that kind offer. Very good. I have no
20 further cards in front of me, so I believe we've
21 got no one further to speak, in which case I will
22 now close the public comment.

23 I will then now open the floor. Do any board
24 members have any -- any questions or comments?
25 I'll start -- I'll look to my left first. I always

1 look to my right. Any comments here? Good?

2 Comments? Very good.

3 Okay. In that case, is there a motion to
4 accept these changes to the agreement and vote on
5 the development agreement as amended?

6 MR. AUNGST: Mr. Chair, I move to accept the
7 proposed revisions to the development agreement as
8 presented by our district administrator, and
9 approve the development agreement for second
10 hearing.

11 MS. ZIEGLER: Second.

12 VICE CHAIR BARAKAT: Thank you, Supervisor
13 Aungst, and thank you both. All right. And that's
14 a motion and a second. And all those in favor,
15 say, yea.

16 THE BOARD: Yea.

17 VICE CHAIR BARAKAT: Any opposed?

18 Hearing none, let the record reflect the vote
19 passes unanimously.

20 Very good. Well, again, thank you, everyone,
21 for participating and the invaluable insights
22 shared during today's meeting. I want to take -- I
23 want to remind everyone of the next meeting to take
24 final action on the Chapter 163 development
25 agreement between the Central Florida Tourism

1 Oversight District and Walt Disney Parks and
2 Resorts, U.S., Incorporated, on June 2nd (sic) at
3 7:30 p.m. This is an unusual time for us. I think
4 partly motivated by, we have a meeting during the
5 day, we know not everybody can get here. We're
6 going to have a meeting in the evening. We want to
7 make sure that there's a full opportunity for as
8 many members of the public to have their voice
9 heard.

10 So June 12th, 7:30 p.m., right here at the
11 Central Florida Tourism Oversight District. Once
12 again, thank you to each of you for your
13 participation.

14 MS. KOPELOUSOS: Can I make one -- I'm sorry.

15 VICE CHAIR BARAKAT: Sorry, go ahead.

16 MS. KOPELOUSOS: I just want to make sure to
17 announce that we may have a private meeting with
18 the Board related to some federal -- a federal
19 lawsuit at the next meeting, so we did advertise
20 that and just want to make sure that's on the
21 record today.

22 VICE CHAIR BARAKAT: Yes. Thank you,
23 Stephanie. I was -- was about to get to that, but,
24 yes --

25 MS. KOPELOUSOS: Sorry.

1 VICE CHAIR BARAKAT: -- no, thank you for
2 underlining that. Yes, for everyone's benefit,
3 I'll reiterate that. We have a -- on the 12th,
4 we're going to be very busy. We're going to have
5 further consideration of the development --
6 developer's agreement. We will have a possible
7 shade meeting regarding the federal lawsuit, and
8 also I want to make it be known that we may move up
9 some items from the regular meeting to next week's
10 special meeting in consideration of possible
11 cancellation of the meeting -- the regularly
12 scheduled meeting on June 26th.

13 So I think it's going to be a very -- a very
14 busy agenda next week, and I encourage everyone to
15 attend. I believe we've covered everything.
16 Stephanie? Dan?

17 Okay. So, with that, again, thanks, everyone.
18 Do I -- do any members have any comments before I
19 request a motion to adjourn?

20 MR. AUNGST: Mr. Chair, just that it's a great
21 big, beautiful tomorrow shining at the end of
22 June 12th, and I'm looking forward to that, so...

23 VICE CHAIR BARAKAT: I appreciate that,
24 Supervisor Aungst. I think we all -- we all feel
25 that way. It is a -- yeah, it is, in fact, we're

1 heading towards a brand new day, and I think we're
2 all very excited about where this is going for the
3 employees and residents of the District and the
4 business people and really just for the people of
5 Central Florida. And I think this -- you know, my
6 only -- you know, I only wish we could have gotten
7 here sooner, but I'm glad we're -- I'm glad we're
8 getting here today, and it's very exciting.

9 So, with that, is there a motion to adjourn?

10 MS. ZIEGLER: So moved.

11 MR. AUNGST: So moved -- second.

12 VICE CHAIR BARAKAT: All right. The motion
13 and the second. All those in favor, say yea.

14 THE BOARD: Yea.

15 VICE CHAIR BARAKAT: Let the record reflect
16 that we are officially adjourned. Thank you-all
17 very much. The meeting is adjourned at 10:54 a.m.,
18 and thank you-all and have a good week. See you
19 next week.

20 (The meeting adjourned at 10:54 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 27th day of June, 2024.

Sandra D. Brown

SANDRA D. BROWN
FLORIDA PROFESSIONAL REPORTER

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