



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 7, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation - Parks and Recreation Month

3.B Employee of the Month for July

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — First Reading — Proposed Ordinance # 26-17 Amending Code of Ordinances Chapter 8, Aviation

AN ORDINANCE REPEALING AND REPLACING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 8, AVIATION; REORGANIZING, UPDATING, AIRPORT ORDINANCES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

5. PUBLIC HEARINGS

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

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.

7.A City Commission Minutes from June 16 and June 29, 2026

7.B First Extension of Construction and Renovation Services Contracts

7.C Continuing Services Contract for Michael Baker International

7.D Mill Run Fire Station No. 2 First Amendment to CMAR Agreement

7.E Kissimmee Police Department and 911 Center Generator Installation Project

7.F Mill Slough Road and Denn John Lane Traffic Signal Design

7.G State Housing Initiatives Partnership (SHIP) Funding for Fiscal Year 2026-2027

7.H Additional State Housing Initiatives Partnership (SHIP) Program Funding for FY2025-2026

7.I FY 2026 COPS Law Enforcement Mental Health and Wellness Act Program Grant

7.J U.S. Department of Justice FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide Program Grant

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

8.A (DKCRA) Pioneer Project Incentive Program Agreement (PIIP) with Souza & Martins Savory Bites for a project located at 30 Broadway

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

8.B Florida League of Cities Voting Delegate 2026

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

Proclamation - Parks and Recreation Month

Request

To present a proclamation to the Parks and Recreation Advisory Board members in recognition of Parks and Recreation Month.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):

1. Proclamation - Parks and Recreation Month 2026

ITEM 3.B

Employee of the Month for July

Request

Staff requests that the City Commission join the City Manager in recognizing Travis Anderson of the Development Services Department as the Employee of the Month for July.

Explanation

The City is pleased to announce that Travis Anderson, a dedicated Fire Plan Reviewer with the Development Services Department, has been named Employee of the Month for July.

Travis began his career with the City of Kissimmee four years ago and has consistently demonstrated outstanding performance and commitment to his work. He brings exceptional technical expertise and a strong commitment to life safety, managing a high volume of complex submittals while maintaining accuracy and professionalism. Travis works effectively with designers, contractors, and internal staff to deliver compliant, safe solutions, and his customer service consistently meets the highest standards.

As a reliable and supportive team member, Travis is always willing to lend a hand. He greets coworkers with a smile each day, fostering a positive and collaborative work environment. Travis's dedication, positive attitude, and consistent high-quality work make him an excellent representative of the Development Services Department. He exemplifies the commitment of our outstanding employees, who go above and beyond to serve our community.

The City is proud to recognize Travis for his exceptional service and dedication.

Department: Human Resources & Risk Management

Presenter: Mike Steigerwald

Attachment(s):

None

ITEM 4.A

Public Hearing — First Reading — Proposed Ordinance # 26-17 Amending Code of Ordinances Chapter 8, Aviation

AN ORDINANCE REPEALING AND REPLACING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 8, AVIATION; REORGANIZING, UPDATING, AIRPORT ORDINANCES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

Request

Requesting approval for the First Reading of the Proposed Ordinance # 26-17 Amending the Code of Ordinances, Chapter 8, Aviation.

Explanation

The City Code currently requires Commission approval to modify airport regulations by policy. Chapter 8, Aviation, defines the rules and regulations of the airport. The current code uses the exact language of the “Minimum Standards for Aeronautical Service Operators at Kissimmee Gateway Airport (Min Stnds).”

The Min Stnds were last revised in March 2014 and are now due for an update. The update was completed and is attached; it is dated July 2026. The Min Stnds are a guidance document subject to periodic updates and revisions. It was recognized that the document should be removed from the Code and referred to, allowing updates to the document without revising the Code. The Code has been revised to reflect efficient organization and consistency.

Recommendation

Approve the First Reading of the Proposed Ordinance # 26-17 Amending the Code of Ordinances, Chapter 8, Aviation.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter: Shaun Germolus

Attachment(s):

1. Proposed Ordinance # 26-17 Charter Aviation
2. Proof of Publication (June 2026)
3. MINIMUM STANDARDS REVISED MARCH 2014
4. Updated KISM Minimum Standards FINAL July 2026

ITEM 7.A

City Commission Minutes from June 16 and June 29, 2026

Request

Approval of the minutes from the June 16, 2026, Commission Meeting, the June 29, 2026, Workshop, and the KUA Board interviews.

Explanation

Minutes of the commission meeting on June 16, 2026, and of the June 29, 2026 commission workshop and KUA interview meetings.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Commission

Presenter:

Attachment(s):

1. (S) CCM MIN JUN 16 2026
2. (S) CCM MIN JUN 29 2026 (KUA Interviews - 2nd Round)
3. (S) CCM MIN JUN 29 2026 (Budget Discussion & Commission Travel Policy Workshop)

ITEM 7.B

First Extension of Construction and Renovation Services Contracts

Request

Requesting approval of the first one-year extension of Construction and Renovation Services Contracts with the following firms: 8-KOI Construction (Contract # 20260250), Arnco Construction (Contract # 20230208), Associated Cost Engineers (Contract # 20260251), Balfour Beatty (Contract # 20230277), Cathcart Construction (Contract # 20230207), Grove Construction (Contract # 20230265), MVB & Associates, Inc. (Contract # 20230206), Sequel Developers, Inc. (Contract # 20230267) and Siwel, Inc. (Contract # 20230261).

Explanation

On June 7th, 2023, the City Commission approved the award of Construction and Renovation Services Contracts to qualified firms through a competitive selection process (RFQ). The initial contracts were for three (3) years, with two (2) optional one-year extensions. These contracts support various capital improvement and development projects on an as-needed basis through individual task work orders.

The current contracts are set to expire on June 06, 2026. Staff have reviewed the performance of nine of the ten firms and recommend exercising the first optional one-year extension. If approved, the new contract expiration date will be June 06, 2027.

Recommendation

Approve the first one-year extension of Construction and Renovation Services Contracts with 8-KOI Construction, Arnco Construction, Associated Cost Engineers, Balfour Beatty, Cathcart Construction, Grove Construction, MVB & Associates, Inc., Sequel Developers, Inc., and Siwel, Inc., with a revised expiration date of June 06, 2027.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) Siwel Inc. First Extension Construction with Master Agreement
2. (S) Sequel FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement
3. (S) MVB Associates FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement
4. (S) Grove FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement
5. (S) Cathcart FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement
6. (S) Balfour First Extension Construction with Master Agreement - Nunc with Master Agreement
7. (S) Associated Cost FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement v2
8. (S) Arnco FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement
9. (S) 8KOI FIRST EXTENTION CONSTRUCTION - Nunc with Master Agreement

ITEM 7.C

Continuing Services Contract for Michael Baker International

Request

Requesting approval of a continuing services contract with Michael Baker International (#20260208) to provide general planning services.

Explanation

This request seeks approval of a continuing services contract for Michael Baker International (#20260208). Through the Request for Qualifications (RFQ) process, the City received twenty-one proposals for review. A selection committee ranked each firm based on its proposal and selected four firms. The other three firms were approved at the June 16, 2026 City Commission meeting.

Execution of this contract will allow the company to perform general planning services, transportation services, mapping, marketing and public involvement for projects, and market analysis without the City needing to go through the Request for Qualifications (RFQ)/Request for Proposal (RFP) process. For a full listing of allowable services, please see the Scope of Services (Exhibit A) in the included contract. The contract will expire after five years.

For future tasks, the consultants will present a Scope of Work and project cost that will obtain separate approval.

Recommendation

Approval of the Continuing Services Contract with Michael Baker International.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. (S) Michael Baker (#20260208)

ITEM 7.D

Mill Run Fire Station No. 2 First Amendment to CMAR Agreement

Request

Approval of the First Amendment to the Construction Manager at Risk (CMAR) Agreement (Contract # 20250225) with CORE Construction Services of Florida, LLC for the Mill Run Fire Station No. 2 Project, and authorization for the City Manager or designee to execute any documents necessary to carry out the terms of the amendment.

Explanation

The Mill Run Fire Station No. 2 Project is being delivered using the Construction Manager at Risk (CMAR) project delivery method. The City and CORE Construction Services of Florida, LLC entered into a CMAR Agreement that was approved by the City Commission on April 15, 2025.

The First Amendment updates the Architect/Engineer of Record identified in the CMAR Agreement to reflect the City's selected design consultant for the project. The amendment also revises the retainage provisions to align with current Florida Statutes by reducing retainage from ten percent (10%) to five percent (5%) prior to fifty percent (50%) project completion and from five percent (5%) to two and one-half percent (2.5%) after fifty percent (50%) project completion.

The amendment does not increase the contract amount, and all other terms and conditions of the CMAR Agreement will remain unchanged.

Recommendation

Approve the First Amendment to the CMAR Agreement with CORE Construction Services of Florida, LLC for the Mill Run Fire Station No. 2 Project and authorize the City Manager or designee to execute any additional documents necessary to carry out the terms of the amendment.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) First Amendment to CMAR

ITEM 7.E

Kissimmee Police Department and 911 Center Generator Installation Project

Request

Requesting approval to award a contract to Ring Power Corporation (Contract # 20260252) for the purchase and installation of backup generators for the Kissimmee Police Department and 911 Communications Center, using Sourcewell Contract #092222-CAT and State of Florida Contract #22100000-21-STC, in an amount not to exceed \$591,690.00, with the remaining grant funds reserved as project contingency, and authorization for the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this contract.

Explanation

The City of Kissimmee was awarded funding through the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP), Agreement #H1210, for Project #4673-166-R in the amount of \$808,368.00 to support the installation of backup generators at critical public safety facilities.

The project includes installation of one 750 kW generator at the Kissimmee Police Department and one 175 kW generator at the 911 Communications Center. These improvements will provide reliable emergency backup power to support critical operations, including emergency communications, dispatch services, and other essential public safety functions during power outages.

Staff recommends utilizing Ring Power Corporation through the Sourcewell Cooperative Purchasing Contract and the State of Florida Contract, both of which satisfy the City's procurement requirements and provide competitive pricing. The scope of work includes equipment procurement, delivery, installation, startup, load testing, and staff training.

The contract amount is \$591,690.00. The remaining grant funding will be retained as project contingency to address unforeseen conditions and additional project-related costs that may arise during construction and installation.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
15045206-506393	4673-166-R	Decrease	808,368.00	591,690.00

Financial Summary:

This project is fully funded through the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP). The remaining grant funds will be reserved as project contingency.

Recommendation

City of Kissimmee

Approval to award a contract to Ring Power Corporation for backup generators at Kissimmee Police Department and 911 Communications Center for up to \$591,690.00, reserving remaining grant funds as contingency, and authorizing the City Manager or designee to execute necessary documents or change orders.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) RingPower Contract

ITEM 7.F

Mill Slough Road and Denn John Lane Traffic Signal Design

Request

Request approval of the design for a new traffic signal system (Contract # 20240133) at the intersection of Mill Slough Road and Denn John Lane, in the amount of \$160,300.00, and authorization for the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this project.

Explanation

The project consists of designing and replacing the existing span-wire traffic signal system at the intersection of Mill Slough Road and Denn John Lane with a modern mast-arm traffic signal system.

The new signal will be designed in accordance with current traffic signal design standards and equipment requirements. Proposed improvements include upgraded pedestrian crossings and accessibility features to enhance safety for pedestrians and vehicles; emergency vehicle preemption capabilities to support nearby fire station operations; and resilient infrastructure improvements to enhance storm resilience and reduce long-term maintenance costs.

The proposed design will improve traffic operations, increase system reliability, and provide modern infrastructure that complies with current engineering and transportation standards.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10445206-506393	ST2506	Increase	\$150,000.00	\$26,330.00
10445406-506393	ST2011	Decrease	\$90,655.84	\$26,330.00

Financial Summary:

Adequate funding for the Mill Slough Road and Denn John Lane Traffic Signal Design Project is available within the Sales Tax Fund accounts listed above.

Recommendation

Approval of the design for a new traffic signal system at the intersection of Mill Slough Road and Denn John Lane in the amount of \$160,300.00, and authorization for the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this project.

REQUESTED CITY COMMISSION ACTION:

Approve

City of Kissimmee

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) Final signed_CSA_Traffic_Signal_Design
2. Architectural Engineering Services Master Agreement - Colliers

ITEM 7.G

State Housing Initiatives Partnership (SHIP) Funding for Fiscal Year 2026-2027

Request

Approval to accept State Housing Initiatives Partnership (SHIP) Program annual funding in the amount of \$609,218 (SHIP26).

Explanation

The City of Kissimmee was allocated \$609,218 from the Florida Housing Finance Corporation (FHFC) to fund the State Housing Initiatives Partnership (SHIP) Program. These funds fall under the Local Housing Assistance Plan (LHAP) that covers fiscal years 2026-2029. The encumbrance deadline for these funds is June 30, 2027, and the expenditure deadline is June 30, 2028.

Recommendation

Acceptance of the State Housing Initiatives Partnership (SHIP) Program annual funding in the amount of \$609,218 (SHIP26).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. Allocation Chart for SHIP FY26-27

ITEM 7.H

Additional State Housing Initiatives Partnership (SHIP) Program Funding for FY2025-2026

Request

Approval to accept additional State Housing Initiatives Partnership (SHIP) Program funding in the amount of \$22,598.10 and amend the FY2025-2026 budget for the proposed use of the funds (SHIP25).

Explanation

The City of Kissimmee has received two additional allocations of State Housing Initiatives Partnership (SHIP) funds that must be incorporated into the original Fiscal Year (FY) 2025–2026 SHIP allocation to reflect the revised funding amount.

The first allocation, totaling \$19,649, was received after the Florida Housing Finance Corporation (FHFC) released disaster funding that had not been allocated to declared disasters. FHFC subsequently redistributed these funds to eligible SHIP local governments, including the City of Kissimmee.

The second allocation, totaling \$2,949.10, was received through program income generated when an Owner-Occupied Rehabilitation Program participant refinanced their home and satisfied the City's second mortgage.

The combined additional funding of \$22,598.10 increases the City's FY 2025–2026 SHIP allocation and must be incorporated into the budget. The commitment deadline for these funds is June 30, 2027, and the expenditure deadline is June 30, 2028.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
11200335 335500	SHIP2025	Increase		\$19,649
11225103 503434	SHIP2025 Rehab Const String	Increase		\$19,649
11200335 335500	SHIP2025	Increase		\$2,949.10
11225103 503434	SHIP2025 Rehab Const String	Increase		\$2,949.10

Financial Summary:

There is no fiscal impact on the General Fund since this is a grant funded project.

Recommendation

Acceptance of additional State Housing Initiatives Partnership (SHIP) Program funding in the amount of \$22,598.10 and amend the FY2025-2026 budget for the proposed use of the funds (SHIP25).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. 2025 26 SHIP Disbursement

ITEM 7.1

FY 2026 COPS Law Enforcement Mental Health and Wellness Act Program Grant

Request

Request approval to apply for the FY 2026 COPS Law Enforcement Mental Health and Wellness Act Program Grant from the U.S. Department of Justice (Grant # LEMHWA26).

Explanation

Staff requests approval to submit an application for the Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant to support the development of a formal Peer Support Program and a comprehensive wellness initiative addressing all dimensions of wellness for sworn and civilian personnel. The Law Enforcement Mental Health and Wellness Act (LEMHWA) grant program, administered through the U.S. Department of Justice, supports law enforcement agencies in implementing innovative strategies to improve mental health services, peer support systems, and overall officer wellness.

If awarded, funding will be used to establish and sustain a Peer Support Program and expand a holistic wellness framework that includes, but is not limited to:

Peer Support Program Development

- Selection, training, and certification of peer support team members.
- Trauma-informed peer support and crisis intervention training.
- Mental health first aid and suicide prevention training.
- Development of response protocols following critical incidents.
- Confidential support structure for sworn and civilian personnel.

Training and Professional Development

- Attendance at regional and national wellness and peer support conferences.
- Specialized training in resilience, trauma response, and leadership wellness.
- Supervisor training to support early intervention and referral practices.

Comprehensive Wellness Programming (All Dimensions of Wellness)

- Physical Wellness: fitness programs, injury prevention, nutrition education, and health screenings.
- Emotional Wellness: stress management, counseling resources, and emotional resilience training.
- Mental/Intellectual Wellness: training, continuing education, and cognitive resilience strategies.
- Social Wellness: peer support networks, team-building initiatives, and family engagement resources.
- Occupational Wellness: leadership development, job satisfaction initiatives, and career development pathways.
- Financial Wellness: financial literacy resources and planning support services.
- Spiritual Wellness: purpose-driven resilience programming and mindfulness-based practices.
- Environmental Wellness: healthy work environment improvements and supportive workplace design initiatives.

Program Goals:

- Establish a sustainable peer-driven support system within the agency.
- Strengthen early intervention and crisis response capabilities.
- Promote a culture of wellness and reduce stigma surrounding mental health.
- Enhance officer resilience, retention, and overall readiness.
- Integrate wellness into organizational culture across all ranks and divisions.
- Align agency practices with national best practices in first responder wellness.

Recommendation

Approve the application for the FY 2026 COPS Law Enforcement Mental Health and Wellness Act Program Grant from the U.S. Department of Justice

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter:

Attachment(s):

1. FY 2026 COPS Law Enforcement Mental Health and Wellness Act (LEMHWA) Program

ITEM 7.J

U.S. Department of Justice FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide Program Grant

Request

Request authorization for the Kissimmee Police Department (KPD) to apply for the U.S. Department of Justice (DOJ) FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide (“Biden”) Program (Grant # BIDEN26).

Explanation

The U.S. Department of Justice's FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide (BIDEN) Program provides grant funding to eligible state, local, and tribal governments to strengthen law enforcement and criminal justice operations related to criminal illegal aliens, drug trafficking, human trafficking, gangs, and transnational criminal organizations. Funding may be used for eligible personnel, technology and equipment, and temporary detention facility improvements that enhance public safety and support criminal justice operations consistent with the program requirements.

If awarded, the funding would support eligible public safety initiatives, including technology and equipment (e.g. DFR drones), that enhance the City's ability to investigate, apprehend, transport, and temporarily detain individuals involved in criminal activity, consistent with the program's requirements. Authorization to apply does not obligate the City to accept an award. Should funding be awarded, staff will return to the City Commission for approval to accept the grant and any associated budget amendments or agreements.

Recommendation

Approve authorization to apply for the U.S. Department of Justice FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide (BIDEN) Program grant.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter:

Attachment(s):

1. DOJ FY 2026 Bridging Immigration Agenda 7.J for 070726 FOP-O-BJA-2026-172641

ITEM 8.A

(DKCRA) Pioneer Project Incentive Program Agreement (PIIP) with Souza & Martins Savory Bites for a project located at 30 Broadway

Request

Request approval of the Downtown Kissimmee Community Redevelopment Agency (DKCRA) Pioneer Project Incentive Agreement (PIIP), Contract #20260221, with Souza & Martins Savory Bites for the project located at 30 Broadway.

Explanation

One of the goals of the Downtown Kissimmee Community Redevelopment Agency (CRA) is to use developer incentives to encourage private-sector investment in downtown Kissimmee, thereby increasing property values and economic opportunity.

The City Commission approved the Downtown Kissimmee CRA Pioneer Project Incentive Program (PIIP) as a vehicle to support development projects that will positively impact the residential and business community, and the economic vitality of the CRA. Qualifying projects are evaluated on a case-by-case basis by staff for capital investment, job creation, and alignment with the CRA Master Redevelopment Plan.

Souza & Martins Savory Bites DBA Nosso Quintal Brazilian Bar & Grill submitted a PPIP application for the redevelopment of the property located at 30 Broadway. The project will redevelop and rehabilitate an existing, underutilized legacy masonry structure (a former bank building) into a 3,020-square-foot upscale restaurant and culturally immersive Brazilian-inspired hospitality destination.

The project meets the PPIP Policy's definition of an innovative commercial project that will:

- Introduce a unique destination hospitality concept to the Downtown Kissimmee market.
- Modernize outdated building systems, including mechanical, electrical, plumbing, HVAC, and life safety infrastructure within a high-strength concrete vault structure.
- Generate substantial downtown foot traffic and engagement via monthly public events, outdoor activations, and themed programming.
- Create an estimated 25–40 full-time and part-time jobs.

The applicant requested the maximum program funding threshold of \$150,000. However, per the PPIP policy, approved incentives are limited strictly to ten percent (10%) of eligible tangible project costs. Staff reviewed the project pro-forma and finalized an Eligible Tangible Costs Worksheet (excluding soft costs such as design, engineering, and permitting).

The total eligible tangible construction costs (spanning general construction, concrete/vault work, and primary MEP/sanitary/hood systems) total \$760,000. Ten percent of these eligible physical improvement costs equates to a recommended grant award of \$76,000.

Therefore, staff recommends approving the award of a PPIP grant to Souza & Martins Savory Bites DBA Nosso Quintal Brazilian Bar & Grill in the amount of \$76,000.

The attached agreement memorializes the grant award, terms, and mutual commitments of the parties. The grant will be awarded on a one-time reimbursement basis once the project is completed, has received a Certificate of Occupancy, and the developer provides verified invoices and paid proof of payment.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10622208 508282	N/A	Decrease	76,000	76,000

Financial Summary:

The Downtown Kissimmee CRA has funds available in the Aids to Private Organizations account to support this grant. Funding will be disbursed in a single payment of \$76,000 upon project completion verification.

Recommendation

Approve the Downtown Kissimmee Community Redevelopment Agency (DKCRA) Pioneer Project Incentive Agreement (PIIP) with Souza & Martins Savory Bites for the project located at 30 Broadway.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development
 Presenter: Samia Singleton

Attachment(s):

1. (S) DKCRA PIIP Agreement Nosso Quintal

ITEM 8.B

Florida League of Cities Voting Delegate 2026

Request

To designate a voting delegate for the Florida League of Cities Annual Conference being held August 13-15, 2026 at the Diplomat Beach Resort in Hollywood, Florida.

Explanation

The Florida League of Cities Annual Conference includes an Annual Business Session where critical decisions, including the election of League Leadership and adoption of resolutions, will be made. Therefore, it is essential to designate one Commissioner as the voting delegate for the City of Kissimmee.

Recommendation

Designate one official to cast our municipality's vote during the Annual Business Session on August 15, 2026.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. 2026 Voting Delegate Memo