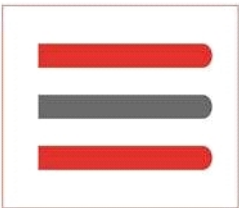


407.423.9900
Fax 407.841.2779
Toll Free 855-MYDEPOS

MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY



1 CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
2 BOARD OF SUPERVISIORS MEETING
3 _____/

4 DATE: MAY 10, 2023

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- 1 PRESENT:
- 2
- 3 JOHN SHIREY - RCFD PRESIDENT
- 4 BRIAN AUNGST, JUNIOR
- 5 MICHAEL SASSO - VICE CHAIR
- 6 MARTIN GARCIA - CHAIR
- 7 BRIDGET ZIEGLER
- 8 RON PERI
- 9 DANIEL LANGLEY, ESQUIRE
- 10 JOHN H. CLASSE, JUNIOR
- 11 KURT ARDAMAN, ESQUIRE
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

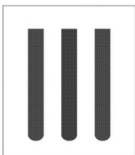
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. GARCIA: Let's please call the meeting to
2 order. Good morning. Good morning to everyone.
3 Welcome. Welcome to everyone. Thank you for being
4 here. Thank you for your interest in the work of
5 this board. And thank you for your interest in the
6 work of the district. And for today's meeting,
7 we're going to start with an invocation, and
8 understand the chaplain from the fire department is
9 going to give that. And so if you'll please
10 introduce us -- introduce yourself to us, and do
11 your good work, sir.

12 MR. SPENCE: Yes, sir. My name is Rick Spence.
13 I retired as a firefighter after 30 years here at
14 Reedy Creek Fire Department and have stayed on the
15 last four years as their chaplain. It's been a
16 blessing for me to be able to do that. And this is
17 an honor and a privilege for me to be able to stand
18 before this board and give an invocation. I
19 appreciate this very much and I don't take it
20 lightly. I take it very serious there. Do you mind
21 if I go ahead and pray now? Okay. Most gracious
22 Heavenly Father, we come to you right now. We just
23 want to lift up the men and women who are working
24 hard here to, accomplish the task and the business
25 at hand. We ask that you'll just give them wisdom,



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

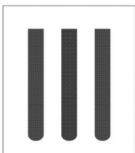
1 discernment, guidance as they make these decisions
2 and just, allow their minds to be clear and just
3 make the decisions that's best for all those who are
4 involved. We appreciate the hearts of service that
5 each person here has and just continue to bless that
6 and grow. We just ask for your protection upon the
7 men and women who are on the job today, and allow
8 them to be able to mitigate the things that come
9 before them, and also be with the men and women of
10 our armed forces. Keep them out of harm's way. In
11 Jesus' name, amen.

12 MR. GARCIA: Thank you for your blessing, sir.
13 We appreciate it. And now let's Honor our country
14 with the Pledge of Allegiance. Please stand.

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

19 MR. GARCIA: So we would like a safety
20 procedure presentation, please.

21 MR. CLASSE: Thank you, Mr. Chairman. Members
22 of the board, we'd like to start the meeting. Like
23 we do, every meeting with some safety messages for
24 our guests and visitors. to those who are visiting
25 us for the first time, we'd like to remind you that



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

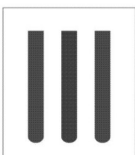
CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 we are on the second floor of the building. So in
2 the event of an evacuation, you will need to take
3 the stairs. There is an exit sign right here. And
4 for those of you sitting in the front, you may not
5 be able to see it, but there is an exit sign behind
6 that screen. You can also exit through the door
7 that you entered through. If you are not able to
8 take the stairs, please let someone know that you
9 are going to remain here so that they can notify the
10 fire department when they arrive. If we do have an
11 emergent -- an event where an AED or first aid kit
12 is required, those are nearby. Just come up to the
13 front and speak to me or to the back desk over there
14 and we'll get that for you. Thank you very much and
15 enjoy the meeting.

16 MR. GARCIA: Thank you, sir. And now we'll
17 have public comments. We have one speaker today.
18 Please come forward, state your name. And if you're
19 here in a represented capacity, please tell us who
20 you represent.

21 MR. SHIREY: Good morning everybody. My name
22 is John Shirey. I'm the President of the Reedy
23 Creek Firefighters. I just wanted to provide a
24 quick update on some of our big issues that we've
25 taken on since you guys have been in place. The



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

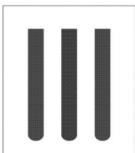
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 first being our contract negotiations, that was --
2 we've been working under an expired contract for the
3 last four years and four months. And I'm just happy
4 to announce that, that contract will go to a vote by
5 the membership, next week from the 15th through the
6 19th. And then we'll be back here at your next
7 scheduled board meeting, for your consideration and
8 hopefully ratification of that contract agreement.
9 So we just greatly appreciate the leadership in
10 getting that done and done so quickly. The other is
11 our line of duty death issue for one of our, fallen
12 firefighters, Jim Dorminy passed away six years ago.
13 And thanks to you guys' direction and leadership,
14 all of the paperwork and everything that's required
15 to get those benefits awarded, will be finalized
16 here shortly. So I wanted to take a moment also,
17 just as a personal thing to give you guys some
18 encouragement. I know, you guys have taken on this
19 role for free. You know, you're not being
20 compensated in any way, and you've been attacked.
21 Personally criticized, you know, by members of the
22 public, the media and whatnot. And in reality, all
23 you guys have done is come in here and try to make
24 this place better. Not only for the employees who
25 work here, the employees of Disney, and obviously



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

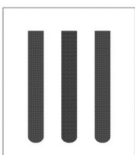
Toll Free 855-MYDEPOS

1 the guests from around the world. I think that the
2 steps that you guys have taken, in, you know, regard
3 to public safety has certainly made everybody's
4 vacations and stays here much, much safer and a much
5 more enjoyable experience overall. Just wanted to,
6 you know, tell you guys to keep up the great work.
7 What you're doing is not going unnoticed. We
8 appreciate you guys and everything that you're
9 doing. We know that you won't necessarily always
10 agree with everything that we say, but we are happy
11 that we have this ability to have this back and
12 forth dialogue with you guys. And just really are
13 looking forward to the future and are optimistic for
14 the first time in a long time. So thank you, guys.
15 And with that, I'll close.

16 MR. GARCIA: Does that conclude your remarks?

17 MR. SHIREY: It does.

18 MR. GARCIA: Thank you for your comments. And
19 thank you for your service to the district. And I
20 think it's probably appropriate, um for me to make
21 some, comments, on behalf of this entire board. You
22 know, as you know, we've been working to help the
23 firefighters with respect to a couple of issues.
24 And we, this board, love our firefighters, okay? We
25 love first responders. But we also need to let the



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 employees know that we love you, too. And we care
2 about you. And as you will see -- and we love you
3 just as much as we love our firefighters. And what
4 you're going to see, that we are going to adopt
5 policies as at a -- as a board. And these policies
6 are going to be policies that are friendly. You're
7 going to, some of you have already met our new
8 administrator, and you're going to love him as much
9 as we love him. And so we fussed over the
10 firefighters, but, I want to let you know that,
11 we're fussing over you, too. And we appreciate your
12 good work. And we mean that. Any other comments
13 from my fellow board members? So let's go to
14 consent agenda. Is there a motion on the consent
15 agenda?

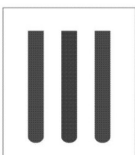
16 UNIDENTIFIED SPEAKER 2: Move to approve the
17 consent agenda.

18 MR. GARCIA: Second. All in favor, say aye.

19 UNIDENTIFIED SPEAKER 3: Aye.

20 MR. GARCIA: Passes unanimously. There are no
21 informational (audio cuts out).

22 MR. SHIRLEY: Okay. Can you hear me now? All
23 right. Okay, awesome. Thank you, Mr. Chairman. A
24 couple things to report on. Regarding our meeting
25 locations, at the very beginning, the board greatly



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

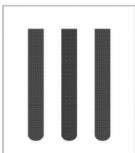
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 enhanced the public and media access to the board
2 meetings by relocating the meetings to a larger
3 venue. Like we're in today from the administration
4 building. A few meetings ago as directed by the
5 chair, the district began live streaming the board
6 meetings to continue to increase the visibility to
7 the general public. Therefore, I think the need for
8 the larger venue is no longer necessary because we
9 have this greater access, so I'd like to announce
10 that the next board meeting, which will be May 24th,
11 will relocate back to our administration building.
12 We'll still livestream, and so we'll still have
13 access to the public. I think we can accommodate
14 the number of people in this room at that location.
15 It'll be much more convenient for everybody.
16 Secondly, just wanted to advise you that earlier
17 this week, based on consultation with the chair, I
18 executed a letter amendment to our existing power
19 agreement with Duke Energy to address a gap in our
20 energy portfolio caused by a delay in the completion
21 of the NextEra solar facility that is under
22 construction right now. That was the second one.
23 We had talked about the Tide Bay Solar Facility a
24 meeting or two ago. The second one was the NextEra
25 facility. It's experienced some construction delays

**MILESTONE | REPORTING COMPANY**

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

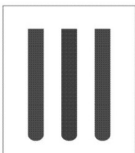
1 with some material deliveries. It was scheduled to
2 start operating in June of this year, but there's
3 going to be a two to four-month delay. So I
4 executed an agreement with Duke, a simple letter
5 agreement, to increase the capacity of that
6 agreement to cover us during that gap period. So
7 there's really no necessarily change in the
8 district, but just want to let you aware of that
9 activity. That's all I have.

10 MR. GARCIA: Thank you. I guess the mics are
11 still not working, so I'll speak up. I understand
12 General Counsel --

13 MR. LANGLEY: Correct.

14 MR. GARCIA: Okay. And then so now we'll call
15 our financial advisor --

16 MR. GARTNER: Thank you. My name is Wendell
17 Gartner. I'm with Public Resource Advisory Group,
18 financial advisor to the district. At our prior
19 report on April 19th, our review of the district's
20 utility system included the recommendation that the
21 district engage an independent third-party rate
22 consultant to advise the district on proposed rates
23 and rate structures. Our recommendation is not
24 driven by a concern of the financial health of the
25 utility, which is rated A1 by Moody's, A- by S&P,



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

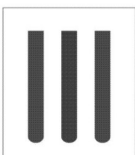
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 and A by Fitch. Rather, our recommendation is
2 driven by best practice and policies. It's very
3 common for governmental utilities to engage
4 independent rate consultants. The use of an
5 independent rate consultant can provide comfort to
6 all interested parties, the board, staff users and
7 investors that rates cover cost and they're not too
8 high or too low, the rates are equitable among
9 users, and the rates are adequate to support the
10 long-term capital needs of the system while
11 providing as much rate stability as possible.
12 Ensuring these goals is especially important for a
13 combined system like the district's. With the
14 district's utility system, all revenues from all
15 sources are used to support operations, debt
16 service, and capital requirements. Such revenues
17 include charges for electricity, water, sewer, solid
18 waste, natural gas, chilled water, and hot water.
19 While investors in the rating agencies are focused
20 on the overall health of the system, the districts
21 and the users want to ensure rate of quality so that
22 users of one portion of the system are not
23 materially subsidizing another's portion and vice
24 versa. Additionally, as I described in our prior
25 report, the utility services are provided through a



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

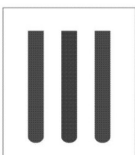
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 contract with Reedy Creek Energy Services, or RCES,
2 a wholly owned subsidiary the Walt Disney Company.
3 The District and RCES negotiate annually a labor
4 services agreement that includes fees for
5 operational services and design and support
6 services. The estimated operational services, not
7 including fees for design services, for the current
8 fiscal year currently has a not to exceed of \$32.7
9 million. An independent utility expert can assist
10 in the fee negotiations and give comfort that the
11 final fee amounts are appropriate for the district,
12 for RCES, and for the users of the system. On April
13 19th, the board authorized PRAG (phonetic) to
14 develop and distribute a solicitation for an
15 independent rate consultant. PRAG provided the
16 solicitation to three firms that we would be
17 comfortable recommending to the district. Two of
18 those firms declined, citing potential conflicts of
19 interest. We received a proposal from Raftelis last
20 week, followed by a more detailed Engagement Letter
21 over the weekend. Raftelis is a national firm with
22 the Central Florida office. Their business is
23 providing financial rate and management consulting
24 services to public utilities with 140 consultants
25 across the country. Some of the governmental

**MILESTONE | REPORTING COMPANY**

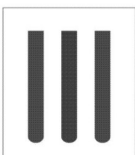
TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 utilities they work with in Florida include
2 Hillsborough County for water, waste water,
3 reclaimed water, and solid waste; Fort Pierce
4 Utility Authorities for electric and water and
5 sewer; City of Clearwater for natural gas; and about
6 70 other public utilities in the state. PRAG most
7 recently worked with Raftelis on a \$191 million
8 utility bond issue for Manatee County that sold
9 yesterday. That included water and sewer, solid
10 waste and storm water, where Raftelis prepared the
11 feasibility report for the financing. Their
12 engagement letter provides the following objectives
13 that I believe capture the needs of the district.
14 Objective 1, serve as the district's independent
15 utility rate consultant to advise the district on
16 the reasonableness of the proposed operations of the
17 utility, including operations, finances, and capital
18 investment. Objective 2, advise the district on the
19 appropriateness and reasonableness of any annual and
20 long-term strategic plans, forecast and budgets
21 prepared by RCES, and provide suggested alternatives
22 as appropriate. Objective 3, advise the district on
23 the appropriateness and reasonableness of the
24 utility rates proposed by RCES in light of the
25 district's obligations under statutes and trust



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

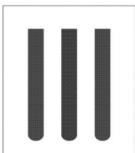
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 indenture to set rates that are just, equitable, and
2 uniform and will provide for all expenses and
3 operations and maintenance of the system. Objective
4 4, advise the district on the appropriateness and
5 reasonableness of any power purchase agreements
6 proposed by RCES. Objective 5, assist the district
7 in evaluating and negotiating the annual operational
8 service fee and the operational services fee cap
9 proposed by RCES as described in the Labor Service
10 Agreement. Objective 6, assist the district in
11 evaluating and negotiating the annual design support
12 service fee proposed by RCS and described in the
13 Labor Service Agreement. They then provided the
14 tasks necessary to meet the objectives, the
15 schedule, and the cost estimate. The schedule calls
16 for completion of the task by fiscal year-end
17 September 30th. Their cost estimate is based on the
18 hourly rates and a not-to-exceed budget of just over
19 \$600,000, but it should be pointed out that this
20 includes time required to create new financial
21 models for the utility. If RCES shares their
22 financial models, which we expect they will, the
23 cost could be approximately one-third lower. Based
24 on discussions with finance staff of the district,
25 upon approval of the board, the district would be

**MILESTONE | REPORTING COMPANY**

TOMORROW'S TECHNOLOGY TODAY

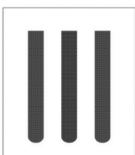
407.423.9900

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 able to contract directly with Raftelis, avoiding
2 the additional costs of subcontracting through PRAG.
3 Upon approval by the board, the district's
4 Contracting Division would incorporate the terms of
5 the Engagement Letter with the district's standard
6 contracting terms, subject to approval by the
7 district administrator and legal counsel. Again, I
8 want to stress that our recommendation is not the
9 result of concerns about the financial health of the
10 overall system. The recommendation is based on
11 governmental best practices and good public policy.
12 We'll provide the basis for the board to meet its
13 rate setting obligations, its -- under its charter
14 and its bond covenants. There is a representative
15 of Raftelis in attendance if the board has any
16 specific questions. And finally, we previously
17 recommended that the board adopt a fund balance
18 policy for its general fund to ensure the district
19 continues to maintain adequate reserves, and we
20 expect to bring that policy to the board at an
21 upcoming meeting.

22 MR. GARCIA: Thank you for that presentation.
23 Do any of my fellow board members have any questions
24 or comments? The only comment I would make is this
25 is an example of the functioning of this board



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

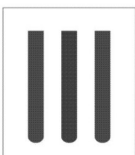
1 differently from the old board. We are lawfully
2 mandated to function as an independent government
3 agency, and we can't favor one taxpayer over the
4 other, regardless how large that taxpayer may be.
5 And as you've just heard in this presentation, the
6 reason we need to hire the rate saving -- setting
7 consultant is so that we protect all of the
8 taxpayers within the district, and you've heard
9 consistently that the mission of this board is to do
10 more for more people, to make sure that the district
11 runs more equitably and that it's more prosperous
12 for more people. And so the function of what we're
13 getting ready to do with this consultant is protect
14 all of the taxpayers within the district. This is
15 something that was not done previously. So thank
16 you for the presentation, and I think we'll then
17 move to the discussion of New Business Item number
18 1. And is there a motion from a fellow board member
19 that we authorize the administrator to negotiate a
20 contract pursuant to the proposal that's in the --
21 in the material from the rate setting consultant?

22 MR. SASSO: So moved.

23 MR. AUNGST: Second.

24 MR. GARCIA: All in favor say aye.

25 ALL: Aye.



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

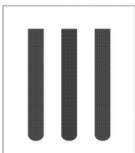
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. GARCIA: None opposed? Passes unanimously.
2 Item number 9.2, this is an item that Vice Chair
3 Sasso has put on the agenda, so I'll give the floor
4 to him on this item.

5 MR. SASSO: Thank you, Mr. Chair. We've had
6 this discussion, I think, at some prior board
7 meetings, and we are as a district moving on and
8 hiring a new district administrator, which I think
9 we'll be coming to very shortly. But as part of
10 that, we also are very grateful for the service of
11 Mr. Classe over many years, and I can speak
12 personally. It's always been a pleasure working
13 with you from day one until this point. And I look
14 forward to continuing to work with you, and I think
15 so does the board. We also want to ensure that
16 there's a smooth and adequate transition between
17 administrators, and I think the board still looks to
18 you quite a bit for your wisdom and your guidance.
19 And we're glad to have you continuing that role, and
20 so we've put together with consultation with counsel
21 an Employment Agreement that I know Mr. Classe has
22 had a chance to also look at and consult with his
23 attorney about. And he's gone ahead and signed it,
24 and it's in our materials for us to also to consider
25 today. I would urge the board to -- you know, to go



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

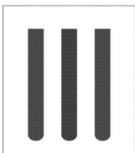
CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 ahead and approve it. If you have any questions,
2 certainly, I'm happy to try and answer them. I think
3 John might be as well, but we look forward to
4 working with you, John, going forward in this new
5 role. And we're very grateful, I think all of us,
6 for your service and your help.

7 MR. AUNGST: Thank you, Mr. Vice Chair. Mr.
8 Classe, you were aptly named, and you represent that
9 name very well. You have been nothing but the
10 consummate professional in this process. We've
11 known each other for about two and a half months,
12 and I know it feels like two and a half years. But
13 I'm extremely grateful for all of your dedication,
14 your commitment to the district, to your employees,
15 to your stakeholders, to this board. And I'm
16 grateful that you're going to continue to serve, and
17 just because you're moving into a new position
18 doesn't mean I'm going to stop calling you. So
19 appreciate it, and I thank you again. Thank you.

20 MR. SASSO: I do want to add, I know we've
21 challenged you at times. I know other people have
22 challenged you, and I know there's been some hard
23 moments and you've overcome those, I think, with
24 grace. And we're grateful for the hard work you put
25 in to help us resolve some of those challenges, so



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

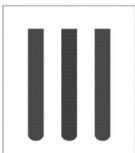
Toll Free 855-MYDEPOS

1 thank you very much, John.

2 MR. PERI: Yeah, I just want to thank you,
3 John. And I have been struck by the overall
4 professionalism and the quality of the people in
5 this district, and I know that that is a direct
6 result of your service. I also have appreciated
7 very much the opportunity to work together with you,
8 and now, of course, you'll be working in a little
9 different role as a special administrator, a special
10 advisor to us, but I just want to thank you. You've
11 been fantastic, and appreciate it very much.

12 MR. GARCIA: And Bridget, welcome. We're not
13 ignoring you. Did you have any comments?

14 MS. ZIEGLER: No. Well, thank you so much. I'm
15 sorry I couldn't be there today. Yeah, I would just
16 echo what my colleagues had just mentioned. I think
17 Mr. Classe has been incredibly supportive and
18 helpful as we -- as we're all drinking from a fire
19 hose very early on, and I would agree that the
20 elements of professionalism and support that
21 everyone, all the staff, have illustrated in a -- in
22 a time of a bit of uncertainty, if I -- for lack of
23 a better term, has been -- has been tremendous. So
24 Mr. Classe, I just -- I genuinely appreciate all
25 that time and your continuation to serve us here.



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. GARCIA: Thank you. And I echo those
2 comments, John. You've had to put up with me more
3 than my fellow board members, and you've always been
4 polite, responsive, diligent. And I have enjoyed
5 working with you, and I'm going to continue to work
6 with you. And I know that Glen is also going to
7 enjoy working with you, and so we are all deeply
8 grateful for your good work. And we all know that
9 the circumstances of the new board coming on have
10 been a challenge for you and your employees, and you
11 have made it seamless for us. And we're deeply
12 appreciative of that. Thank you.

13 MR. CLASSE: Well, thank you for your kind
14 words.

15 MR. GARCIA: And now we'll go to Item number
16 9.3 on the agenda. That's consideration of an
17 Employment Agreement.

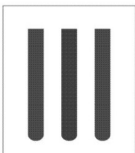
18 MR. SASSO: Mr. Chair, I think we need to
19 finish --

20 MR. GARCIA: Oh, oh, I'm sorry. So I'll make a
21 motion that we approve the Employment Agreement and
22 authorize the board engaging in the agreement.

23 MR. SASSO: Second.

24 MR. GARCIA: All in favor say aye.

25 ALL: Aye.



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

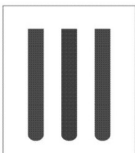
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. GARCIA: No one opposed? Passes
2 unanimously. Okay. Now we'll go to Item 9.3, and
3 this is the consideration of an Employment Agreement
4 with Mr. Gilzean. And so I think it's important for
5 the public and the taxpayers to get a little
6 background in terms of how this agreement came
7 about. You heard two meetings ago that Mr. Classe
8 announced that he wanted to take a different role,
9 and you've just seen that the board has adopted an
10 Employment Agreement consistent with this new role
11 that Mr. Classe will take. And we're looking
12 forward to his service in that capacity, and we are
13 now proposing that we bring on a new administrator.
14 And we have done -- each board member has done their
15 own individual due diligence, and each board member
16 has met our new proposed administrator. And there
17 is a contract that is -- a proposed contract that's
18 part of the material, and I think it's probably
19 important for me to explain the compensation in the
20 agreement. We wanted to make sure that the
21 compensation for this position was appropriate, and
22 so some of the things that we looked at is, first
23 and foremost, what was the range of compensation for
24 this position developed by the old board? Okay.
25 And the range was \$271,000 to \$453,000. And what



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

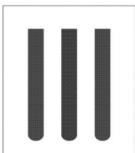
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 we're proposing is a comp level that's \$53,000 less
2 than the top line. The other thing that we looked
3 at is, what are other special districts paying for a
4 similar position? We looked at the Port of
5 Jacksonville, where that comparable position is paid
6 \$438,000, Tampa International Airport \$598,000, the
7 Port of Tampa \$553,000, and the Canaveral Port
8 district \$375,000. And those districts have similar
9 size budgets. In this district, we actually have
10 two budgets that the administrator has to manage,
11 and the geographic size of this district is much
12 larger than those. The other thing that's important
13 to note is that our new administrator is being paid
14 \$45,000 more than what Mr. Classe was being paid,
15 but it's a very different job description. We are
16 now functioning under a new legislative act, and the
17 new legislative act not only obligates the
18 administrator to keep the trains running within the
19 district and make sure that everything is
20 functioning well, like it has been, but we also have
21 a lawful obligation to provide reports to the
22 legislature and the governor that's mandated. And
23 one of the reasons that we've brought in some
24 outside experts is because the district internally
25 doesn't have that expertise. And what you're going



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

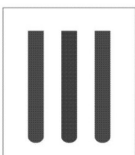
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 to hear going down the road, that we're going to
2 bring in an urban planner to perform some of the
3 functions that are required in this reporting
4 function. And the other thing is there are 87
5 lawsuits that have been filed by Disney against
6 Osceola and Orange County contesting their tax
7 assessments, and the district historically has taken
8 a neutral position, basically done nothing. And we
9 think it's advisable for our district to take a
10 position in that because it's a -- it's an
11 opportunity to protect our revenues. It's an
12 opportunity to work with the local counties, and
13 they seem to have a good position. And so the new
14 administrator is going to be tasked with managing
15 that part of the -- his obligation that was not a
16 responsibility because of the neutral position we --
17 the district took in the past. The other thing that
18 you've heard a lot about, and it's one of the
19 reasons that we think qualifies our new
20 administrator so well, is that we want to be a good
21 neighbor to Osceola and Orange County. We want to
22 work with them because the district is important to
23 them, the work of the district is important to them,
24 and their work is important to us. And so there is
25 going to be more outreach that's going to be asked



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

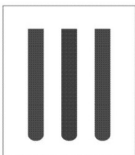
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 of the new administrator. Fortunately, he's a local
2 person. He's somebody that knows almost all of our
3 local elected officials. And then -- and then
4 finally, which is really significant, is that, you
5 know, when we were out looking for a new
6 administrator, we had to be honest with him, and we
7 couldn't just tell him the first day that he showed
8 up that he'd just be given the keys to the front
9 door. But we had to tell him that he is going to
10 not only be an administrator, but he's probably
11 going to be a defendant in a lawsuit, okay? And
12 nobody likes to be sued, and from everything that
13 this board has been able to determine, Mr. Classe
14 did everything that he was asked to do by the prior
15 board. And as you know, that prior board was
16 directed by Disney, and notwithstanding all his
17 good work, he was sued and is a named defendant in
18 that federal lawsuit. And so our new administrator
19 can plan on being a defendant in a lawsuit, and it's
20 always challenging to recruit someone to a job and
21 saying, the first day there's going to be a process
22 server coming down the sidewalk that's probably
23 going to serve you with a federal lawsuit. So in
24 light of all of those factors, the compensation
25 range level that the old board set pursuant to the



407.423.9900

MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

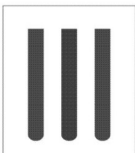
Toll Free 855-MYDEPOS

1 direction of Disney, the comparable compensation for
2 other special districts, and the additional job
3 requirements that our new administrator is going to
4 have, I came to the determination that \$400,000 was
5 a reasonable compensation for all of these -- this
6 good work that we're going to expect from the new
7 administrator. So with that explanation, what I'd
8 like to do is make an -- a motion that we approve
9 the Employment Agreement with our new administrator.
10 And is there a second to that motion?

11 MR. PERI: Second.

12 MR. GARCIA: And -- sure. And then I was going
13 to say there's a -- there's a motion on the floor, a
14 second. And are there any comments from my fellow
15 board members?

16 MR. AUNGST: Thank you, Mr. Chair. Thank you,
17 Mr. Chair. As I mentioned at the last meeting, I've
18 had the honor of knowing Mr. Gilzean for over a
19 decade from his time when he stepped in on very
20 short notice and tragic circumstances to serve as a
21 school board member in Pinellas County. And since
22 that time, I have been so delighted that he has
23 established himself as a highly respected CEO here
24 in Central Florida. He was one of Orlando Business
25 Journal's CEOs of the year in 2019, and he also



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

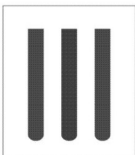
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 serves on the Orlando Economic Partnership with some
2 of our biggest stakeholders within the district. So
3 he brings those relationships, those personal
4 relationships. And I'm sure and I know that there's
5 mutual respect there. The thing I love the most
6 about Glen is that, like me, he's an eternal
7 optimist. I would not be here if I was not
8 optimistic. I would not be here if I didn't know
9 that the best days of this district for all of our
10 stakeholders, all of our stakeholders, are ahead.
11 And the goal of this board is to ensure the long-
12 term economic development, prosperity, and quality
13 of life for this district, all of our stakeholders,
14 and the region. And Mr. Gilzean is a bridge
15 builder. He's a consensus builder. He's a good
16 person. He's someone that you are going to love to
17 work with, and he's going to be your colleague,
18 right? You're going to be working with him, and I'm
19 just excited. It's a great opportunity. I think
20 it's coming at the right time, and I cannot wait to
21 see your proactive leadership and your community
22 building at work here in the district. So thank you.
23 Mr. Gilzean for your willingness to serve. We're
24 very blessed and lucky to have you. Thank you.

25 MR. GARCIA: Any other comments?



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

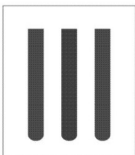
CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. PERI: Yeah. I met Glen for the first time
2 this week, and I was very impressed, and impressed
3 not just because of his capabilities. But this job
4 at this time requires somebody with very broad
5 shoulders, somebody who can smile in the face of
6 massive adversity, and someone who really deeply
7 cares about people. He's been involved in the Step
8 Up program, and that resonates with me. I think
9 that it's important to break the cycles of
10 generational poverty. And he has a heart for that,
11 but he has a heart for a great many other things.
12 But in all of that, he is a wise and competent
13 businessman, a wise and competent manager and
14 entrepreneur. And I am thrilled that he's accepted
15 this position. I'm looking forward to working
16 together with you.

17 MR. GARCIA: Thank you, Ron. Any other
18 comments from my fellow board members? Vice Chair
19 Sasso?

20 MR. SASSO: I'd echo the comments of the other
21 board members. I've had the opportunity to work
22 with Mr. Gilzean and know him for some time in
23 Central Florida. His reputation is, you know, if
24 not one of the best, the best in Central Florida,
25 and I think everyone here will enjoy working with



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

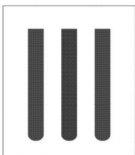
CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 him. And I know that one thing I've observed about
2 Mr. Gilzean is he will work late at night, early in
3 the morning, on the weekends, so I pity all those
4 who might have to be responsive to all of the e-
5 mails and text messages. But expect a guy who's
6 going to work 24-7 around the clock for the district
7 and for all of us, and we're excited for that. And
8 Glen, I wish you all the best, and we're here to
9 support you as a board as well.

10 MR. GARCIA: Any other comments from fellow
11 board members?

12 MS. ZIEGLER: Yeah. No, I -- excuse me. I
13 just I really want to echo. I think Supervisor
14 Aungst really summarized so much of what I would
15 want to say. I'm very excited. I had the
16 opportunity to meet Mr. Gilzean back in 2014 when I
17 first got involved in public service, and he has
18 really opened my eyes early on to the best ways to
19 bring people together and unify. And I think that's
20 what Supervisor Aungst just brought forward. He
21 does bring incredible optimism, but he is incredibly
22 competent. So I was very excited to see that resume
23 come forward, and I now am very excited to support
24 this measure and work with him. And I want to tell
25 all the members of the district that you have lots



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

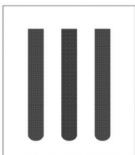
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 of reason to be excited as well. He's an -- a
2 tremendous leader, so looking forward to the future.

3 MR. GARCIA: Thank you. And I have a -- just a
4 few brief comments. One thing I'll tell you about
5 Mr. Gilzean that's indisputable: He's tall, dark,
6 and handsome. And I took that away from him. He's
7 the one that gave me that phrase when I first met
8 him. He called me up and said, when you meet me,
9 here's what you're going to see. And so -- but --
10 and he's got a great sense of humor, and he has a --
11 the good news for the employees is he has a
12 temperament that's very similar to Mr. Classe in
13 that he's very gentle and very easy to work with.
14 And so he needs no introduction to anyone who is a
15 student of public service in the state of Florida.
16 He's been a -- he's dedicated his career to
17 providing a hand up to the underserved in our
18 communities of Florida and has been a resident of
19 Orlando for the past seven years, working closely
20 with all of the elected officials in Osceola in
21 Orange County. He'll make the district more
22 responsive to the needs of those counties and to its
23 residents. He has an extensive leadership
24 experience as a president and CEO. He is
25 particularly adept at serving the demographic of



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

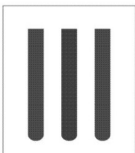
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 those who work in the district. His entrepreneurial
2 instincts will help the district innovate a new and
3 better urban plan that will be more equitable and
4 more prosperous for more people as this board
5 continues to develop governance, policies, and
6 practices that you've heard so much about for the
7 district. His experience as a board member on the
8 Florida Commission on Ethics will be invaluable to
9 the district on those matters. Mr. Gilzean's
10 diverse background and experiences will be very
11 valuable in the district's mission to unite and
12 better serve all the constituents of the district.
13 And the best part is you're going to hear from Mr.
14 Gilzean, so at this point I would invite him to the
15 podium to make a presentation.

16 MR. GILZEAN: Good morning. I'm truly humbled
17 to be standing before you this morning. I would
18 like to begin by thanking the Central Florida
19 Tourism Oversight District Board of Supervisors for
20 placing confidence in me. Over the course of my
21 life, I had the great privilege of living and
22 working throughout Florida. I was raised in South
23 Florida, then moved to Tampa Bay to study and begin
24 my professional career. Then seven years ago,
25 Central Florida became my new home, and immediately,



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

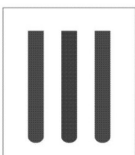
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 this community adopted me with open arms. Though
2 I've now spent time in many parts of Florida, it was
3 immediately clear that this region is essential to
4 our great state. There's magic here, and in this
5 new role, I will strive to ensure that more people
6 than ever have a chance to experience it. Now, a
7 lot have been said and written about the ongoing
8 dispute between our state elected leaders and the
9 Walt Disney Corporation. Let me be abundantly clear.
10 My job is to make this district, and in turn, this
11 entire region, a better place. As such, let's
12 continuously keep in mind that the people are at the
13 heart of this matter. They are our constituents,
14 the district employees, the Walt Disney employees,
15 the small business owners, and of course, the
16 millions of tourists who visit annually. I've
17 watched the past meetings of the Central Florida
18 Tourism Oversight District Board very closely. And
19 I will attest that I've already seen very real
20 progress. This board has enacted policies that will
21 lead to more transparent and well governed. And
22 having met with the members of the board, it is
23 evident that they are committed to improving this
24 district through innovation and proper oversight.
25 First on this score, I am proud that the board has



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

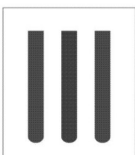
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 enacted rules to govern its own conduct. With every
2 board I've had the honor of working with, this
3 action was paramount. It is very clear that the
4 members of this board understand that before they
5 can attempt oversight on other entities, they,
6 themselves, must effectively govern. Also critical
7 to the better function of our region is the proper
8 checks and balances, and of course, independence.
9 By bringing in an independent legal counsel and an
10 independent financial advisor, this board can now
11 act without the pressure vested from outside
12 influence and therefore, primarily of the interests
13 of our stakeholders. Perhaps the most important new
14 initiative of the Central Florida Tourism Oversight
15 District, and one that's closest to my heart, is the
16 commitment to hire an independent urban planner to
17 ensure that our district can grow via the addition
18 of affordable workforce housing for our community.
19 Previously, I served as the president and CEO of the
20 Central Florida Urban League and in this role, my
21 organization helped instill important values and
22 integrity and personal responsibility predominantly
23 with the African American community and the rest of
24 the community. Of direct relevance, we've helped
25 thousand of individuals secure their financial



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

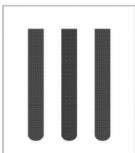
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 future by encouraging them to pursue a path towards
2 home ownership. And for our communities, this was
3 the first step of breaking the brutal cycle of
4 multi-generational poverty. Yet, it is important to
5 note that -- economic hardships is not only -- it's
6 not restricted only to one community. Rather, it
7 affects individuals of all background, including
8 those with full-time jobs, and many of these
9 individuals work right here in our district. For
10 many years, their difficulties were deeply
11 underappreciated, if not wholly neglected by
12 previous boards. I am pleased to say that the new
13 leadership of this board instantly endeavored to
14 finally right that situation. Nearly 60 million
15 guests visited our four theme parks in this district
16 in 2019. There's over 70,000-plus employees
17 dedicated to making their experience unforgettable.
18 There's incredible individuals who work within the
19 31 -- 30-plus hotels, the two water parks, retail
20 spaces and vast sports complex. Stunningly, a
21 significant number of these employees live at or
22 below the poverty line. As such, a proper urban
23 planning and the construction of affordable
24 workforce housing will prove this is a first -- a
25 huge first step in making certain that their



407.423.9900

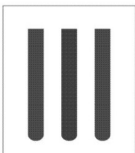
MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

www.MILESTONEReporting.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 children, their families are better off. This is
2 critical if we truly want to be partners with the
3 people who work here in our communities. It is also
4 important to note that the impact of visitors to our
5 district affects our entire regions. While tourists
6 spend a majority of their time within our district,
7 they still rely on outside resources to get them
8 here. Most guests fly into an airport either in
9 Orange or Seminole County and naturally traverse the
10 roads throughout Central Florida. These are just two
11 small examples of how the visitors are using
12 resources that we all share. As such, I'm proposing
13 the commissioning of a regional fiscal impact study
14 to ensure that our district does its part to offset
15 the burdens that these tourists have on our other
16 resources throughout our community. Together, we
17 will be a force of positive change in our region.
18 And as the new district administrator, I will bring
19 to the district the same sense of genuine community
20 that I fostered in my previous roles. To my staff,
21 I want to underscore that we are a team. I look
22 forward to working with all of you. The vision of
23 our board will not be realized without the
24 corporation and robust eagerness to explore new and
25 exciting ideas, so please know that my door will



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

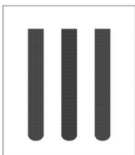
Toll Free 855-MYDEPOS

1 always be open. Mr. Walt Disney once said his goal
2 was to build a city of tomorrow. The new leadership
3 of this board is dedicated to doing just that. We
4 are all Floridians. We want all of our businesses,
5 both big and small, to thrive, but it can't be done
6 without fighting -- it cannot be done by fighting
7 endless battles in courts. It can only be achieved
8 by collaborating in the earnest to make this
9 district a model, a world-class model of a true
10 public-private partnership. As we embark in this
11 new role, I invite all Floridians to come forward
12 with your thoughts, your ideas and your comments.
13 We are here to serve you to make sure that your tax
14 dollars are spent properly for the betterment of our
15 community, our region and our great state. Thank
16 you.

17 MR. GARCIA: Well, thank you for those beautiful
18 comments, and you are spot on, sir. We're all
19 looking forward to working with you and so we have a
20 motion and a second. All in favor, say, "Aye."

21 ALL: Aye.

22 MR. GARCIA: Any opposed? Passes unanimously.
23 Congratulations. And we'll now move on to the
24 public hearings, item 10.1. Mr. Langley, do you
25 have some comments, please?



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

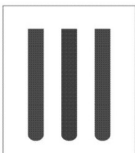
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. LANGLEY: Yep. Is this on? Resolution
2 Number 641, "A Resolution of the Board of
3 Supervisors of the Central Florida Tourism Oversight
4 District Creating the Lobbyist Rules and
5 Regulations; Providing for Severability Conflicts
6 and an Effective Date." This is a public hearing.
7 I will briefly comment that this is board -- a board
8 driven resolution. At prior meetings, this board
9 did request that we establish some lobbyist
10 registration rules so I put together this resolution
11 to implement a process for a lobbyist to register
12 with the district and to provide for a blackout
13 period between -- for procurement matters for
14 lobbyist activities between the time a solicitation
15 for procurement matter is issued to the time that
16 procurement contract is awarded. Now, it's
17 important to note that what is lobbying is, what we
18 think of it, is traditionally -- is a person gets
19 compensated to try to affect an outcome, so that you
20 have to be a person whose job it is to try to
21 influence the decision makers of this district to be
22 subject to it. So it's not intended to require,
23 let's say a tenant who has a business, if it's their
24 business to approach you-all to express their
25 concerns or their opinions of matters to have to



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

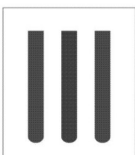
CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 register, but if they -- if a tenant were to pay a
2 lobbyist firm to try to effectuate some change of
3 policy or a decision or outcome, that person that
4 they're hiring to lobby you would need to register.
5 Also, this makes it clear that a lobbyist does not
6 include the employees of the district or union
7 representatives, representatives of any governmental
8 entity that is communicating with you. These are
9 very straightforward policies, are very similar to
10 what other local governments institute. There's
11 nothing unusual about it. It's another form of
12 transparency so members of the public will be able
13 to see who is attempting to effectuate some changes
14 in your decision making or regulations or trying to
15 get certain approvals from this board or attempting
16 to get contracts with the district. If you have any
17 questions for me, I'm happy to try to answer them,
18 but the resolution is in your agenda packet, and
19 this is a public hearing so we would need to open it
20 up for anyone who would like to comment at this time
21 if there are no questions from the board.

22 MR. GARCIA: So first, are there any public
23 comments? Are there any comments from my fellow
24 board members?

25 MR. LANGLEY: Go ahead.



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

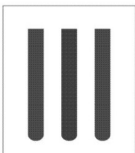
www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 MR. AUNGST: Okay, thanks. Thank you, Mr.
2 Chair. Just real briefly, this is just another one
3 of those governmental best practices that we were
4 talking about earlier. I would like to thank vice
5 chair Sasso, I think, for actually suggesting it
6 very early on. It's entirely consistent with all of
7 the larger jurisdictions that I practice in West
8 Central Florida, and it does not make us
9 inaccessible to anyone. It does not require a
10 resident to sign up as a lobbyist. It doesn't
11 require a business owner to sign up as a lobbyist.
12 It doesn't require one of our employees to sign up
13 as a lobbyist. But if someone is being paid by
14 someone else for the purpose of lobbying us, that
15 person would have to sign up, but we still meet with
16 them. It's just public that that person met with us
17 and who were -- they were representing. So it is
18 just a level of transparency. It's best governmental
19 practices. And it certainly does not make us any
20 more, any less accessible than we are, and we don't
21 want to be inaccessible. We want to be here to hear
22 your concerns and work collaboratively with you, so
23 thank you.

24 MR. SASSO: Thank you for those clarifying
25 comments, Supervisor Aungst. I wanted to add that as



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 a board member, I find it helpful to know who's
2 being compensated or paid to try to reach out to me
3 and contact me because it -- I know that that person
4 is representing a group and it facilitates some of
5 that communication, as opposed to just getting a
6 cold call, not knowing who a person is, not knowing
7 who a number, you know, might belong to. And I think
8 it's going to help the board going forward to have
9 more effective and seamless communications with
10 stakeholders who have -- who've gone out and hired
11 someone to try and help present their positions to
12 us as a group. So I greatly appreciate you putting
13 this together, Mr. Langley. Thanks for bringing it
14 up to the board. I know you expedited this, and I
15 think it also helps us get more mainstream with what
16 everyone else is doing in this sector. So thank
17 you. With that, I'll give it back to you, Mr. Chair.

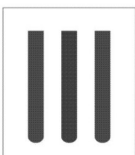
18 MR. GARCIA: Any further comments by my fellow
19 board members? Thank you for those comments,
20 they're spot on. Okay. We need a motion; is that
21 correct? Is there a motion?

22 BOARD MEMBER: Moved. Second.

23 MR. GARCIA: All in favor, say, "Aye."

24 ALL: Aye.

25 MR. GARCIA: Any opposed? Motion passes



407.423.9900

MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

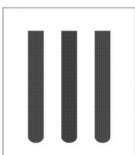
Toll Free 855-MYDEPOS

1 unanimously. And I'm going to flip the order of the
2 next two. We're going to go to 10.3, which is
3 Resolution 643, and I understand the chief has a
4 presentation on this resolution. So Chief, I'll
5 turn it over to you.

6 MR. LANGLEY: Mr. Chair. I might read the --
7 is this mic working? Resolution Number 643, "A
8 Resolution of the Board of Supervisors of the
9 Central Florida Tourism Oversight District Adopting
10 the Florida Fire Prevention Code and Creating
11 Regulations Concerning False Alarms and Enforcement
12 Mechanisms; Providing for Severability Conflicts and
13 an Effective Date." Thank you.

14 MR. GARCIA: Chief, you're on.

15 UNKNOWN SPEAKER: Thank you. Mr. Garcia,
16 members of the board. Before you for your
17 consideration this morning, you have resolution 643.
18 It does a number of things, in my mind and my senior
19 staff, and I want to appreciate that Dan had given
20 us the opportunity to review all of this and make
21 comments and make changes. First and foremost, I
22 believe that adopting the Florida Fire Prevention
23 Code in its entirety, in compliance with Florida
24 Statute 633 and the Florida Administrative Code
25 Section 69A, it puts it in a place of prominence in



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

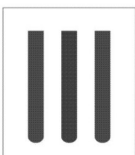
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 its own and distinct ordinance and it shows our
2 resolution to follow all of the state regulations,
3 which we currently do, but it's not recognized
4 specifically on its own as the document that we
5 would use. Number two, it creates some additional
6 tools for us to use, and I'll speak a little bit
7 about that after I get to number three. Number
8 three, it defines the enforcement criteria and the
9 appeals process, which is definitively laid out and
10 gives everybody an understanding of if they feel
11 like the code is being misapplied in their
12 individual situation, it allows an appeal and lays
13 out what has to be done by an owner for an appeal to
14 what we would think is the code or how we are
15 enforcing the code in a specific situation.
16 Additionally, it moves on and it identifies the
17 authority having jurisdiction, the person who's
18 responsible for doing the -- for enforcing the code
19 within the district, and that is in full compliance
20 with 633 and 69A. It allows the fire chief and the
21 fire marshal to make some policies as to the
22 application of the code and how people can contact
23 us and we can have conversation about the
24 application of that code. It continues on and it
25 makes some great definitions and it defines a few



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

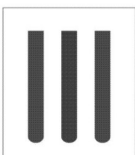
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 things. It defines the enforcement official. It
2 defines what a false alarm is. It defines a fire
3 alarm system, a fire alarm technician, a fire watch
4 and specifically an owner, and that would be the
5 owner of the systems that are covered by the Florida
6 Fire Prevention Code or statute, the Administrative
7 Code. It also outlines the responsibilities of
8 each, so that clearly defines to the owners of the
9 system what their responsibility is for maintenance
10 and compliance with the code and it defines our
11 ability on how we enforce the code. In -- back to
12 number two, as adding a tool, it defines a fine and
13 a fee schedule, fines that can be levied for a
14 lingering fire code violations and fees that can be
15 charged for false alarms. It gives a lot of
16 latitude to the enforcement official on when to use
17 this particular tool. It also takes into
18 consideration under false alarms there are a lot of
19 outside influences for fire alarm systems. As you
20 can imagine with an electronic system or your
21 television set or any low voltage things you have in
22 your home, storms have a great impact on that, and
23 this is set up to take that into account so that the
24 officials can make a determination, is this a real
25 false or nuisance alarm that's putting our personnel



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

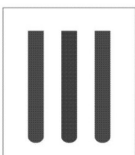
1 in jeopardy running to a -- running to a location,
2 or is this something that's out of the owner's
3 control? In those circumstances, it allows us to
4 not put it in as part of the process, so that
5 wouldn't count against you. I think that's critical
6 that it gives us the ability to make those
7 determination and it doesn't just assess fines and
8 fees unless it's absolutely necessary. So lastly, I
9 think that having this as an additional tool in our
10 arsenal in code enforcement, identifying the code,
11 its authority, it will help us maintain the
12 excellent; and I might add we have and have created
13 over a number of years, an excellent fire safety
14 record within the district, and this is a tool that
15 I believe will en enhance that ability well into the
16 future. Lastly, it brings us into parity with most
17 of the Central Florida fire organizations that have
18 language like this. And that's pretty much it in a
19 nutshell, if you have any questions.

20 MR. GARCIA: I have one question.

21 UNKNOWN SPEAKER: Yes, sir.

22 MR. GARCIA: So would it -- if we adopt this,
23 would this be another best practices and policies
24 that this board is bringing into the district?

25 UNKNOWN SPEAKER: Yes, sir, it would be. And



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 the -- this -- the fire marshal and I spent
2 considerable time and Chief Ferrari reviewing it,
3 and we would recommend that you adopt this
4 resolution.

5 MR. GARCIA: Is -- are there any comments from
6 my fellow board members? Questions? Do I have a
7 motion?

8 BOARD MEMBER: Move for approval.

9 MR. GARCIA: Second?

10 BOARD MEMBER: Second.

11 MR. GARCIA: All in favor, say, "Aye."

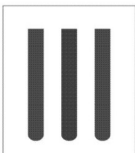
12 ALL: Aye.

13 MR. GARCIA: Passes unanimously. Thank you,
14 Chief.

15 UNKNOWN SPEAKER: Thank you for the
16 opportunity.

17 MR. GARCIA: And we'll now go to 642 and let
18 Mr. Langley speak on this. It dovetails into the
19 resolution that we just adopted. Mr. Langley?

20 MR. LANGLEY: Resolution number 642, "A
21 Resolution of the Board of Supervisors of the
22 Central Florida Tourism Oversight District Creating
23 the Enforcement Citation Program, a Special
24 Magistrate Position in Appeal Procedures; Provide
25 for Severability Conflicts and an Effective Date."



407.423.9900

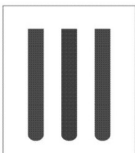
MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 As the chair said that, this resolution is related
2 to the resolution we just adopted. The prior
3 resolution created -- creates an appeal process with
4 a special magistrate for people that are cited for
5 violations by the fire chief or fire marshal to
6 appeal. And this resolution creates the framework
7 for the special magistrate appeal process, but it
8 also creates a platform for the district to have
9 enforcement through this alternative means for
10 citations for all regulations that the district has
11 now or may in the future create. So this creates
12 the code enforcement process for the district
13 administrator to appoint employees of the district
14 to serve as enforcement officers in their own
15 specific areas of expertise, can envision the
16 district administrator would perhaps appoint
17 individuals in the environmental field for
18 enforcement and environmental regulations, et
19 cetera, in different departments. If they determine
20 there's a violation, they have this process as an
21 alternative. They don't have to use this. This is
22 merely an alternative to go to the person that
23 they're alleging to be in violation and say, "Here's
24 what you're violating. Here's the notice of the
25 provision you're in violation of. You have this



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

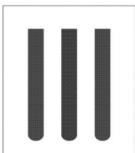
407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 many days to correct this. And if you do not, then
2 you know, here's your financial penalty for that."
3 And if they disagree that they're in violation, then
4 they have this process where they can appeal that to
5 this independent special magistrate to contest that
6 process, that fine or violation that's being levied
7 upon them, and that affords a due process to that
8 individual or that entity that is being cited for
9 the violation. Again, we also have a delayed
10 effectiveness of this one so the district can have
11 the opportunity to put in process measures to
12 anticipate this process. Again, this is another
13 tool in the toolbox for enforcement. This isn't an
14 alternative. This isn't a requirement that it has to
15 be used in every circumstance. But if there is a
16 circumstance where this enforcement mechanisms makes
17 the most sense, is the most efficient or just, you
18 know, would make a lot more sense for all parties
19 involved then this could be used. This is a very
20 standard practice in local governments. I mean, I'm
21 actually not aware of any local government in
22 Central Florida not having some sort of code
23 enforcement process. When you have rules and
24 regulations and ordinances that say that, you know,
25 thou shall not do X, Y and Z, or there's a, you



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

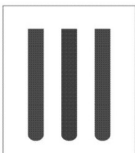
1 know, or you're violating our code or regulations,
2 there's often -- there's always an enforcement tool
3 that's spelled out in the regulations that's very
4 similar to this, and this creates these good
5 practices, best practices opportunities. I'll tell
6 you one of the -- one of the tools that is there for
7 the district that is not pleasant for anybody
8 involved, is to sue the violator in court and seek
9 an injunctive relief. That could be much more
10 expensive for not only the district but the violator
11 to go through that process, so this affords actually
12 a more effective, efficient and cost-effective code
13 enforcement mechanism for the district to use. Any
14 further questions?

15 MR. GARCIA: Any comments or questions from my
16 fellow board members? And then are there any public
17 comments on either Resolution 643 or Resolution 642?
18 Hearing none, is there a motion that -- oh, yes,
19 ma'am?

20 MS. REED: (No verbal response.)

21 MR. GARCIA: Yes, ma'am.

22 MS. REED: My name is Suzanne Reed. I happen
23 to live in Celebration for the last 23 years, and
24 I'm just on a learning curve here, so bear with me,
25 please. But, you know, you hear all kinds of things



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 so I'd rather not just hear things. I'd rather get
2 the straight stuff from whoever is saying this. I
3 understand about the fire prevention code and I'm
4 very concrete, so if someone was to do a false
5 alarm, I understand that there would be a procedure
6 for that to be addressed. So what I'm wondering
7 about in this 642, what kinds of things would be
8 citations? I don't have a clue. So I'd just like
9 to understand that and understand more about that.

10 MR. GARCIA: Mr. Langley?

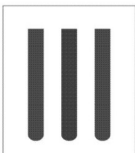
11 MR. LANGLEY: Well, there would have to be a
12 particular regulation that you would be subject to
13 in order for you to even come and fall within this
14 potential citation process. You're -- are you a
15 resident of the district or you live outside the
16 district?

17 MS. REED: I live in Celebration.

18 MR. LANGLEY: Okay. You're -- you wouldn't be
19 subject to this because you're not in --

20 MS. REED: Yeah. No. I'm just trying to
21 understand. Is there some place that it is
22 described what the particular rules are so that
23 people know?

24 MR. LANGLEY: Yeah. So the -- this is a
25 framework for code enforcement. There would be



407.423.9900

MILESTONE | REPORTING COMPANY

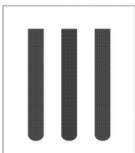
TOMORROW'S TECHNOLOGY TODAY

www.MILESTONEREPORTING.comCORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 specific regulations that would specify what is not
2 allowed. For instance, like in your building code,
3 there might be a provision that says you have to use
4 a certain material, and if you don't -- if you don't
5 comply with that, there -- there's this is an
6 alternative enforcement mechanism. The building
7 official has other mechanisms to enforce that
8 requirement during the building process. But there
9 would have to be a particular regulation that you'd
10 be in violation of, and those regulations could be
11 future regulations that the board hasn't yet
12 adopted. So there could be environmental
13 requirements that are in resolution. So all these
14 are public record and they are existing or future
15 regulations of the district. So there's -- this
16 doesn't specify all the ways or all the regulations
17 that this would apply to because this is a framework
18 to apply other regulations to this code enforcement
19 mechanism.

20 MS. REED: Okay. I mean, I understand that, I
21 think. The reason I've asked a question is, I've
22 heard people going, oh my gosh. You know, there're
23 going to be citations for this or that or whatever.
24 And so I'm just raising that question. If there's
25 future things that -- rules that are going to apply,



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

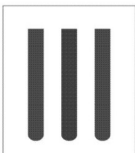
Toll Free 855-MYDEPOS

1 where will they be, how will we know about them or
2 how would anybody know about them?

3 MR. LANGLEY: Well, that's an excellent
4 question. One of the things that I'm going to work
5 with the staff on is creating a more transparent way
6 for rules and regulations to be posted on the
7 Internet. And you know, there are -- other local
8 governments have access and use of a service called
9 Municode (phonetic) where all their rules and
10 regulations are posted on the Internet so any member
11 of the public who has access to a computer can go
12 and see all the rules and regulations. Currently,
13 the district doesn't have that. There are some
14 rules and regulations that are posted on the
15 website, so I think that would be one way of
16 bringing that transparency to the district would be
17 a service like that, or some other alternative where
18 we maybe internally do that on our website. But
19 that's something that we are looking into.

20 MS. REED: Thank you. Yeah. Transparency is a
21 critical piece. Thank you.

22 MR. GARCIA: Well, thank you for your
23 questions. Are there any other public comments or
24 questions from the audience? Hearing none. Is
25 there a motion that we adopt this Resolution 642?



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEReporting.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1 BOARD MEMBER: So moved.

2 MR. GARCIA: Second?

3 BOARD MEMBER: Second.

4 MR. GARCIA: All in favor, say, "Aye."

5 ALL: Aye.

6 MR. GARCIA: Unopposed, passes unanimously. And
7 now we move down to unfinished business. Is there
8 any unfinished business that my fellow board members
9 would like to discuss or any other business?
10 Hearing none. We will stand adjourned. Thank you-
11 all for coming.

12 (MEETING CONCLUDED)

13

14

15

16

17

18

19

20

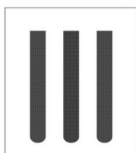
21

22

23

24

25



MILESTONE | REPORTING COMPANY

TOMORROW'S TECHNOLOGY TODAY

407.423.9900

www.MILESTONEREPORTING.com

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602

Toll Free 855-MYDEPOS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

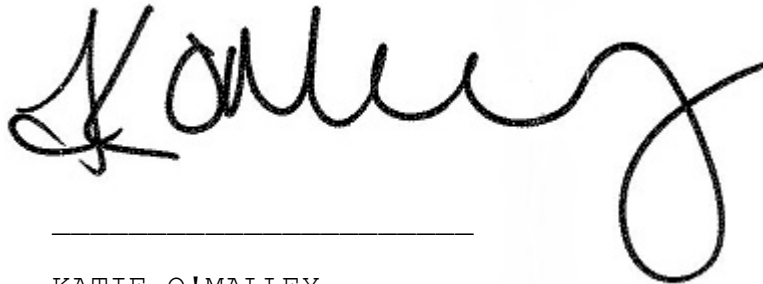
CERTIFICATE OF TRANSCRIPTIONIST

STATE OF FLORIDA
COUNTY OF ORANGE

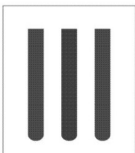
I, the undersigned, certify that I was authorized to and did transcribe to the best of my ability the foregoing audio provided to me by the Offices of Milestone Reporting Company, Inc., and that the transcript is a true and accurate representation of the recording as heard by me.

I further certify that I am not a relative, employee, attorney or counsel of any of the parties nor am I a relative or counsel connected with the parties' attorneys or counsel associated with the action, nor am I financially interested in the outcome of the action.

Submitted on: July 07, 2023.



KATIE O'MALLEY



MILESTONE | REPORTING COMPANY
TOMORROW'S TECHNOLOGY TODAY

CORPORATE ORLANDO, FL 32801
JACKSONVILLE, FL 32256
TAMPA, FL 33602