



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, MAY 6, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

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

Staff Absent: Deputy City Manager Austin Blake

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation - Foster Youth Connection Month

Presentation of the Foster Youth Connection Month Proclamation to Jeff and Ashley Call, founders of Legacy's Gift.

City Manager Steigerwald read a proclamation in honor of Foster Youth Connection Month as the Mayor and Commissioners presented the proclamation. Recipient, Ms. Call, thanked the City for their support and provided statistics on the foster care system and the need for volunteers and donations.

3.B Proclamation - Lupus Awareness Month

Presentation of the Lupus Awareness Month Proclamation to Denise Rivera, representative from the Lupus Foundation.

The recipient of this proclamation could not make it tonight. The item will be tabled for a future meeting.

3.C Proclamation - Mental Health Awareness

Presentation of Mental Health Awareness Proclamation to Park Place Behavioral Health Care.

City Manager Steigerwald read a proclamation in honor of Mental Health Awareness Month as the Mayor and Commissioners presented the proclamation. Recipient, Dr. Garrett Griffin thanked the City for their support.

3.D Proclamation - The Welcome Table Ministries, Inc.

Presentation of The Welcome Table Ministries, Inc. Proclamation to co-founder Dr. Sandra Nixon Tynes, in celebration of their 25th anniversary.

City Manager Steigerwald read a proclamation in honor of the 25th anniversary of The Welcome Table Ministries, Inc., as the Mayor and Commissioners presented the proclamation.

3.E Employee of the month for May

Staff requests that the Commission join the City Manager in recognizing Quincy Rosario of the Public Works and Engineering Department as the Employee of the month for May.

City Manager Steigerwald introduced Quincy Rosario of the Public Works and Engineering Department and reviewed the qualities and attributes which led to his nomination and selection as employee of the month.

City Manager Steigerwald reminded everyone that the Employee of the Month is not selected by the Commission, City Manager, or department heads but by nominations that are reviewed and selected by a committee of their peers from all departments in the City and there is no greater honor.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

5. PUBLIC HEARINGS

6. HEAR AUDIENCE *Items requiring a vote will be considered at a later time.*

Mayor Espinosa requested that individuals wishing to comment on the hotel proposal items wait until those items are addressed under agenda item 8.A. Community members who wanted to speak on other, unrelated matters were invited to speak at this time.

Alex Alemi, 424 Lakeshore Blvd, Kissimmee, FL, spoke in strong support of the Connect Kissimmee Streets Project.

Karen Burkhalter, 454 Lakeshore Blvd, Kissimmee, FL, raised concerns about the environmental impacts of infrastructure and future construction on the lake and nearby parks. She urged the commission to prioritize lake management amid ongoing development.

Tom Kapp, 12 N Clyde Avenue, Kissimmee, FL, addressed the issue of loud music during city events and called for stricter enforcement of the downtown noise ordinance.

7. CONSENT AGENDA *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Eady made a motion to approve the consent agenda in its entirety. Commissioner Alvarez seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the April 15, 2025, workshop and commission meeting

Request Commission approval of the April 15, 2025, workshop and commission meeting minutes.

7.B Addendum to Guaranteed Maximum Price for Lancaster Ranch Park Phase 1B

Approval of an addendum to the Guaranteed Maximum Price agreement with Arnco Construction, the Construction Manager At Risk (CMAR) for Lancaster Ranch Park, Phase 1B in the amount of \$2,602,210.11, and authorize the City Manager to sign future documents for Phase 1B and transfer all funds to one project, ST2411. This is an addendum to the original GMP City Contract # 20230015.

7.C RFP 2025-004 Independent Security and Protection Services for Schools (Selection of Proposal)

The Kissimmee Police Department has reviewed the proposals submitted under RFP 2025-004 and selected Eagle Globe Protective Services as the recommended vendor. (Contract # 20230127)

- 7.D Authorization to trade old Computer Voice Stress Analysis (CVSA) Computer with new purchase
The Police Department is requesting Commission authorization to trade in 1 CVSA III computer, Asset #19804, in exchange for a credit and to purchase, utilizing that credit, a new CVSA IV computer.
- 7.E State Housing Initiatives Partnership (SHIP) Roof Replacement Agreement for 1542 Amherst Lane, Kissimmee, FL 34744
Approval for the Mayor to execute the State Housing Initiatives Partnership (SHIP) Agreement, Contract #20240038 with Habitat for Humanity of Greater Orlando and Osceola County and Renata Q. Araujo.
- 7.F State Housing Initiatives Partnership Funding for Fiscal Year 2024-2025
Acceptance of the State Housing Initiatives Partnership (SHIP) Program annual funding in the amount of \$628,202 (Grant# SHIP24).
- 7.G Amendment to the Development Services Building Division Budget for a Building Inspector Position
Approval to amend the Building Division budget by eliminating a part-time Building Inspector 3 position and adding a full-time Building Inspector 1 position.
- 7.H Permanent Right-Of-Way Easement Agreement between Tabeer Shaikh and the City of Kissimmee
Approval of an agreement to establish a Permanent Right-of-Way Easement between Tabeer Shaikh and the City of Kissimmee to accommodate streetscape zone requirements on King Street and Randolph Avenue.
- 7.I Airport Marketing Service Agreement Extension
Approval to extend the current marketing agreement Contract No. 20240289 between Kissimmee Gateway Airport and Brand Advocates for an additional year for \$48,000.00.
- 7.J Sidewalk Easement for the Osceola Village Apartments
Approval of a sidewalk easement with Osceola Village Owner, LLC, for the multifamily development known as Osceola Village Apartments (Contract # 20250246).
- 7.K First Extension of Continuing Surveying Services Contracts
Request approval of the first one-year extension of Continuing Surveying Services contracts with the following firms: DRMP, Inc. (#20230253), Johnston's Surveying, Inc. (#20230254), Hanson Walter & Associates, Inc. (#20230255), and KPM Franklin Surveying (#20230256).
- 7.L State Housing Initiatives Partnership (SHIP) Roof Replacement Agreement for 3446 Fox Crossing Drive, Kissimmee, FL 34741
Approval for the Mayor to execute the State Housing Initiatives Partnership (SHIP) Agreement, Contract #20240038 with Habitat for Humanity of Greater Orlando and Osceola County and Helen S. Gorman.
- 7.M Disposal of City Assets
Approval to dispose of the asset items detailed in the attached report.

8. DISCUSSION ITEMS

- 8.A Consideration of Downtown Kissimmee Hotel Development Proposals

Selection of the desired unsolicited proposals for the development of hotels and associated improvements at the Civic Center and Toho Square sites.

City Manager Steigerwald provided a brief overview of the unsolicited proposal process and advised that all four representatives were in attendance tonight to answer any questions. Staff requests commission direction and guidance on next steps regarding the submitted proposals, and if a proposal is selected, approval to move forward with negotiations of a Master Development Agreement. Mayor Espinosa opened the floor for public comments on the item. An email received prior to the start of the commission meeting was distributed to the commission for review (Exhibit "A").

The following individuals representing Local 737 Union spoke in support of the KPDG, Inc. Proposal for the Hyatt and opposed the Skyview Proposal:

Jorge Figueroa, 2918 Sera Bella Way, Kissimmee, FL.
Chared Aguirre, 1000 Douglas Ave, Apt. 1, Altamonte Springs, FL
Brenda Lei, 826 Coastel Bay, Kissimmee, FL (via a translator)
Ella Wood, 1833 Biscayne Drive, Kissimmee, FL (hand out circulated as Exhibit "B")
Sergio Navarrete, 1810 Muscratt Ct. Apt E, Kissimmee, FL
Dale Johnson, 1109 Catherine Street, Kissimmee, FL
Brayan Escudero, 3225 Smoke Signal Circle, Kissimmee, FL
Mary Olivia Legree, 710 Siena Palm Drive, Kissimmee, FL
Victorina Silva, 1916 Cornett Place, Kissimmee, FL

Additional public comments were provided by the following individuals:

Lynda Roth, 405 Sun Avenue, Kissimmee, FL, spoke about the importance of preserving Kissimmee's history and emphasized the need for the selected hotel to reflect the city's character while considering long-term impacts.

Jose Castro, 110 Lakeview Drive, Kissimmee, FL, expressed opposition to the Skyview proposals, stating that he does not support this type of hotel in the downtown area.

Karen Burkhalter, 454 Lakeshore Drive, Kissimmee, FL, urged the commission to carefully evaluate the long-term effects the proposed hotel may have on the lakefront.

Alex Alemi, 424 Lakeshore Drive, Kissimmee, FL, highlighted the uniqueness of downtown Kissimmee and stressed that the city has a rare opportunity to decide what best serves its residents.

Jordan Rivera, 1912 Ernest Street, Kissimmee, FL, encouraged the commission to preserve the historic identity of Kissimmee when selecting a proposal.

Each commissioner was given the opportunity to share their thoughts, feedback, and concerns regarding both proposed sites. Commissioners actively engaged with the project representatives, posing additional questions related to funding verification, proposal evaluation, and the potential for revising proposals to align more closely with the commission's goals and vision.

The discussion emphasized key themes such as Kissimmee's ongoing growth, community needs for each site, the demand for diverse housing options (including condominiums and senior housing), the area's economic conditions and supporting data, and possible

management models for the Civic Center. Commissioners noted that while each proposal had strengths and weaknesses, none fully met all expectations.

Following a thorough and detailed discussion on both sites, the commission proceeded with the following actions:

Mayor Espinosa made a motion for the developers of the Toho Square Site to rework their proposals to include a mixed use of fee simple real estate, hotel rooms, and/or retail, which must be provided to city management within thirty (30) days. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: None

Motion carried 5 - 0.

Motion by Commissioner Eady for the developers of the Civic Center Site to rework their proposals to include a minimum of a 150-room hotel with ownership and management rights of the civic center remaining with the city, which must be provided to city management within thirty (30) days. Mayor Espinosa seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: None

Motion carried 5 - 0.

8.B Connect Kissimmee - Complete Streets Improvement Project Update

Commission direction of the proposed project update and timeline.

City Engineer David Gomez gave an update on the Connect Kissimmee Complete Streets Project (Exhibit "C"). Concerns were raised about construction impacts on downtown businesses, especially alongside the hotel development. Staff noted that construction will be segmented into four stages over two years, with efforts to minimize disruption. Contractors will be required to provide weekly updates to merchants and will adjust schedules around major city events. Sidewalk widening and a landscaped roundabout at Stewart Avenue are included in the project.

Commissioner Eady made a motion to approve the updates as presented. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: None

Motion carried 5 - 0.

8.C Advisory Board Vacancy: Planning Advisory Board

The Commission is requested to make an appointment to fill a vacancy on the Planning Advisory Board.

The item was continued to the next commission meeting.

8.D Annual Advisory Board vacancies with terms ending May 31, 2025

The Commission is requested to appoint or reappoint members to fill vacancies for boards with terms ending May 31, 2025.

Commissioner Eady, Commissioner Martinez and Mayor Espinosa requested to review the current incumbents' applications before deciding. The item will be brought back at the next meeting.

Commissioner Alvarez made a motion to reappoint Scott Brooks to the Historic Preservation Board. Mayor Espinosa seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: None

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reviewed upcoming events: Art in the Park at Kissimmee Lakefront and the Mother and Son Dance at Chambers Park.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Eady raised concerns about downtown public safety and requested an update from Police Chief Broadway regarding a recent incident. In response, Commissioner Ortiz proposed revising the existing ordinance to mandate earlier business closures and restrict alcohol sales hours. The motion died due to a lack of a second.

Mayor Espinosa led a broader discussion on noise ordinances and illegal alcohol sales. The Commission explored strengthening enforcement by increasing fines and revoking Business Tax Receipts (BTRs) after repeated violations. They also discussed the possibility of requiring signage to deter alcohol sales to individuals carrying firearms. However, the City Attorney clarified that firearm regulations fall under state jurisdiction and cannot be enforced locally.

The City Manager and City Attorney will research additional enforcement options, including whether the city is legally allowed to revoke a BTR and the potential for referring repeat offenders to the Special Magistrate for stronger penalties. The following individuals spoke regarding these matters:

Jordan Rivera, 1912 Ernest Street, Kissimmee, FL opposed limiting business hours and alcohol sales, citing negative financial impacts on employees and business owners.

Jeremy Fetzer, 3532 Bay Court, Saint Cloud, FL emphasized that public safety should not come at the expense of business interests. He recommended adopting the 51/49 method and conducting annual audits, similar to practices in Winter Garden.

10. ADJOURNMENT

5/6/2025

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 9:19 PM.



ATTEST:

Tameara Crespo

CITY CLERK

MAYOR-COMMISSIONER

Tameara Crespo

From: Mike Steigerwald
Sent: Tuesday, May 6, 2025 3:15 PM
To: Jackie Espinosa; Angela Eady; Carlos Alvarez, III; Noel Ortiz; Janette Martinez
Cc: Olga Sanchez de Fuentes; Desiree Matthews; Tameara Crespo; David Rodriguez
Subject: FW: Kissimmee Place Development Group - Gilded Age Holdings LLC - Attestation of Financial Support
Attachments: Kissimmee Place Development Group - Gilded Age Holdings LLC - Attestation of Financial Support.pdf

Good afternoon Commissioners – FYI for tonight’s meeting.

From: David Rodriguez <David.Rodriguez@kissimmee.gov>
Sent: Monday, May 5, 2025 10:15 PM
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>; Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>
Subject: Fwd: Kissimmee Place Development Group - Gilded Age Holdings LLC - Attestation of Financial Support

Good evening,
Please see below and attached.

Sent from my iPhone

Begin forwarded message:

From: Juan Lopez <juan.lopez@buildwithcrane.com>
Date: May 5, 2025 at 7:57:27 PM EDT
To: David Rodriguez <David.Rodriguez@kissimmee.gov>
Subject: Kissimmee Place Development Group - Gilded Age Holdings LLC - Attestation of Financial Support

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Hello David,

Please see attached Attestation. We were not asked to submit this but after deliberation within our group, we feel this is relevant to tomorrow's discussion. If you would be so kind to disseminate to the Mayor and Commissioners, we would appreciate it.

Thank you sir.

-Juan

Juan R. Lopez

Executive Vice President
Crane & Associates Inc.
www.BuildWithCrane.com
Cell: +1 (321)277-8804

Gilded Age Holdings, L.L.C.

7353 Highland Road Suite 218

Baton Rouge, La. 70808

WWW.GILDEDAGEHOLDINGS.COM

Tel. (225) 936-8792

Fax: +1 (225) 922-4550

VIA ELECTRONIC MAIL

April 30, 2025

City Commission
City of Kissimmee
101 Church Street
Kissimmee, FL 34741

RE: Attestation of Financial Support for Kissimmee Hotel

Dear Honorable Commissioners:

I am writing on behalf of Gilded Age Holdings, LLC and financial partners to formally attest to our financial commitment in support of a Hyatt Place hotel in Downtown Kissimmee, Florida(the "Project").

Based on our conversations and review of the ideal concept presented and subject to the completion of business plan, project scope, final due diligence, legal review, final cost estimation and execution of a lease agreement between Kissimmee Place Development Group and the City of Kissimmee, Gilded Age confirms our commitment to provide the necessary funding to support both construction and initial operating costs for the project through our network of funding partners. This funding will remain in place until the investment in the property is considered stabilized, in accordance with our internal financial benchmarks.

Specifically, disbursements will be made in accordance with the following general framework:

- The total financing will be made available on a revolving credit basis, with draws issued upon verification of progress and completion of project milestones.
- Each draw will be subject to documentation of milestone achievement, including but not limited to site acquisition, permitting, vertical construction benchmarks, and certificate of occupancy.

This comfort letter is to support the City's evaluation of the Project's financial viability and to reaffirm the readiness of GDH and partners to participate as a financial partner in the economic development of Downtown Kissimmee.

Sincerely,

Raphew Reed Jr.

Raphew Reed Jr.

Managing Partner

Gilded Age Holdings, LLC

Unite Here Local 737
7800 Southland Blvd. Suite 157
Orlando, FL 32709



Dear Mayor and Commissioners:

As a labor union focused on the hospitality workforce and representing over 1,000 residents of the City of Kissimmee, we have closely followed the long-term effort to bring a hotel to Kissimmee.

This interest has led us to strongly oppose moving forward with the extended stay hotel proposal you are considering from Skyview. In the City's original RFQ to build a hotel in 2023, it says that the goal of getting the hotel is to "increase tourism and create jobs." We have always supported those goals.

You have one hotel proposal – for a 300-room Hyatt – that is exactly the kind of project we have all pictured for years when we've said that Kissimmee needs a hotel. Approving the Skyview proposal at this time would mean giving up on the city's best shot at achieving that vision.

- The Skyview extended stay proposal is not a "hotel" suited for this vision of tourism in Florida. A hotel for tourism will bring guests who want to go out and explore, not stay in their place and make their own meals.
- Even by the developer's own numbers, their extended stay would only create 30 permanent jobs. That low number of jobs would be a huge disappointment.
- The Sonesta brand standards say this is a hotel that is suited for "suburban and airport markets."ⁱ That's not what we want downtown Kissimmee to be like.
- Furthermore, Skyview could sell the land as soon as they can turn a profit. The subsidies they are requesting from the city will be front-loaded in the first year, so if they sell the project they could pocket all of the profit from those discounts. On top of buying the land at a discount price – which could save them anywhere between \$400,000 and \$800,000ⁱⁱ – they would like a 1-year tax abatement of 50%, a long list of waived fees, and a \$1.5 million grant.
- The City would give up its ownership of this land permanently – so if you approve these subsidies and Skyview sells the property at market value, taxpayers will get none of the long-term benefit or any say over what the next owner of does with it. Uncertain future ownership makes it even riskier to approve an inadequate extended stay property in the heart of downtown. We do not want to see this property turn into another 192-style residential hotel any time in the future.

We ask you to protect taxpayers and Kissimmee residents and do not move forward with this Skyview proposal while these concerns exist.

Thank you for your attention.



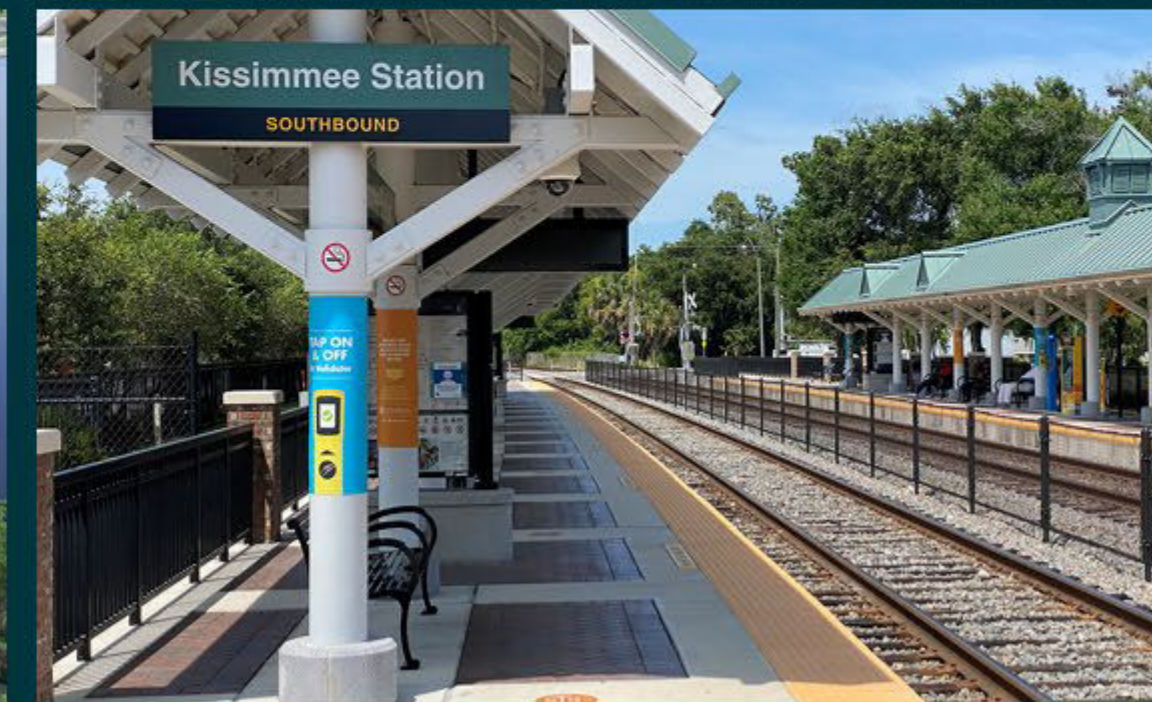
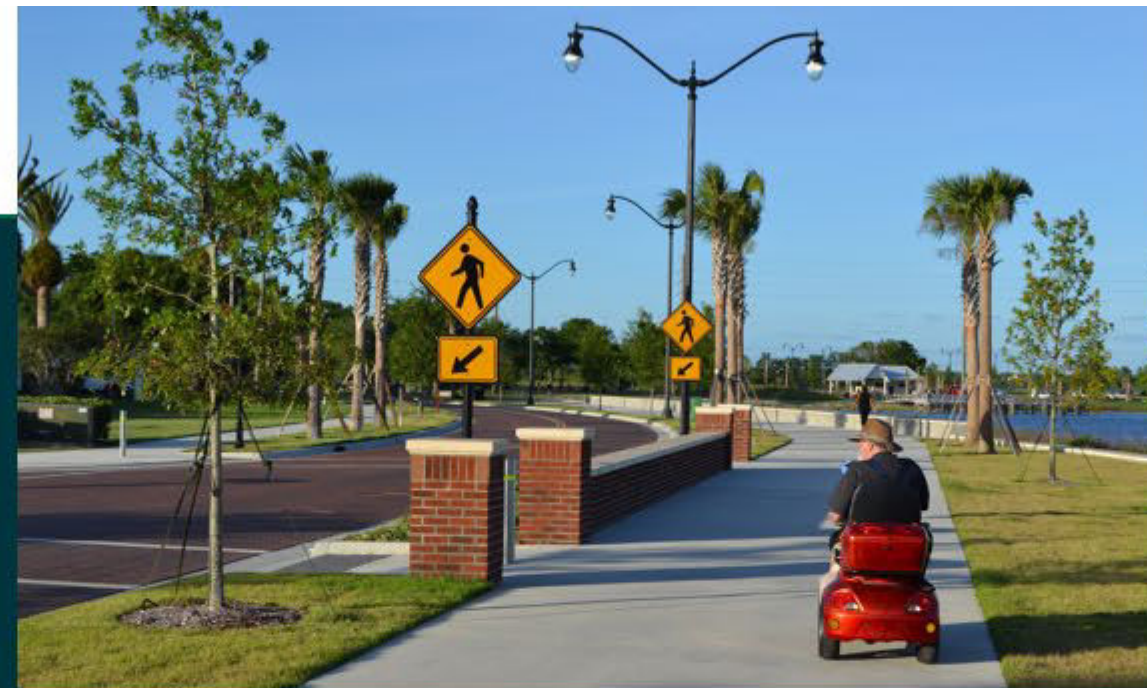
Ella Wood
Political Director
Unite Here Local 737

ⁱ https://newsroom.sonesta.com/wp-content/uploads/2023/12/SES_BrandBook_012825-compressed.pdf

ⁱⁱ In comparison to the Osceola County Property Appraiser, the developer wants to purchase 1 acre of the land from the city to build a hotel. To estimate the fair market value of the land: we compare three comparable properties land value (all are vacant commercial land use in as similar area) 1) <https://maps.property-appraiser.org/index.html?token=0d9b5c07-4205-442b-8706-5c66ce03fd84> the land value in this is \$661,800 for 1.03 acres 2) <https://search.property-appraiser.org/Search/MainSearch?pin=122728473200010040> the land value for this is \$785,200 for 1.03 acres and 3) <https://search.property-appraiser.org/Search/MainSearch?pin=0425275284000100B0> the land value for this is \$196,700 for .21 acres and multiplying that amount by 5 total up to \$980,000. With that information is that we gathered the developer would be getting the land at a discounted price.

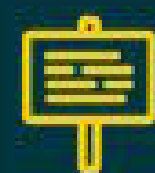
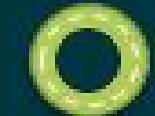
CONNECT KISSIMMEE COMPLETE STREETS

Project Update



Project Overview (Phase 1 and 2)

Project Features

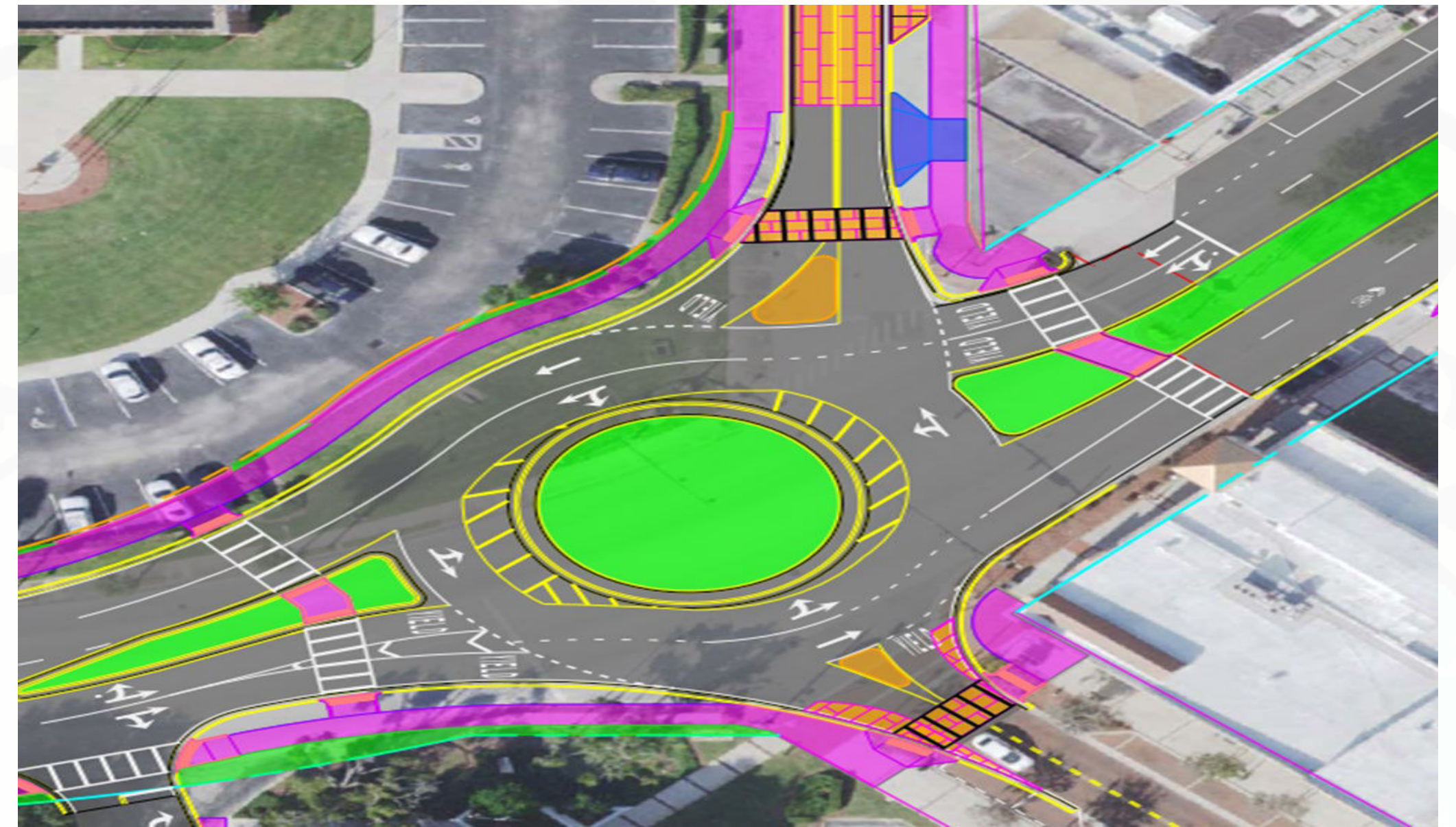
-  GATEWAY SIGN
-  ROUNDABOUT
-  ON-STREET PARKING
-  BIKE ACCOMODATION
-  TABLED INTERSECTION
-  SIDESTREET IMPROVEMENTS
-  CHURCH ST IMPROVEMENTS
-  ADD NB TO WB LEFT TURN
-  SIGNALIZED INTERSECTION

PROJECT LENGTH = 1.46 MILES

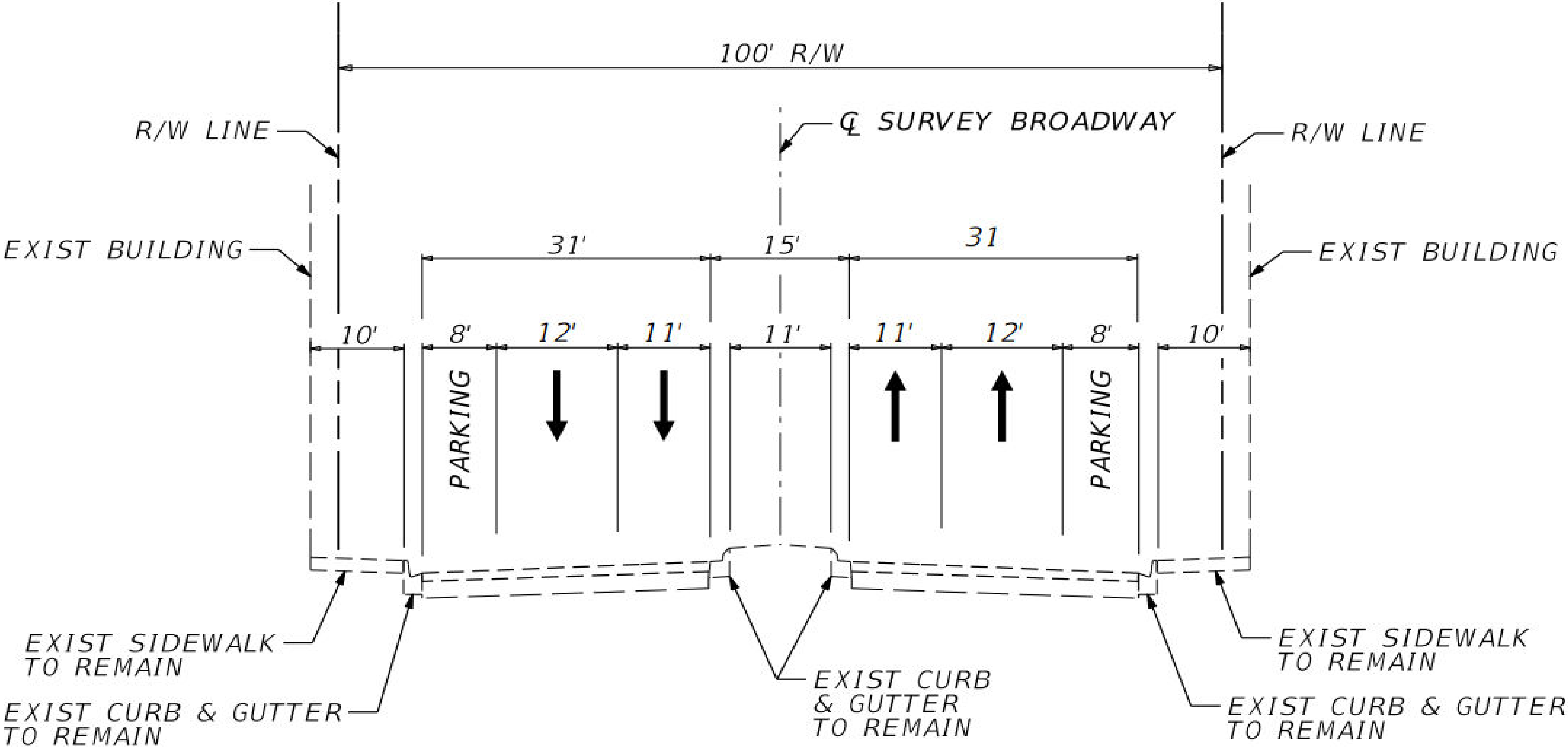


Phase I Improvements

- New Roundabout Design and Construction
- On-Street Parking
- Bike Accommodations



Broadway Existing Typical Section

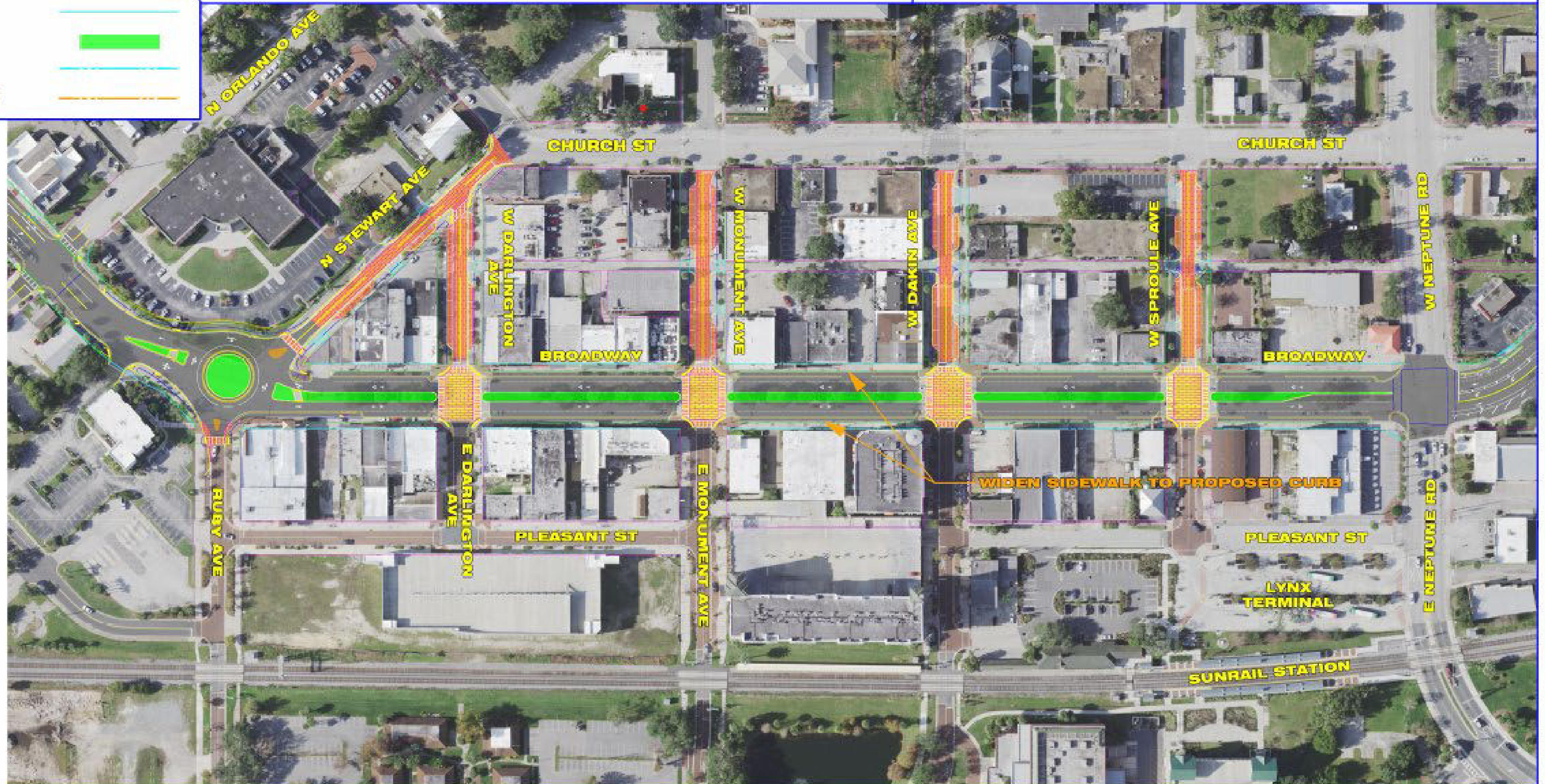


- LEGEND**
- PROPOSED Tabled Intersection (Pavers)
 - PROPOSED Brick Pavers
 - PROPOSED Roadway
 - PROPOSED Driveways
 - PROPOSED SOD
 - EXISTING Right of Way
 - PROPOSED Right of Way

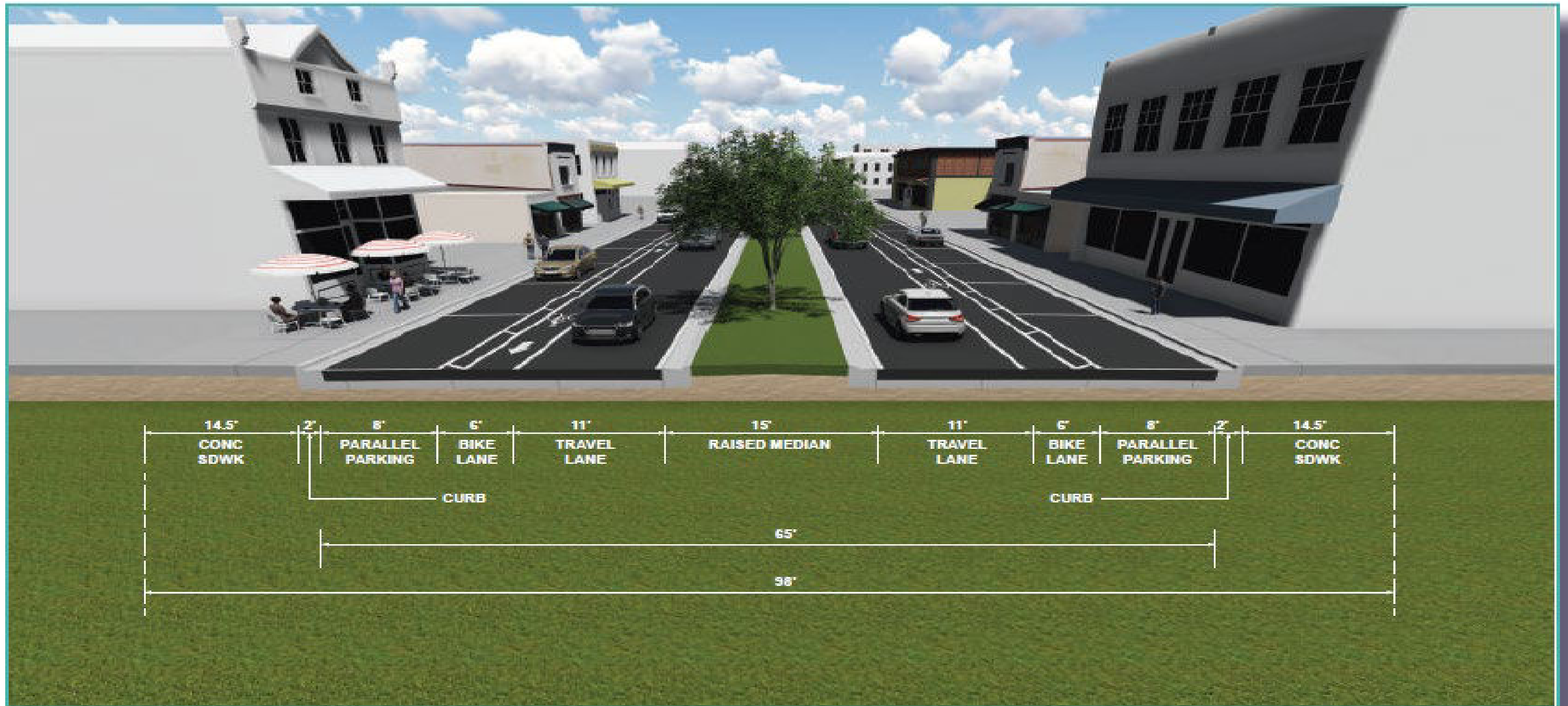


CONNECT KISSIMMEE PHASE 1

ONE-LANE BROADWAY CONCEPT



Broadway Road Diet Proposed Typical Section





Benefits

- Cost savings.
- Less disruption to residents and businesses.
- Single construction operation – Improve quality.

Phase I Current Estimated Schedule

Phase I Activity	Duration (Calendar Days)	Activity Schedule
Design Update Fee Negotiation/FDOT Approval/Execution of LAP & Consultant Supplemental Agreements/Design Update NTP	--	Completed
Signed & Sealed Plans/Bid Documents Complete	48	June 23, 2025
Advertisement for Construction Bids (Bids Live)	69	August 31, 2025
Notice To Proceed/Begin of Construction	88	December 8, 2025
End of Construction	705	November 13, 2027
Estimated Phase II Construction Begin by July/August 2028		

Phase I Estimated Schedule with Road Diet

Phase I Activity	Duration (Calendar Days)	Activity Schedule
Design Update Fee Negotiation/FDOT Approval/Execution of LAP & Consultant Supplemental Agreements/Design Update NTP	133	September 16, 2025
Signed & Sealed Plans/Bid Documents Complete	188	March 23, 2026
Advertisement for Construction Bids (Bids Live)	62	May 24, 2026
Notice To Proceed/Begin of Construction	88	August 20, 2026
End of Construction	705	July 25, 2028
Estimated Phase II Construction Begin by July/August 2028		



Thanks!



| @CityofKissimmee