

In The Matter Of:
Central Florida Tourism Oversight District

Board of Supervisors Meeting
June 12, 2024

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

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 12, 2024

TIME: 7:30 p.m. - 8:10 p.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: Father Blake Britton, Diocese of Orlando, Florida; Stephanie Kopelousos, District Administrator; Marcos Araujo; Katherine Luetzow, Planning & Engineering Manager; Christine Ferraro, Director - RCES; Robert Agrusa, Central Florida Hotel & Lodging Association; Robert Earl, Planet Hollywood; Patrick Ferguson

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; Rich Komando, Esquire, District Counsel; 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; Tiffany Kimball, Contracting Officer; Susan Higginbotham, Director of Finance; Christine Ferraro, Director - RCES

P R O C E E D I N G S

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3 VICE CHAIR BARAKAT: All right. I've got --
4 I've got 7:30, so we will go ahead and begin. I
5 call this meeting of the Central Florida Tourism
6 Oversight District to order.

7 Welcome, everybody, for an important meeting,
8 special meeting. Appreciate y'all coming during
9 the evening hours. I like to call CFTOD after
10 dark. Thank you. For our opening invocation, I'd
11 like to welcome Father Blake Britton. Father Blake
12 is a Roman Catholic priest of the Diocese of
13 Orlando and holds degrees in both philosophy and
14 theology. He's an author and speaker frequently
15 requested for conferences, university lectures,
16 podcasts, and retreats. Father Blake's writings
17 are featured in several national and international
18 publications. He's the author of the best-selling
19 book, Reclaiming Vatican II, a historical and
20 theological survey of the past 60 Years of faith
21 development in the catholic church.

22 In addition to writing, Father Blake has been
23 featured in a documentary on the origin of
24 catholicism in Florida; co-host, the landmark
25 YouTube series, God and Gaming, and regularly

1 appears on other media outlets.

2 After serving five years in Brevard County and
3 Polk County, respectably, Father Blake was sent to
4 Washington, D.C., to receive his pontifical license
5 and doctorate in sacred theology. He is in his
6 second year of studies at the Pontifical John Paul
7 II Institute at the Catholic University of America,
8 and he spends his summers ministering, teaching,
9 and writing his beloved Osceola County where he was
10 born and raised. Father Blake, please.

11 FATHER BLAKE: Thank you again for this
12 privilege and opportunity. And so we turn, first
13 and foremost, to the Lord. And just to open up
14 with a passage of scripture from St. Paul's First
15 Letter to the Corinthians, which I think speaks
16 beautifully to the many individuals who have become
17 part of this outstanding project for the future of
18 our state. And he says, "There are different gifts
19 but the same spirit. There are different
20 ministries but the same Lord. There are different
21 works but the same God who accomplish all of them
22 in everyone." And all of us here have different
23 gifts, different skill sets, different talents, and
24 we've most certainly been called here to be servant
25 leaders of this community. So I want to, on my own

1 behalf, express the great gratitude towards you on
2 behalf of this community, as a resident of this
3 community, born and raised here in Central Florida,
4 and we ask now that the Lord's blessing will
5 descend upon all of you as you undertake this noble
6 task. In the name of the Father, and of the Son,
7 and of the Holy Spirit. Amen.

8 Heavenly Father, we thank you for allowing us
9 to gather here, as your beloved Sons and Daughters.
10 We ask that your Spirit may descend upon this
11 meeting to give us the gift of wisdom, humility,
12 obedience, and service; that we may know how best
13 to serve the residents and the people of Central
14 Florida; that we may continue growing this great
15 industry that may lead to the success and the
16 benefit of those citizens.

17 Continue to guide these specific leaders, may
18 they grow in holiness every day of their lives and
19 always seek your Glory, and always seek the
20 betterment of their fellow man and woman. And we
21 ask this all in the name of Christ Jesus, our Lord.
22 Amen.

23 VICE CHAIR BARAKAT: Amen.

24 FATHER BLAKE: In the name of the Father and
25 the Son and the Holy Spirit. Amen.

1 VICE CHAIR BARAKAT: Thank you, Father.

2 FATHER BLAKE: Thank you.

3 VICE CHAIR BARAKAT: Let's rise and please
4 join me in the pledge of allegiance.

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

9 VICE CHAIR BARAKAT: Thank you. And now,
10 district administrator, Stephanie Kopelousos, will
11 present our safety minute. Stephanie, please.

12 MS. KOPELOUSOS: I'll be very quick. We have
13 three of our finest in the room. If something
14 happens, I take it y'all will handle it. If we
15 need to exit, you know where the exit doors are,
16 just get as far away from the building. And I will
17 say, it is hurricane season now, so please make
18 sure you have a plan.

19 VICE CHAIR BARAKAT: Thank you, Stephanie.
20 All very timely and very -- very well put, and I
21 appreciate the brevity.

22 Public comment period. Our next item is our
23 public comment period. Thank you to everyone who
24 signed up to offer public comments. A general
25 reminder, this time is for public comments, not a

1 question-and-answer period for the Board. It is
2 important for us to receive public comments to
3 enact the will of the people of Florida.

4 Please introduce yourself -- as I call your
5 name, please introduce yourself, and let us know of
6 any affiliations you may have. I have one public
7 comment for the general comment period, Mr. Marcos
8 Araujo, from Winter Garden. Why don't you stand up
9 and let us know who -- if you're here, and who
10 you're speaking on behalf of. And I -- hopefully,
11 I pronounced your name correct. I apologize, if
12 not.

13 MR. ARAUJO: It's pretty close. My name is
14 Marcos Araujo. I'm a resident in Winter Garden,
15 and I'm speaking on behalf of the community. So
16 from what I understand, the intent of this
17 agreement is to make sure that the provision is for
18 adequate public facilities from the District, and
19 in it, it has a requirement from Disney to dedicate
20 at least \$10 million in attainable housing
21 projects.

22 So, currently, there is a attainable housing
23 proposal going through Orange County, update for
24 their comp plan. And, currently, the project --
25 the main road that's going to be servicing the

1 project is going to be Hartzog. When the law that
2 services this district was passed, the parcels
3 where the apartments are proposed to be built, they
4 were conveniently excluded from the district, but
5 left the roads under the responsibility of the
6 District. So you guys would have to take care of
7 the infrastructure for that development.

8 This past week I met with one of the county
9 commissioners, and I was able to confirm that there
10 are no roadway agreements with Orange County.
11 There are no interlocal agreements between Orange
12 County and the District, and as far as I know,
13 there is no plans for updating the infrastructure
14 on Hartzog so far.

15 Disney is aware of the lack of resources that
16 the future residents of this project will face,
17 and -- but I will only focus on the difficulties
18 that they will face within the district boundaries.
19 Essentially, in order for them to get to any kind
20 of public transportation, so if they live -- if
21 they work at Disney, they will have to walk to
22 Flamingo Crossings. Hartzog is unimproved.
23 There's very tiny shoulders, and so they have to
24 walk on the grass along the ridge to get to any
25 kind of public transportation.

1 Either that or they're going to be forced to
2 purchase a car, you know, incurring additional
3 costs with payment, insurance, or use ride share to
4 get around. It kind of defeats the purpose of
5 having a attainable community in an area where
6 there is no access to public transportation, but
7 that's outside of the point.

8 One question that I have for the District is
9 that, has Disney petitioned the -- you know,
10 District to, you know, improve those conditions of
11 the road? And I'm talking about, you know,
12 widening the road to support the additional
13 vehicles. We're talking about almost 1,450
14 apartments just in the -- in the area. I'm talking
15 about sidewalks going from Avalon all the way down
16 to -- my time over or...?

17 VICE CHAIR BARAKAT: Well, I'll ask --

18 MR. ARAUJO: I'm almost done, just a couple
19 questions --

20 VICE CHAIR BARAKAT: -- your time is up, but I
21 will ask you to continue but please keep it brief.

22 MR. ARAUJO: I just have two more questions.
23 So, you know, sidewalks going all the way down to
24 Western Way, which we're great -- great to hear the
25 expansion of that, but, you know, going up, there's

1 also a need for improvements there.

2 The other question is: How would we petition
3 the District if, for whatever reason, Disney
4 doesn't do their due diligence with this request.
5 And the last question I have is actually for -- for
6 Disney. If you guys can explain the potential of a
7 faith theme park with this agreement, how does that
8 impact, you know, our community and our area, so
9 that would be great for that to happen.

10 VICE CHAIR BARAKAT: Okay. Well, thank you,
11 sir. We really appreciate your comments. What I
12 would ask is that -- I would refer you to the
13 district administrator and our district counsel
14 with your questions, and they -- I'm sure they will
15 be glad to get together with you and give you
16 responses. Thank you.

17 MS. KOPELOUSOS: I think you put your number
18 on your card, and I'll follow up with you.

19 MR. ARAUJO: Yes, ma'am.

20 VICE CHAIR BARAKAT: Thank you, sir, and thank
21 you for -- thank you for coming and making your
22 voice heard.

23 All right. Well, now that -- I believe that's
24 all the -- we have other comments, but are
25 specifically in reference to the development

1 agreement, so we will save those for later.

2 We will now move on to Item No. 6, the consent
3 agenda. The business before the Board, the first
4 item of business is our minutes. Is there a motion
5 to approve the minutes of the May 22nd, 2024,
6 meeting?

7 MR. AUNGST: So moved.

8 MS. ZIEGLER: Second.

9 VICE CHAIR BARAKAT: Thank you. So moved, so
10 seconded. All those in favor, say, aye.

11 THE BOARD: Aye.

12 VICE CHAIR BARAKAT: All opposed, say, nay.
13 Hearing none, let the record reflect that the
14 minutes are approved unanimously.

15 Now we will move on to Item 7.-- well, 7, 7.1,
16 on our agenda, general business. First, award of
17 three-year contracts for consideration of two,
18 three-year contracts for commercial diving services
19 with Denizens of the Deep, Inc., and Thompson
20 Contracting Group, Inc., for \$1.5 million each for
21 a total of \$3 million. I want to welcome back the
22 manager of planning and engineering, Katherine
23 Luetzow, to provide some background on those
24 contracts. Katherine, thank you.

25 MS. LUETZOW: Thank you and good evening.

1 VICE CHAIR BARAKAT: Good evening.

2 MS. LUETZOW: So, as mentioned, tonight before
3 you I have a request for two contracts for
4 continued services for commercial diving services.
5 As part of our ongoing responsibility to maintain
6 our water control system, we have periodic ongoing
7 routine, as well as unexpected and emergency
8 response needs related to our water control
9 structures throughout our master drainage system.

10 As our structures have both components above
11 water and below water, this falls in the realm of
12 commercial diving and small-scale marine
13 construction services. Some of the typical items
14 that we could expect would be full inspection
15 services, as well as repair and replacement of
16 parts, both above and below water. These are
17 typically small-scale and as-needed items, such as
18 for maintenance including greasing structures,
19 replace shocks, as well as unknown or unforeseen
20 items. There are also provisions for storm
21 preparation and response.

22 In February of this year, we released an
23 invitation to bid for these critical commercial
24 diving services with the intent to award to two
25 qualified contractors for a continuing services

1 term of three years. We received six letters of
2 interest. Of those, they were evaluated and four
3 companies were short-listed for a
4 question-and-answer session where their overall
5 qualifications and understanding of the project
6 scope was evaluated.

7 This basis of award was qualification based,
8 and the two most qualified contractors were
9 Denizens of the Deep and Thompson Contracting
10 Group. After award for the qualifications, rates
11 were negotiated, and a maximum spending cap of 1.5
12 million for each contractor is being requested. As
13 items are needed under this contract, task-work
14 authorizations will be requested, and they will be
15 approved under our current department budget. And
16 with that, are there any questions regarding this
17 request?

18 VICE CHAIR BARAKAT: Thank you for that
19 presentation. Any -- any questions from the --
20 from the Board? No. Okay. Hearing none, is there
21 a motion to approve the award of the three-year
22 contracts for commercial diving services in the
23 amount of 1.5 million each for a total of 3
24 million.

25 MR. MATEER: Move approval.

1 MS. ZIEGLER: Second.

2 VICE CHAIR BARAKAT: Okay. So moved, so
3 seconded. All those in favor, say, aye.

4 THE BOARD: Aye.

5 VICE CHAIR BARAKAT: All opposed, say, nay.
6 Hearing none, let the record reflect that the
7 motion passes unanimously. Thank you, Katherine.

8 All right. Item 7.2 on the agenda. Our
9 second item for general business is to consider an
10 agreement for the rehabilitation of the Lift
11 Station 59 with Prime Construction Group in the
12 amount of \$1,555,555. That might be a lucky
13 number, I don't know. I want to welcome Chris
14 Ferraro, the director of Reedy Creek Energy
15 Services, to present the details. Welcome back,
16 Chris.

17 MS. FERRARO: Thank you. Good evening,
18 District Administrator, and Board members. As
19 stated, this agenda item is seeking Board approval
20 for a construction contract award for
21 rehabilitation of district Lift Station No. 59.
22 That's our designation for this lift station.

23 We're seeking Board approval for our contract
24 award to Prime Construction Group, Inc. And I'll
25 try to do as well as you did, Vice Chair, with the

1 amount, \$1,555,555, plus a 10-percent contingency
2 in the amount of \$1,711,111.

3 So just some background on the district's lift
4 stations and wastewater collections system. The
5 District does own, operate, and maintain 30 lift
6 stations as part of its wastewater collection
7 system. Most of these lift stations are duplex
8 lift stations. Duplex just means that they have
9 two pumps, so I'm going to give you a five-minute
10 primer on wastewater collection. So wastewater
11 collection of -- around the property, all of the
12 wastewater is collected from customers and is
13 directed toward the wastewater treatment plant, the
14 water resource recovery facility for treatment.

15 We have two ways that we flow this wastewater
16 to the plant. We use natural gravity systems where
17 the natural invert in the pipe, the wastewater
18 flows through that invert and the pipe, and it
19 flows naturally toward the wastewater plant.
20 There's about 20 miles of those pipelines across
21 the District.

22 There's also a type of pipeline called a
23 forced main that uses pressure from the output of a
24 pump in a lift station to move the wastewater
25 toward the plant. So, specifically, Lift Station

1 59, where this project is located, sits between a
2 gravity, wherein, the wastewater is flowing
3 naturally with an invert and a forced main. So
4 this lift station collects water from the gravity,
5 it flows into the lift station into an underground
6 concrete well -- we call it a wet well -- and then
7 we have pumps, two pumps at this lift station, that
8 take that wastewater out of that underground tank
9 and pump it into the forced main pipeline under
10 pressure.

11 All of these district lift stations have been
12 evaluated for condition assessments, and Lift
13 Station 59 came up as a high priority for
14 rehabilitation. We will be bringing other high
15 priority lift stations to the Board in the future
16 for rehabilitation for your review and
17 consideration.

18 From a project scope perspective, this is a
19 comprehensive rehabilitation of the lift station.
20 We're replacing the submersible pumps, pipes,
21 fittings, valves, electrical equipment, and
22 instrumentation. We're also installing a back-up
23 diesel pump for emergency use if there's a power
24 outage at the lift station.

25 We do need to keep the continuity of service

1 to the customers that are -- have lift station
2 flowing -- waste flowing into those lift stations,
3 so we will be installing a bypass, as well. So to
4 facilitate this work, we'll be installing pipe
5 connections and a pipe and pumping around this lift
6 station while the lift station is out of service
7 for rehabilitation.

8 In February of this year, we posted this
9 construction project for bid and received two bids:
10 One from Prime Construction Group, who is local in
11 Orlando, and one from Gulf Coast Utility
12 Constructors of Sarasota.

13 We are recommending bid award to the low
14 bidder of Prime Construction Group. This is a new
15 vendor for us. They are not new in the business.
16 We have industry peers that have -- we have talked
17 with about the quality of the work for this vendor,
18 and we are pleased to recommend this award. Funds
19 for the rehabilitation will come from funds on-hand
20 from utility revenue bonds in the 2021 year series,
21 dash one, so they are non-taxable funds. And we
22 are requesting your approval of contract C006534 to
23 Prime Construction Group in the amounts previously
24 stated. I won't try to get that right again. Are
25 there any questions?

1 VICE CHAIR BARAKAT: Any -- any members of the
2 Board have questions? I'll ask -- I'll ask one.

3 MS. FERRARO: Sure.

4 VICE CHAIR BARAKAT: Just in terms of reasons
5 for the rehabilitation, what made this high
6 priority? Was it sort of past its sort of useful
7 life, or was there an emergency situation?

8 MS. FERRARO: Yeah, great question. This lift
9 station is about 30 years old. We start thinking
10 about the end of service life at about 25 years.
11 There are some pictures on this slide of the actual
12 components of the lift station. You'll see there's
13 some deterioration and degradation of the pumps and
14 the wells. It's a very caustic environment. The
15 wastewater environment is very caustic, so it's
16 based on the condition of the components and the
17 critical nature of the left station, as well.

18 VICE CHAIR BARAKAT: Okay. Well, thank you.
19 And, Chris, you know I always appreciate hearing
20 about lift stations and wastewater. Those things
21 get me excited along with building things and
22 draining -- draining swamps, so thank you.

23 Anyway, well, thank you for that. Is there a
24 motion to approve the agreement to rehabilitate
25 lift station 59 with Prime Construction Group,

1 Inc., for \$1,555,555?

2 MR. PERI: So moved.

3 MS. KOPELOUSOS: Hold on one second. Can we
4 clarify that it's with the 10-percent contingency,
5 which would be the 1,700,000 --

6 VICE CHAIR BARAKAT: Yes. Thank you,
7 Stephanie. And adding a 10-percent contingency for
8 a total of \$1,711,111. Is there a motion?

9 MR. PERI: Yes, so moved.

10 VICE CHAIR BARAKAT: Okay. Is there a second?

11 MR. AUNGST: I second, even though the amount
12 sounds like a fake phone number, so...

13 MS. FERRARO: Thank you.

14 VICE CHAIR BARAKAT: Very good. Thank you
15 both. All those in favor, say, aye.

16 THE BOARD: Aye.

17 VICE CHAIR BARAKAT: Any opposed? Hearing
18 none, let the record reflect the motion passes
19 unanimously. Thank you, Chris.

20 Very good. Now we move on to item -- Item 8,
21 8.1, Chapter 163 Development Agreement. This is
22 our second public hearing to consider a request for
23 Board approval of the Chapter 163 Development
24 Agreement between the Central Florida Tourism
25 Oversight District and Walt Disney Parks and

1 Resorts U.S., Incorporated.

2 The development agreement we are considering
3 was negotiated pursuant to a settlement agreement
4 and reached with the best outcomes in interest of
5 the Central Florida community in mind.

6 As mentioned at our prior meeting, the 15-year
7 agreement is primarily intended to provide for
8 significant capital improvements within the
9 District. As part of the development agreement,
10 the District agrees to update our comprehensive
11 plan and land development regulations and provide
12 infrastructure in order to support the agreed-upon
13 capital improvements.

14 If it is acceptable to the Board, I'd like to
15 welcome back Katherine Luetzow, manager of planning
16 and engineering, to the microphone for Board
17 discussion.

18 MS. LUETZOW: Thank you. In our first public
19 hearing last week, I provided an overview of the
20 development agreement request that was received
21 from Walt Disney Parks and Resorts. From the
22 original agreement, there have been three requests
23 for edits that were summarized by our district
24 administrator during the public hearing last week.
25 No other requests for modifications were received,

1 and those three edits have been incorporated into
2 the document for the final version for your review
3 tonight.

4 Staff recommendation has remained unchanged,
5 and so at the end of our public hearing tonight, we
6 are still requesting that the Board review and
7 consider request for approval of this development
8 agreement.

9 And, at this time, I would open up if the
10 Board had any questions.

11 VICE CHAIR BARAKAT: Thank you. Any
12 questions? Very good. Well, Katherine, I
13 appreciate the hard work that's gone into ensuring
14 this agreement would come before us today, and
15 you've played an instrumental part in that, so
16 thank you so much.

17 We will move now to the public hearing. I
18 want to reiterate what Katherine said. We have
19 advertised both meetings, including the one held on
20 June 5th, in the Orlando Sentinel. We also mailed
21 letters to all the property owners in the District
22 and those who are major property lessees within the
23 District. This step was important so that all
24 parties could comment on the agreement we are
25 considering. I'd like to add we also made sure, I

1 think, in part, to move the meeting to a late hour
2 to accommodate those who might not be able to be
3 here during business hours, at least in part. So,
4 hopefully, that's been helpful. We've truly made
5 every effort to get public input.

6 As a general reminder, this is a time for
7 public comments, not a question-and-answer period
8 for the Board. It's important for us to receive
9 the public comments to enact the will of the people
10 of Florida.

11 Are there any members of the public who would
12 like to speak concerning the development agreement?
13 The answer is, yes. I have the cards right in
14 front of me. We will start with -- first on the
15 list, Mr. Robert -- and please forgive my
16 pronunciation, Robert Agrusa --

17 MR. AGRUSA: You got it. That's right.
18 Perfect.

19 VICE CHAIR BARAKAT: -- thank you. With the
20 Central Florida Hotel & Lodging Association.
21 Please stand up, and, I guess, let us know who
22 you're with, even though you already did, so,
23 thanks.

24 MR. AGRUSA: Well, thank you very much,
25 Mr. Chairman, thank you very much, Board members,

1 and district administrator. My name is Robert
2 Agrusa, and I'm -- have the honor and privilege to
3 serve as the president and CEO of the Central
4 Florida Hotel & Lodging Association.

5 For those that may not be aware, the Central
6 Florida Hotel & Lodging Association is the largest
7 regional hospitality association in the country,
8 and we represent not only 129,000 hotel rooms
9 across Central Florida, but we also represent over
10 500 small businesses that do business with the
11 hospitality and tourism industry.

12 So today I stand before you in support of
13 approval of the Walt Disney World Parks & Resorts
14 developer's agreement, and here's just a few
15 reasons why: First, it's no secret that Disney is
16 not only an economic engine for Florida, but, more
17 importantly, to the nearly 450,000 hospitality
18 employees across the Central Florida region. With
19 nearly 40 percent of our local workforce within the
20 hospitality industry, Disney's commitment to making
21 an investment of up to \$17 billion over the next 10
22 to 20 years will positively impact our industry and
23 our region with increased visitors and additional
24 opportunity for business to grow and grow their
25 small businesses.

1 Second, we support Disney's continued
2 commitment to its Buy Local program, which ensures
3 that a minimum of 50 percent of all dollars spent
4 for development are spent on small businesses
5 located within the state of Florida. Many of these
6 small businesses are CFHLA members here in Central
7 Florida, which further assures that our local
8 residents are the ones that are positively impacted
9 by Disney's investment.

10 Furthermore, CFHLA also understands that the
11 Central Florida community has a dire need for more
12 reliable and affordable housing options as we have
13 remained steadfast in our advocacy at the state and
14 local level for the creation of more affordable
15 housing options for our community.

16 Disney's commitment to the minimum of
17 \$10 million towards workforce housing projects, in
18 addition to the 80-acre workforce housing project
19 in Horizons West, will significantly increase and
20 diversify the housing supply that is needed to
21 create a positive impact on our region's
22 socio-economic mobility.

23 Lastly, I cannot emphasize the importance of
24 this investment to our community, especially to the
25 Central Florida tourism and hospitality industry,

1 which provides exceptional service and plays a
2 pivotal role in helping to make Central Florida the
3 top choice for visitors to return time again and
4 again. It is my sincere hope that each of you will
5 consider supporting this developer's agreement, and
6 I fully and thank you very much for your time.

7 VICE CHAIR BARAKAT: Thank you, Mr. Agrusa,
8 for those very enthusiastic, energetic comments.
9 Very much appreciated. I think anybody -- anybody
10 that knows anything about the hotel business, these
11 are -- these are some of the most hard-working
12 people in the economy, a lot of small businesses, a
13 lot of first generation, a lot of immigrants, and
14 we really couldn't be the premiere family tourism
15 destination in the country, in the world,
16 without -- without those folks. So, thank you,
17 that support is very meaningful.

18 No. 2, I have Mr. Robert Earl from Planet
19 Hollywood.

20 MR. EARL: Thank you.

21 MR. SIMON: And I'm speaker three, Matt Simon.
22 I concede my time to Mr. Earl.

23 VICE CHAIR BARAKAT: Okay. For those that
24 didn't hear, for the record, speaker No. 3,
25 Mr. Matt Simon, from Disney, would like to concede

1 his time to Mr. Earl.

2 MR. EARL: I don't think I'll need it, but
3 good evening, members of the Board. I'm Robert
4 Earl. I've been an Orlando resident for a mere 40
5 years, and despite my strange accent, I'm a proud
6 American citizen. I'm here today to show my
7 support for the agreement before you. It very
8 clearly demonstrates to the world that the District
9 and Disney are eager to resume working together for
10 the great state of Florida.

11 It goes without saying that any investment of
12 this magnitude will generate jobs and economic
13 benefit in -- in the area. But this agreement also
14 includes some great infrastructure improvements for
15 the District that will boost the entire region.

16 However, the main reason I wanted to be here
17 tonight was to give you a slightly different
18 perspective to the opportunity through the lens of
19 my extensive, long, tedious experiences over --
20 over 50 years.

21 I've been in this industry for 50-something
22 years, and I own a series of different hospitality
23 brands that, hopefully, you're familiar with some
24 of them. And I have a very long, strong, local and
25 state presence, and I'm a significant employer in

1 the great state of Florida.

2 I'm the owner of Planet Hollywood, of Buca di
3 Beppo, of Earl of Sandwich, of Chicken Guy, of
4 Brio, which, amongst others, all have a presence
5 right here in Orlando. I'm also a seasoned
6 businessman that has relationships in most
7 countries in the world, and I own a business in
8 almost every one of the 50 states.

9 There is, however, nothing that can compare
10 with the relationship between Walt Disney World,
11 the District, and Central Florida, and, for that
12 matter, the entirety of the state. What is a
13 catalyst? The definition of a catalyst is a person
14 or a thing or an agent that provokes or speeds
15 significant change or action.

16 Disney truly is a catalyst. Not just the
17 benefits that are visible to everyone here, but
18 also what I've learned and observed over the years,
19 and why everyone else in the world is so jealous of
20 the unique situation here is because Disney's
21 initiatives, with your support, lay the groundwork
22 and a strategic plan that not only will cause a
23 huge impact when these businesses open, but also
24 there's an immediate and continuous impact for the
25 entirety of the next ten years. The minute these

1 announcements become a reality, the chain effect is
2 overwhelming.

3 Every single industry grows and benefits from
4 the moment that these plans are publically
5 announced. I've seen it myself for the last 40
6 years. You're all a lot younger. It's not just
7 when the new attractions or the new parks open,
8 it's the planning that begins immediately
9 everywhere. It's the airlines that will start
10 considering increasing their existing flights.
11 It's the regions around the globe that will decide
12 if they're going to offer new travel routes. It's
13 the hotels that will be needed to provide the extra
14 accommodation. It's the big picture impact. More
15 housing needed, more jobs on offer, and a general
16 influx into the whole area ensuring that we all
17 benefit.

18 It's impossible for any of us to truly grasp
19 the enormous impact that these announcements will
20 have on a global basis. The press coverage will be
21 superb, and it will induce people everywhere to be
22 thinking about Central Florida. It will re-affirm
23 everything that we want to hear about our prominent
24 position in the global economy.

25 This opportunity is truly unrivaled, and I

1 thank you all for considering it tonight. Thank
2 you.

3 VICE CHAIR BARAKAT: Thank you, Mr. Earl. I
4 want to applaud, but I don't think I'm allowed to,
5 but thank you. Thank you. And, you know, look,
6 thank you for that -- for coming to tell your
7 story, and thank you for your decades of hard work
8 in the Central Florida area. And, obviously,
9 stories like yours are part of what makes this
10 country great, so -- and thank you so much.

11 All right. And we have one final comment from
12 Mr. Patrick Ferguson. No organization --

13 MR. FERGUSON: I actually have some specific
14 questions. I can reach out to the administrator
15 and legal counsel at the end, if that works.

16 VICE CHAIR BARAKAT: Sure. Yeah, I mean, if
17 you'd like to state them for the record or...

18 MR. FERGUSON: Absolutely. I can. Hi, my
19 name is Pat Ferguson. I'm a resident of Horizon
20 West. I appreciate your time tonight. I just had
21 three specific questions: One, does the Board
22 support the Disney attainable housing project
23 located on Avalon Road? If that's been public, I'm
24 sorry, I just wanted to follow up.

25 Also, does the recent deal with the state for

1 the \$10 million in planned donation, is that a
2 credit for the attainable housing where in
3 agreements I've read, it states it's affordable
4 housing, so I just wanted to verify if that would
5 qualify.

6 And, finally, I've seen different designations
7 as attainable and affordable housing, I just wanted
8 clarification of which one it actually is.

9 VICE CHAIR BARAKAT: Okay. Thank you for
10 those questions. I will refer some of those
11 specific questions, as I said, to the district
12 administrator and the district counsel.

13 MR. FERGUSON: Yeah.

14 VICE CHAIR BARAKAT: What I will say, I think
15 it's fair to say that a lot is to be determined,
16 and we're going to welcome a lot of public input in
17 the months and years ahead, so thank you. Thank
18 you for that.

19 MR. FERGUSON: Thank you. Appreciate it.

20 VICE CHAIR BARAKAT: Very good. It looks like
21 that's all the public comment. I did -- I did
22 notice we have a representative from Disney here.
23 I may have skipped ahead. Mr. Rodriguez, I don't
24 know if you have any comments.

25 MR. RODRIGUEZ: Nothing further.

1 VICE CHAIR BARAKAT: Well, thank you -- thank
2 you for being here. I appreciate it. And, with
3 that, do we have -- I will now close the public
4 comment. Do any Board members have any questions
5 or comment?

6 MR. AUNGST: Well, Mr. Chair, just briefly.
7 This is the day we have all been looking very much
8 forward to. I use the collective "we." We as --
9 everyone who has any interest, no matter how
10 tangential, in the District, whether you're a
11 Central Florida resident, a resident of the state
12 of Florida, the Walt Disney Company, any of the
13 numerous people who work here, who live here, the
14 Board, our team members, Walt Disney World cast
15 members, Walt Disney World is inextricably
16 intertwined in the fabric of the state of Florida.
17 And the success of Walt Disney World is the success
18 of Central Florida and vice versa.

19 And this agreement provides a lasting,
20 sustainable, and prosperous future for the
21 District, and the people of the state of Florida
22 and for the Walt Disney Company.

23 I want to thank our partners at Walt Disney
24 World for working with us and for collaborating
25 with us. I want to thank our administrator, our

1 legal team, and all of our Board members, and all
2 of our team in planning, Katherine, and your team
3 for getting us to this point.

4 And I was always extremely optimistic and knew
5 that we would get here because it's the right
6 outcome, and it was the right thing to do for the
7 District and for everyone involved.

8 So I want to thank everyone for getting us to
9 this point, and very much look forward to a bright,
10 shiny tomorrow. Thank you.

11 VICE CHAIR BARAKAT: Thank you, Supervisor
12 Aungst. Anyone else?

13 MS. ZIEGLER: I'm just going to echo those
14 because he did it so well, but along the lines --
15 and I do want to thank staff. There's been a
16 lot -- I know there's been a lot of work. There's
17 a lot of work behind this, and you can feel the
18 energy. If you're -- for anyone not in this room,
19 it's a very positive energy in this room, and it's
20 really exciting as we turn the page.

21 I know, as was said, this is a day we were all
22 looking forward to, but there was a lot of work
23 behind the scenes. I want to thank counsel, I want
24 to thank our district administrator, all the staff,
25 and the partnership with Disney. It's a good day.

1 VICE CHAIR BARAKAT: Very good. Mr. Mateer?

2 MR. MATEER: All set.

3 VICE CHAIR BARAKAT: Very good. Mr. Peri?

4 MR. PERI: I'm good.

5 VICE CHAIR BARAKAT: Very good. In that case,
6 thank you both for those comments. I will, in that
7 case, entertain a motion to approve and authorize
8 the execution and recording of the development
9 agreement as amended and approved at our June 5th
10 meeting.

11 MR. AUNGST: Mr. Chairman, I move --

12 MR. MATEER: Move approval.

13 MR. AUNGST: -- I'm sorry. Go ahead,
14 Mr. Mateer.

15 MR. MATEER: Move approval.

16 MR. AUNGST: Second.

17 VICE CHAIR BARAKAT: One -- that's move for
18 approval and a second. Upon those motions, I
19 will -- all those in favor, please say aye.

20 THE BOARD: Aye.

21 VICE CHAIR BARAKAT: All opposed, say, no, or
22 nay. Hearing none, let the record reflect that the
23 development agreement passes unanimously.

24 Congratulations.

25 I will -- on that note, I want to thank the

1 teams from the District and from Walt Disney Parks
2 & Resorts, as well as our outside counsel, who
3 worked so diligently on everyone's behalf. I
4 would, in particular, like to thank the district
5 administrator for taking on such a significant task
6 in the early days of her time here in the District.
7 Stephanie, we truly couldn't have done this without
8 you, so thank you.

9 I would also like to thank all my fellow Board
10 members. In particular, Mr. Mateer, Mr. Aungst,
11 for their significant contributions to this
12 agreement, but, truly, this was a team effort all
13 around, and I'm truly proud of the heavy lifting
14 that went into this, so thank you very much.

15 Finally, I'd like to thank Governor DeSantis
16 and his executive team for their leadership and
17 inspiration. The governor's tireless efforts have
18 borne major fruit today and will pay dividends for
19 this District and the Central Florida community for
20 years to come.

21 This agreement is a monumental step in
22 bringing certainty to the road ahead. As a result
23 of the agreement, Walt Disney World will make
24 significant capital investments in developing its
25 properties within the District, including 8 billion

1 in the first ten years, and up to 17 billion over
2 the next 10 to 20 years.

3 The District will ensure that taxpayer funds
4 are used efficiently and effectively demonstrating
5 transparency, accountability, and responsible
6 stewardship of public resources in the spirit of
7 Florida Sunshine with which we were charged by the
8 governor and the legislature in 2023.

9 As we heard from the two businesses who spoke
10 at the prior meeting, and today's enthusiastic
11 speakers, the agreement provides certainty to
12 families that run small businesses that a critical
13 economic engine will continue to drive growth in
14 Central Florida.

15 I'm particularly proud and appreciative that
16 inspired by our Buy Local program, the Disney
17 Company has agreed to create a local business
18 hiring program for all construction goods and
19 services related to design, development, and
20 construction by awarding a minimum of 50 percent of
21 the value of all construction work to Florida-based
22 businesses.

23 Further, Walt Disney World has agreed to fund
24 at least 10 million in attainable housing projects.
25 And I do appreciate the public comments on that

1 front, as well. A lot remains to be seen, but I
2 look forward to working with them on such projects
3 in the months and years to come.

4 The District also committed to continue
5 providing infrastructure to support the District's
6 growth consistent with land owner support of the
7 projects in an amount equal to their impact on the
8 District. This agreement, negotiated in good
9 faith, is mutually beneficial to both parties and
10 the Central Florida community. Thank you again to
11 all those involved in this process. I can't thank
12 you enough.

13 With that said, item -- agenda item No. 9, is
14 there any other business we need to discuss today?

15 MS. KOPELOUSOS: We're done.

16 VICE CHAIR BARAKAT: All right. Stephanie,
17 thank you so much. There is no need for executive
18 session today --

19 (Applause.)

20 VICE CHAIR BARAKAT: We'll take a round of
21 applause, right? Thank you. No need for -- I know
22 we announced this at the end of the last meeting.
23 There's no need for executive session today, so it
24 will be canceled. A little bit of housekeeping.

25 Thank you, again, everyone for your

1 participation and the valuable insight shared
2 during today's meeting. I want to add that we will
3 be canceling the June -- the regularly scheduled
4 June 26th meeting since we've already had two board
5 meetings this month, and this evening we covered
6 the otherwise routine business we intended to cover
7 at the upcoming meeting, as well as the special
8 item regarding the development agreement.

9 So with that, I wish everyone a happy rest of
10 June and upcoming 4th of July, and we look forward
11 to seeing you at the -- at the end of July for the
12 next regularly scheduled meeting. With that, do
13 any members have any comments before I request a
14 motion to adjourn?

15 Okay. Is there a motion to adjourn?

16 MR. AUNGST: So moved.

17 VICE CHAIR BARAKAT: So moved. Is there a
18 second?

19 MS. ZIEGLER: Second.

20 VICE CHAIR BARAKAT: All those in favor, say,
21 aye.

22 THE BOARD: Aye.

23 VICE CHAIR BARAKAT: Any opposed? Hearing
24 none, let the record reflect that we are adjourned.
25 As there is no further business to discuss, I

1 adjourn the June 12th meeting of the Central
2 Florida Tourism Oversight District Board at 8:10
3 p.m. Thank you.

4 (The meeting adjourned at 8:10 p.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 3rd day of July, 2024.

Sandra D. Brown

SANDRA D. BROWN
FLORIDA PROFESSIONAL REPORTER

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