



**MEETING MINUTES  
SESSION OF THE COMMISSION WORKSHOP (CRA)  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
TUESDAY, JULY 16, 2024 AT 3:00 PM**

**1. MEETING CALLED TO ORDER**

**Members Present:** Mayor Olga Gonzalez, Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

**Staff Present:** City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, Deputy City Clerk Tameara Crespo

Mayor Gonzalez called the meeting to order at 3:00 PM.

**2. WORKSHOP BUSINESS**

**2.A Community Redevelopment Agency Trends, Updates and New Initiatives**

City Manager Steigerwald opened the meeting by introducing Economic Development Director, Tom Tomerlin. Director Tomerlin introduced CRA Manager Samia Singleton and Redevelopment Planner Benjamin Burnett. Both Singleton and Burnett took turns reviewing various topics attached to the agenda on both the Downtown Kissimmee and Vine Street CRAs:

- Overview and history of both CRAs
- CRA Areas and what CRAs can do
- CRA Redevelopment Plans
- CRA Board v. City Commission
- Tax Increment Revenue
- Downtown Kissimmee CRA On-Going Projects and Activities
- Vine Street CRA On-Going Projects and Activities
- Downtown Kissimmee and Vine Street CRA "Shared Programs"

Director Tomerlin discussed the future plans to redevelop the Civic Center and solicited feedback from the City Commission on the downtown hotel-site. The Commissioners and City Manager engaged in discussion regarding financing, the RFP process, and the hopes of obtaining a "full service" hotel which could include valet parking, onsite food and beverage and other services. Director Tomerlin reviewed three (3) options for potential placement of the hotel:

1. The Civic Center;
2. Toho Garage Toho Garage; and
3. The City-owned area of Lakeview (near the marina)

The Commissioners, City Manager and Director Tomerlin discussed each potential site, including possible advantages and disadvantages. Director Tomerlin informed the Commission that the plan is get public input and community outreach, but the Commission should begin thinking about their desires.

Director Tomerlin additionally discussed the 22 acre K-Mart site development on 192. He reviewed a sketch concept of the proposed redevelopment, attached to the agenda, and encouraged the Commissioners to present any feedback. The Commissioners discussed plans to address older “eye sore” buildings, incentives and investment opportunities provided by the CRA for business owners. They additionally discussed grant programs, MOU’s the City has entered into, and the responsibilities of the Business Development Specialist who matches potential users with CRA sites.

The Commissioners commended staff on the Workshop and claimed they are now better educated on the scope of the CRA’s and functions of the City Commission acting as the CRA Board.

### 3. GENERAL DISCUSSION

#### 3.A Presentation on Public Works and Engineering's Annual Resurfacing Program

Public Works and Engineering Director reviewed a PowerPoint attached to the agenda for the 2024 Street Resurfacing Program. Paving inventory and assessment was done in 2020, it was a 6 month effort, and yielded a report of every city road and their conditions, as well as provided recommended rehabilitation strategies for each. Director Willis indicated that since 2020, prices have nearly tripled. The funds received from the sale of the charter school allow the city to focus on revitalizing the roadways. The project required splitting the city into various quadrants. Director Willis reviewed the maintenance that has been expended to date in each quadrant and the streets and subdivisions that will need future repaving and maintenance. He projected a total of 11 miles of resurfacing will be done and opened the floor for questions or comments.

Commissioner Eady inquired about the timeline for completion. Director Willis stated he hopes to obtain two (2) contractors, with as little disruption as possible; but is hoping the job will be completed within six months. Discussions were held amongst the Commission regarding the area of Columbia Blvd, which would be a major reconstruction versus a resurfacing. City Manager Steigerwald discussed the funding sources such as Vine Street CRA, grants, red light camera revenue, and legislative efforts from Congressman Soto’s Office. The Commission briefly discussed the area of Mill Slough and Oak Run and the five-year plan for street repaving.

### 4. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 4:51 PM.

*Olga Gonzalez*

---

MAYOR-COMMISSIONER



ATTEST:

*Linda S Hansell*

---

CITY CLERK