



**MEETING MINUTES  
SESSION OF THE CITY COMMISSION  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
TUESDAY, APRIL 21, 2026 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, Interim City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

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 - Denim Day**

Proclamation presentation to Lui Damiani, Executive Director of Victim Service Center of Central Florida, in recognition of National Sexual Assault Awareness Month.

City Manager Steigerwald read a proclamation honoring Denim Day as the Mayor and Commissioners presented it. Recipient Lui Damiani thanked the City for their support.

**3.B Proclamation - 75th National Day of Prayer 2026**

Proclamation presentation to Randi Law, President of Osceola County National Day of Prayer, Inc., in honor of the National Day of Prayer occurring on May 7, 2026.

City Manager Steigerwald read a proclamation in honor of the National Day of Prayer, as the Mayor and Commissioners presented it. Recipient Randi Law thanked the City for their support.

**4. PUBLIC HEARINGS - FIRST AND SECOND READINGS**

**4.A Public Hearing – Second and Final Reading – Proposed Ordinance # 26-13 – Amending the Firefighters Retirement Plan**

AN ORDINANCE OF THE CITY OF KISSIMMEE, FLORIDA, AMENDING CHAPTER 30, PERSONNEL, ARTICLE III, EMPLOYEE RETIREMENT, DIVISION III, FIREFIGHTERS' RETIREMENT PLAN, OF THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE; AMENDING SECTION 30-167, DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Approval of the Second and Final Reading of the Proposed Ordinance # 26-13 amending the Firefighters Retirement Plan.

City Clerk Crespo read Ordinance # 3136 by title. Mayor Espinosa announced the Public Hearing with no response from the audience. Commissioner Martinez moved to adopt Ordinance # 3136. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz                      AYE

|                       |     |
|-----------------------|-----|
| Commissioner Eady     | AYE |
| Commissioner Alvarez  | AYE |
| Commissioner Martinez | AYE |
| Mayor Espinosa        | AYE |

Motion carried 5 - 0.

4.B Public Hearing - First Reading - Proposed Ordinance # 26-14 Amending the City Charter, Section 6: Compensation of Commissioners

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE

Request approval of the First Reading of Proposed Ordinance #26-14, amending the Charter to authorize commissioner compensation to be established within the City Code of Ordinances.

City Clerk Crespo read Proposed Ordinance # 26-14 by title. Mayor Espinosa announced the Public Hearing, with responses from the public provided. Comment cards (Exhibit "A") were submitted, and residents provided their comments in either support, opposition, or neutrality to the item.

Commissioner Alvarez made a motion to approve the Public Hearing and First Reading of Proposed Ordinance # 26-14. Commissioner Ortiz seconded the motion.

AYE: Commissioner Alvarez, Mayor Espinosa, Commissioner Ortiz

NAY: Commissioner Eady, Commissioner Martinez

Motion carried 3 - 2.

5. **PUBLIC HEARINGS**

6. **HEAR AUDIENCE** *Anything requiring a vote will be heard at a later time*

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "B") were submitted, and residents provided their comments. Speakers addressed topics including Business Boost 2.0, transparency, the Broadway streetscape project, and the condition of the Amtrak and SunRail stations.

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 7, 2026, Meeting and April 14, 2026 Workshop

Approval of the April 7, 2026, commission meeting minutes and April 14, 2026, workshop.

- 7.B Amendment No. 1 to Task Order No. 3 for Professional Service Agreement with AVCON, Inc.  
Request approval of Amendment No. 1 to Task Order No. 3 for a professional service agreement (Contract #20230139) between the City of Kissimmee and AVCON, Inc., that was executed on February 7, 2023, for an Environmental Assessment for the Taxiway Delta Extension Project for technical engineering design services in the amount of \$158,180.00.
- 7.C Resolution Amending the City's Qualification Procedures  
Approval of the amended resolution to clarify responsibilities and include additional acknowledgment from candidates.  
  
Resolution #11-2026
- 7.D Resolution to Accept Grant Funding Amendment No. 1 from Florida Department of Transportation for Taxiway Delta Environment Assessment  
Request approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment No. 1 from the Florida Department of Transportation (FDOT) for Taxiway Delta Environmental Assessment at the Kissimmee Gateway Airport in the amount of \$126,544 (Grant #Twy D-EA).  
  
Resolution #12-2026
- 7.E Award of Florida Digital Services Technology Grant  
Request approval for the City Manager to accept the award of a Florida Digital Services Technology Grant (#CyberSec26) from the State of Florida.
- 7.F Playground Safety Surface at Kissimmee Lakefront Park  
Request approval to purchase and install pour-in-place (PIP) rubber surfacing from Playpower Inc., for the Kissimmee Lakefront Park playground, utilizing Sourcewell contract #101625-PLP and authorize City contract #20260197 for \$120,000.
- 7.G Disposal of City Assets  
Request approval to dispose of the asset items detailed in the attached report.
- 7.H Emergency ADA Repairs – Mill Slough Pedestrian Bridges and Ruby Plaza Dock  
Request approval to award a contract to Docks of Orlando, Inc. (Contract #20260198) for the repair of the Ruby Plaza floating dock and two pedestrian bridges within Mill Slough Park, authorize the use of ADA-designated funds to cover the cost of these repairs, not to exceed \$160,977, and authorize the City Manager or his designee to execute the final agreement and memorialize all necessary contract documents that result from this approval.

## 8. DISCUSSION ITEMS

- 8.A Interim City Attorney Employment Contract  
Approval of the employment agreement between the City of Kissimmee and Kalanit Oded to serve as Interim City Attorney.

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "C") were submitted, and a resident provided remarks regarding the proposed contract. Commissioners, along with the City Manager and Interim City Attorney, discussed clarifying questions related to the attorney search firm process, including the timeline, vehicle allowance, and salary outlined in the proposed contract, as well as the associated costs of procuring a search firm.

Commissioner Martinez made a motion to appoint Kalanit Oded as the permanent City Attorney and to discontinue the search for a new City Attorney. Commissioner Eady

seconded the motion.

Upon roll call, the vote was as follows:

|                       |     |
|-----------------------|-----|
| Commissioner Ortiz    | NAY |
| Commissioner Eady     | AYE |
| Commissioner Alvarez  | AYE |
| Commissioner Martinez | AYE |
| Mayor Espinosa        | NAY |

Motion carried 3 - 2.

8.B Commission Action on Sworn Complaint Against Mayor Jackie Espinosa  
Commission action on the sworn complaint.

Mayor Espinosa handed the gavel to Vice Mayor Eady, who presided over items 8.B. and 8.C.

Vice Mayor Eady read Chapter 30, Article II, Code of Ethics, into the record and stated that tonight's vote would be limited to determining whether the sworn complaints were properly received and, if so, to forward them to the Ninth Judicial Circuit for assignment of a special prosecutor. She clarified that the Commission was not voting on the merits or validity of the complaints. Vice Mayor Eady then opened the floor for public comment. Comment cards (Exhibit "D") were submitted, and residents offered their remarks in support of, opposition to, or neutrality on the matter. One speaker provided a handout rebutting the allegations outlined in the sworn complaint (Exhibit "E"). Additional speakers addressed issues such as retaliation, leadership qualities, accountability, and trust.

City Attorney Oded reminded the Commission that the matter before them was solely to determine whether the sworn complaint was properly filed under Chapter 30, Article II, of the City Code, and to transmit it to the Ninth Circuit.

Commissioner Martinez made a motion to accept the sworn complaint against Mayor Jackie Espinosa and transmit it to the Ninth Judicial Circuit for assignment of a special prosecutor. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez

NAY: Commissioner Ortiz

ABSTAIN: Mayor Espinosa

Motion carried 3 – 1 – 1.

8.C Commission Action on Sworn Complaint Against Commissioner Janette Martinez  
Commission action on the sworn complaint.

Vice Mayor Eady opened the floor for public comment. Comment cards (Exhibit "F") were submitted, and residents offered their remarks in support of, opposition to, or neutrality on the matter. One speaker submitted a handout (Exhibit "G") and provided clarification regarding the conditional use permit matter and related concerns. Additional speakers addressed the commissioner's character, personal experiences, and interactions. Other members of the public who spoke without submitting comment cards included: Stephanie Nelson, Geniva Martinez, Talia Burrows, Reenie McHarg, Jamella Ruiz, Lisandra Roman, and Olga Carino.

City Attorney Oded reminded the Commission that the matter before them was solely to determine whether the sworn complaint was properly filed under Chapter 30, Article II, of the City Code and to transmit it to the Ninth Circuit.

Commissioner Ortiz made a motion to accept the sworn complaint against Commissioner Janette Martinez and transmit it to the Ninth Judicial Circuit for assignment of a special prosecutor. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa, Commissioner Ortiz  
NAY:

ABSTAIN: Commissioner Martinez

Motion carried 4 – 0 – 1.

## 9. HEAR CITY OFFICIALS

### 9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events: Oak Street cleanup and Caribbean Fusion.

### 9.B CITY ATTORNEY

City Attorney Oded provided a brief overview of budget cuts and the use of outside counsel for specific matters.

### 9.C CITY COMMISSION

Commissioner Martinez sought clarification on the Food Truck Workshop ordinance, confirming no changes to the existing code and referencing a recent social media post brought to her attention (Exhibit "H"). Commissioner Eady reflected on her experience serving during unprecedented times. Mayor Espinosa recognized the Fire Department swearing-in initiative, the implementation of the new shift, and congratulated KPD Captain Schad on his graduation from the FBI Academy. She also discussed Puerto Rico and the benefits of intergovernmental partnerships for distribution of surplus property (Exhibit "I"). The Commission reached consensus to proceed with ADA-accessible swing sets at Lakefront Park. A request from State Representative Alvarez regarding allowing chickens on residential properties was also raised, and the City Manager will follow up. Mayor Espinosa expressed support for further review of sworn complaints at the Ninth Judicial Circuit level.

## 10. ADJOURNMENT

Commissioner Eady made a motion to adjourn. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 8:02 PM.



ATTEST:

*Tameara Crespo*

CITY CLERK

*Jackie Espinosa*  
MAYOR-COMMISSIONER



DATE: 4/20/26

EXHIBIT "A"

AGENDA ITEM #: 4B, ~~House audience, 6, 9B, 9C~~

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lillian Evans

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- I SUPPORT THIS AGENDA ITEM
- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

INSTRUCTIONS:

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THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.



DATE: 2026-04-21

AGENDA ITEM #: 4B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Alex Alemi

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

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DATE: 4/20/26

**EXHIBIT "B"**

AGENDA ITEM #: 6 public comment

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lillian Evans

ADDRESS: 1715 Sunny St CITY: KISS. STATE: F ZIP: \_\_\_\_\_

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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DATE: 4-21-26

AGENDA ITEM #: 6 HEAR AUDIENCE

NON-AGENDA ITEM: \_\_\_\_\_

NAME: RAY PARSONS

ADDRESS: 805 - 111 MONUMENT CITY: KISS STATE: FL. ZIP: 34741

CHECK ALL THAT APPLY:

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DATE: 4/20/26

AGENDA ITEM #: \_\_\_\_\_

NON-AGENDA ITEM: Public Comment

NAME: Stephanie Nelson

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34791

CHECK ALL THAT APPLY:

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DATE: 4.21.26

AGENDA ITEM #: Hear the audience

NON-AGENDA ITEM: ✓

NAME: Beenie McHarg

ADDRESS: Kissimmee CITY: FL STATE: FL ZIP: 34758  
213 Colbaldt Dr

CHECK ALL THAT APPLY:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 4/21/2026

**EXHIBIT "C"**

AGENDA ITEM #: 8A

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Ste 304 CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 2026-04-21

EXHIBIT "D"

AGENDA ITEM #: 8.B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Alex Alemi

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/2026

AGENDA ITEM #: 8B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Street CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/20/26

AGENDA ITEM #: 8.B.

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lillian Evans

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/21/26

AGENDA ITEM #: 8B/

NON-AGENDA ITEM: \_\_\_\_\_

NAME: José Barreto

ADDRESS: 9091 Hidden Harbor CITY: KISS STATE: FL ZIP: 34746

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/21/26  
AGENDA ITEM #: 8B ~~088~~  
NON-AGENDA ITEM: \_\_\_\_\_  
NAME: Olga Canno  
ADDRESS: 1091 Hidden Way CITY: KISS STATE: FL ZIP: 34746

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
 NEUTRAL

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/26  
AGENDA ITEM #: 8B  
NON-AGENDA ITEM: \_\_\_\_\_  
NAME: Jorge Figueroa  
ADDRESS: 2918 Sene Bella Way CITY: Kissimmee STATE: FL ZIP: 34749

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
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- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

**MAI SOLUTIONS LLC**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MAI SOLUTIONS, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L17000104371 |
| <b>FEI/EIN Number</b>  | 83-0765206   |
| <b>Date Filed</b>      | 05/10/2017   |
| <b>Effective Date</b>  | 06/01/2017   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

120 Broadway  
Suite 304  
Kissimmee, FL 34741

Changed: 01/19/2023

### Mailing Address

PO Box 702557  
Saint Cloud, FL 34770

Changed: 04/13/2020

### Registered Agent Name & Address

Fetzer, CORTNIE M  
120 Broadway  
Suite 304  
Kissimmee, FL 34741

Name Changed: 04/11/2024

Address Changed: 01/19/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

Fetzer, Cortnie M  
PO Box 702557  
Saint Cloud, FL 34770

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2024               | 04/11/2024        |
| 2025               | 04/24/2025        |
| 2026               | 04/07/2026        |

**Document Images**

|   |  |
|---|--|
| <a href="#">04/07/2026 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/24/2025 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/11/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
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| <a href="#">02/22/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/08/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">05/10/2017 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

# BUSINESS TAX RECEIPT

**City of Kissimmee**  
Development Services Center  
101 Church Street  
Kissimmee, Florida 34741

**BUSINESS NAME:** Mai Solutions, LLC

**Business Type(s):** Bookkeeping/Income Tax Service

**DBA:**

**BUSINESS OWNER:** CORTNIE GRNO

**BUSINESS LOCATION:** 120 BROADWAY 304  
KISSIMMEE, FL 34741

**Business Tax Receipt No:** **BL-000498-2023**

**License Year:** 2026

**Effective Date:** 08/25/2025

**Expiration Date:** 09/30/2026

**LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%**  
**OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.**

**Business Occupancy Limit: N/A persons.**

**Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.**

# BUSINESS TAX RECEIPT

**City of Kissimmee**  
Development Services Center  
101 Church Street  
Kissimmee, Florida 34741

**BUSINESS NAME:** Mai Solutions, LLC

**Business Type(s):** Bookkeeping/Income Tax Service

**DBA:**

**BUSINESS OWNER:** CORTNIE GRNO

**BUSINESS LOCATION:** 120 BROADWAY 304  
KISSIMMEE, FL 34741

**Business Tax Receipt No:** BL-000498-2023

**License Year:** 2025

**Effective Date:** 09/09/2024

**Expiration Date:** 09/30/2025

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 16% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%  
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.

**Business Occupancy Limit: persons.**

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

**City of Kissimmee**  
Development Services Center  
101 Church Street  
Kissimmee, Florida 34741

# BUSINESS TAX RECEIPT

**BUSINESS NAME:** Mai Solutions, LLC

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LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%  
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# BUSINESS TAX RECEIPT

**City of Kissimmee**  
Development Services Center  
101 Church Street  
Kissimmee, Florida 34741

**BUSINESS NAME:** MAI SOLUTIONS LLC  
**DBA:** CORTNIE GRNO

**Business Type(s):** Bookkeeping/Income Tax Service

**BUSINESS OWNER:** CORTNIE GRNO

**BUSINESS LOCATION:** 241 RUBY AVE 210  
KISSIMMEE, FL 34741

**Business Tax Receipt No:** BTR-16922

**License Year:** 2023

**Effective Date:** 08/30/2022

**Expiration Date:** 09/30/2023

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%  
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.

**Business Occupancy Limit: persons.**

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

**City of Kissimmee**  
Development Services Center  
101 Church Street  
Kissimmee, Florida 34741

# BUSINESS TAX RECEIPT

**BUSINESS NAME:** MAI SOLUTIONS LLC

**Business Type(s):**

**DBA:** CORTNIE GRNO

**BUSINESS OWNER:** CORTNIE GRNO

**BUSINESS LOCATION:** 241 RUBY AVE 210  
KISSIMMEE, FL 34741

**Business Tax Receipt No:** BTR-16922

**License Year:** 2022

**Effective Date:**

**Expiration Date:** 09/30/2022

**LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 16% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%**  
**OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.**

**Business Occupancy Limit: persons.**

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**License Input**  
BTR-16922 : MAI SOLUTIONS LLC : CORTNIE GRNO

System Functions  
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[Status](#) [ac](#)

**License**  
**Business Information**

|                  |   |       |              |             |                              |
|------------------|---|-------|--------------|-------------|------------------------------|
| Name             | MAI SOLUTIONS LLC                         | DBA   | CORTNIE GRNO | Description | BOOKKEEPING & ADMIN SERVICES |
| Phone            | (407) 926-8330                            | Fax   |              | Tax ID      |                              |
| SIC              |   | NAICS |              |             |                              |
| Physical Address | 241 RUBY AVE SUITE 210 Kissimmee FL 34741 |       |              |             |                              |

**Contact Information**

|         |              |       |                |     |  |       |                             |
|---------|--------------|-------|----------------|-----|--|-------|-----------------------------|
| Contact | CORTNIE GRNO | Phone | (407) 926-8330 | Fax |  | Email | CORTNIE@MAISOLUTIONSNOW.COM |
|---------|--------------|-------|----------------|-----|--|-------|-----------------------------|

**Emergency Contact Information**

|                   |              |       |                |     |  |       |                             |
|-------------------|--------------|-------|----------------|-----|--|-------|-----------------------------|
| Emergency Contact | CORTNIE GRNO | Phone | (407) 926-8330 | Fax |  | Email | CORTNIE@MAISOLUTIONSNOW.COM |
|-------------------|--------------|-------|----------------|-----|--|-------|-----------------------------|

|  |                                |                 |            |                 |  |
|--|--------------------------------|-----------------|------------|-----------------|--|
| Classification                         | BOOKKEEPING/INCOME TAX SERVICE | Exemption       |            | Warning Flagged |  |
| Submit Date                            | 08/16/2021                     | Expiration Date | 09/30/2022 | Issue Date      |  |
| Termination Date                       |                                | Renewal Date    |            | Transfer Date   |  |
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User: Glenda Forde

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**PRIORITY STRATEGIES CONSULTING  
GROUP LLC**



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## Detail by Entity Name

Florida Limited Liability Company  
PRIORITY STRATEGIES CONSULTING GROUP LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L25000468178 |
| <b>FEI/EIN Number</b>  | 42-2007680   |
| <b>Date Filed</b>      | 10/13/2025   |
| <b>Effective Date</b>  | 10/08/2025   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

14051 ISLAMORADA DRIVE  
ORLANDO, FL 32837

Changed: 04/19/2026

### Mailing Address

14051 ISLAMORADA DRIVE  
ORLANDO, FL 32837

### Registered Agent Name & Address

FETZER, JEREMY L  
14051 ISLAMORADA DRIVE  
ORLANDO, FL 32837

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

FETZER, JEREMY L  
14051 ISLAMORADA DRIVE  
ORLANDO, FL 32837

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2026               | 04/19/2026        |

**Document Images**

04/19/2026 -- ANNUAL REPORT

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10/13/2025 -- Florida Limited Liability

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Florida Department of State, Division of Corporations

## Requested Documents

| Folder Location | File                                   | Description                   | Size |
|-----------------|--|-------------------------------|------|
|                 | <a href="#">Note - 20260113(0).txt</a> | Vendor account information... | 15   |

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Enforcement

false

Human Resources (HR) Files, Employee Information and Reports, Pension Records

false

Public Works, Transportation, Sanitation, Solid Waste, Roads, and/or Signage

false

All Other City Records

true

Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)

Good evening, I am doing a public information request for all payments and contract approvals from the city of Kissimmee to Jeremy Fetzer and Priority Strategies Consulting Group Inc.

Timeframe 10/01/2022 thru 01/10/2026. Thank you! Jeremy Fetzer (407)361-5030

How do you prefer to receive the requested record(s)?

Electronic

Do you wish to review the policies and procedures governing this request prior to submission?

No

Business Name: Priority Strategies Consulting Group  
Inc., contact name: Jeremy Fetzer and phone number:  
(407)361-5030 does not exist in our munis database.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4.21.24

EXHIBIT "F"

AGENDA ITEM #: 8.C.

NON-AGENDA ITEM: Hear Audience

NAME: Rebecca Sherman

ADDRESS: 602 Koppel Ct CITY: Kiss STATE: Fl. ZIP: 34746

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- I SUPPORT THIS AGENDA ITEM
- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION. ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/2024

AGENDA ITEM #: 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Ste 304 CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
 NEUTRAL

INSTRUCTIONS:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/20

AGENDA ITEM #: ~~8C~~ 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: J'Nae Melo

ADDRESS: 212 Florida Ave CITY: Davenport STATE: FL ZIP: 33897

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
 NEUTRAL

*I do not agree with impeachment*

INSTRUCTIONS:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 04/21/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Janeva Forty-Martinez

ADDRESS: 1606 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
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- I OPPOSE THIS AGENDA ITEM
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lisada Roman

ADDRESS: 1985 S. John Gandy Hwy CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- I SUPPORT THIS AGENDA ITEM
- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

INSTRUCTIONS:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 04/21/20

AGENDA ITEM #: 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Janiris Forty Martinez

ADDRESS: 3207 pershing st CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
 NEUTRAL

INSTRUCTIONS:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/20/20

AGENDA ITEM #: 8C

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lillian Evans

ADDRESS: 1715 Sunnysch CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
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Attachment 1 - Dec 17, 2024 email

**From:** Craig Holland <CRAIG.HOLLAND@kissimmee.gov>  
**Sent:** Tuesday, December 17, 2024 11:13 AM  
**To:** Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>; Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>; Janette Martinez <Janette.Martinez@kissimmee.gov>  
**Cc:** Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>; Austin Blake <austin.blake@kissimmee.gov>  
**Subject:** FW: Food trucks at your restaurant

I sent the e-mail below to Lisandra Roman this morning.

Just an FYI. We will move forward with this process if she decides that is what she wants to do.

Thank you.

Craig Holland, AICP  
 Development Services Director  
 101 Church Street  
 Suite 200A  
 Kissimmee, FL 34741  
 (o) 407-518-2148  
[Craig.holland@kissimmee.gov](mailto:Craig.holland@kissimmee.gov)



**From:** Craig Holland  
**Sent:** Tuesday, December 17, 2024 11:11 AM  
**To:** lisandraroman0@gmail.com; Cristian Arias <Cristian.Arias@kissimmee.gov>  
**Cc:** Brenda Ryan <BRENDA.RYAN@kissimmee.gov>  
**Subject:** Food trucks at your restaurant

Lisandra

I was discussing your situation with the Planners in my office, and they came up with a way that works better than what Mike, and I suggested.

Using the following section of Code, you can apply for a Conditional Use Permit for food trucks.

**14-6-28. - Special events.**

Special events, as defined in this Code, are allowed as a temporary use subject to the following conditions:

B. The temporary use of any one site for special events shall be limited to 30 days per calendar year for multi-tenant sites and 20 days per calendar year for single-tenant sites, unless specifically authorized through conditional use and site plan approval.

I have added Cristian Arias to this e-mail. You can work with him directly to apply for the Conditional Use Permit and go through the process.

Cristian speaks Spanish if that would be helpful.

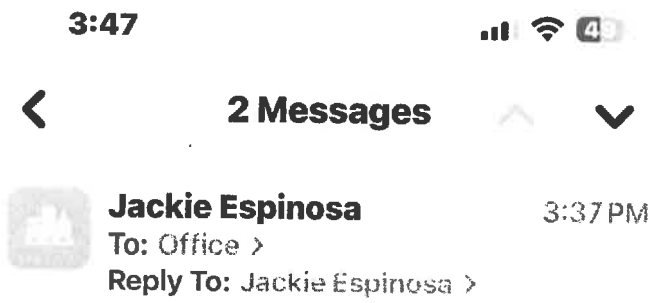
This process does not have to go to the City Commission, just the Planning Advisory Board.

Cristian will reach out to you, and you can get the process started.

Thanks you.

Craig Holland, AICP  
Development Services Director  
101 Church Street  
Suite 200A  
Kissimmee, FL 34741  
(o) 407-518-2148  
[Craig.holland@kissimmee.gov](mailto:Craig.holland@kissimmee.gov)





**Small Business Owner Alert**



**Do You Support Unlimited  
Food Truck Parks In The City?**

Dear Kissimmee Small Business Owners,

I hope this message finds you well.

I am reaching out to you regarding a recent action that allows for an unlimited number of food truck parks within the City of Kissimmee without requiring a full zoning application process. As your Mayor, I want to be transparent in sharing that I have serious concerns about the long-term impact this decision may have on our community.



3:48



2 Messages  
**Small Business...**



Our local brick-and-mortar restaurants are the backbone of our economy, investing heavily in infrastructure, staffing, and compliance with regulations. Allowing food truck parks to operate without the same level of review and oversight raises concerns about fairness, economic impact, and sustainability for our existing businesses.

Additionally, we must consider the broader effects on our community, including increased traffic congestion and public safety concerns. As many of you may recall, the original food truck park in Kissimmee experienced ongoing issues that required frequent responses from our police department, including car racing, illegal pop-up car shows, fights, DUIs, unauthorized alcohol sales, and other disturbances.

Your voice is incredibly important as we evaluate the path forward.

I kindly ask you to take a moment to complete the short survey linked below and share your thoughts on this issue.

Your feedback will help guide future decisions and ensure that we are protecting the integrity of our business environment while supporting responsible growth.



3:48



2 Messages  
**Small Business...**



Your feedback will help guide future decisions and ensure that we are protecting the integrity of our business environment while supporting responsible growth.

As always, I remain committed to working for ALL of our residents and small business owners. Thank you for your time, your investment in our community, and your continued partnership.

Wishing you continued success!

Sincerely,  
Jackie Espinosa  
Mayor, City of Kissimmee  
(407) 963-7710

Start Survey

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Office

3:45 PM

Begin forwarded message:



Municipio de Coamo  
 Calle Mario Brachi # 3  
 Coamo PR 00769

DIRECT DEPOSIT NOTICE / AVISO DE DEPÓSITO DIRECTO

Vendor ID 0592561939  
 Vendor Name KISSIMMEE UTILITY AUTHORITY  
 Vendor Address 1701 W CARROLL STREET  
 KISSIMMEE FL 34741

Date 04/17/2026  
 Payment Number 0000000000156037  
 Document Number EFT00000010096  
 Amount \$59,000.00

| Our Voucher Number | Your Voucher Number | Date       | Description         | Amount             | Amount Paid        | Withholding    | Net Amount Paid    |
|--------------------|---------------------|------------|---------------------|--------------------|--------------------|----------------|--------------------|
| VR0236558          | PO263029            | 04/16/2026 | COMPRA DE VEHICULOS | \$59,000.00        | \$59,000.00        | \$ 0.00        | \$59,000.00        |
| <b>Total</b>       |                     |            |                     | <b>\$59,000.00</b> | <b>\$59,000.00</b> | <b>\$ 0.00</b> | <b>\$59,000.00</b> |



City of Kissimmee  
 Finance Department  
 101 Church Street  
 Kissimmee, FL 34741

# Invoice

| CUSTOMER                   | INVOICE DATE | INVOICE NUMBER | AMOUNT PAID | DUE DATE   | INVOICE TOTAL DUE |
|----------------------------|--------------|----------------|-------------|------------|-------------------|
| Municipality of Conno - PR | 04/20/2026   | 14201          | \$0.00      | 05/20/2026 | \$4,500.00        |

| DESCRIPTION                        | QUANTITY | PRICE         | UOM  | ORIGINAL BILL | ADJUSTED | PAID   | AMOUNT DUE |
|------------------------------------|----------|---------------|------|---------------|----------|--------|------------|
| SURPLUS VEHICLE PURCHASE - GENERAL | 1.00     | \$4500.000000 | EACH | \$4,500.00    | \$0.00   | \$0.00 | \$4,500.00 |

|                |            |
|----------------|------------|
| Invoice Total: | \$4,500.00 |
|----------------|------------|

2011 Chevy Silverado 1500 4x4 (PR238)  
 VIN: 1GCNKPEX7BZ340212, Mileage: 67,000

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



City of Kissimmee  
 Finance Department  
 101 Church Street  
 Kissimmee, FL 34741

**Invoice**

| CUSTOMER                   | INVOICE DATE | INVOICE NUMBER | AMOUNT PAID | DUE DATE   | INVOICE TOTAL DUE |
|----------------------------|--------------|----------------|-------------|------------|-------------------|
| Municipality of Coamo - PR | 04/20/2026   | 14202          | \$0.00      | 05/20/2026 | \$9,500.00        |

| DESCRIPTION                        | QUANTITY | PRICE         | UOM  | ORIGINAL BILL | ADJUSTED | PAID   | AMOUNT DUE |
|------------------------------------|----------|---------------|------|---------------|----------|--------|------------|
| SURPLUS VEHICLE PURCHASE - GENERAL | 1.00     | \$9500.000000 | EACH | \$9,500.00    | \$0.00   | \$0.00 | \$9,500.00 |
| Invoice Total:                     |          |               |      |               |          |        | \$9,500.00 |

2013 Ford F-150 (TR077)  
 VIN: 1FTVX1CF2DKF99033; Mileage: 39,511