

**Title: DTO Restaurant Program Funding Agreement with Jiang Kitchen LLC****Meeting Date:** May 11, 2026**Section:** Community Redevelopment Agency - CRA**Contact:** Jamisha Bethel**District:** 5**Fiscal Impact:** Fiscal Impact Statement Attached

**Summary:** In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The DTO Restaurant Program allows qualifying businesses to be eligible to receive reimbursement funding for tenant improvements and rent expenses. Exact funding levels are dependent on program criteria such as location, square footage, and restaurant classification.

Jiang Kitchen LLC, a full-service restaurant, has entered into a lease for the space located at 27 E. Robinson Street, Orlando, FL. This new restaurant space is 2,904 sq. ft. and will have a high-quality build-out. Moreover, this restaurateur brings over fourteen (14) years of restaurant ownership and operations experience to this new venture.

The overall build-out of the restaurant space is anticipated to cost approximately \$400,000. Jiang Kitchen qualifies for funding in the amount of \$175,000 for tenant improvements. Funding received would be used for build-out expenses including interior electrical or upgrades, interior plumbing or upgrades, interior HVAC equipment or upgrades, concrete, interior mechanical, interior or exterior lighting, interior improvements for ADA compliance, exterior signage and awnings, fixtures for prep spaces or bars and millwork, kitchen hoods and fire suppression, walk-in cooler/freezer, flooring, interior drywall and framing, doors, frames and hardware, acoustical ceiling tiles, painting, life safety and interior improvements. Jiang Kitchen also qualifies for up to \$50,000 in rental assistance for rent costs incurred during the first year of the term of the agreement.

**Recommended Action:** Approve the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and Jiang Kitchen LLC, and authorize the Chair of the CRA and Executive Director of the CRA to execute such DTO Restaurant Program Funding Agreement, subject to review and approval of the City Attorney's Office.