

Title: Resolution Approving the Resolution of the Community Redevelopment Agency (CRA) Authorizing the Issuance by the CRA of its Tax Increment Revenue Bonds (Downtown District), Series 2026A

Meeting Date: February 9, 2026

Section: Hearings

Contact: James Varnado

District: ALL

Fiscal Impact: See Summary

Summary: On even date herewith, the Community Redevelopment Agency (CRA) adopted a Resolution (CRA Bonds Resolution) authorizing the CRA's issuance of its Tax Increment Revenue Bonds (Downtown District), Series 2026A in an aggregate principal amount not to exceed \$160,000,000 (Series 2026A Bonds) in the form of a bank term loan. As the governing body which created the CRA, City Council is required to authorize and approve the CRA's issuance of the 2026A Bonds. This Resolution approves the CRA Bonds Resolution and authorizes and approves the CRA's issuance of the Series 2026A Bonds. Proceeds of the Series 2026A Bonds will be used to finance a portion of the costs of various improvements throughout the Downtown Orlando Community Redevelopment Area (the "Project") and pay the costs of issuance related to the Series 2026A Bonds. Projects to be funded by the proceeds include the Lake Eola Area Improvements, Orange Avenue and Rosalind Avenue Roadway Improvements, The Canopy, and the Church Street Roadway Improvements. The City issued a competitive solicitation of offers for a direct purchase bank term loan to fund the Series 2026A Bonds. Three (3) responses were received from JP Morgan, Morgan Stanley and Truist. After comparing the responses and consulting with City staff and the City's financial advisor, PFM, the CRA Chairman and City CFO recommend that the CRA accept the offer of Morgan Stanley Bank, N.A.. The Morgan Stanley offer is currently anticipated to result in an all-in true interest cost of approximately 4.16% based on current market conditions (subject to change depending on market conditions at time of pricing). Once the pricing occurs, the interest rate will be fixed for the life of the Bonds (16 years).

Fiscal: The Series 2026A Bonds will be structured to wrap around the Downtown District CRA's outstanding debt and feature a par call provision after 10 years.

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Aggregate principal will not exceed \$160,000,000 and the interest rate will be fixed at rates to be determined on the pricing date. Annual debt service is currently anticipated to be approximately \$12.9 million for the first 15 years and reaches a maximum annual debt service in the final year (2041) of \$22.9 million (as currently outstanding debt matures). That amortization approach is based on projections showing available TIF for debt service growing substantially in future years.

Recommended Action: Adopt the Resolution and authorize the Mayor and City Clerk to execute same, subject to review by the City Attorney's Office.