



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: April 24, 2024

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*

FROM: Ana Alves, Senior Acquisition Agent *AA/MTC*

CONTACT PERSON: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED: Approval and execution of First Amendment to Resident Service Provider Agreement by and between Orange County, Florida and the Hispanic Business Initiative Fund of Florida, Inc., and authorization for the Real Estate Management Division to exercise renewal options, execute a termination notice, and furnish notices, required, or allowed by the agreement, as needed for Hispanic Business Initiative Fund of Florida (Prospera Florida), NEC at Fashion Square Mall, 3201 East Colonial Drive, Orlando, Florida 32803. Lease File #2062-RSP13. District 5. **(Real Estate Management Division)**

PROJECT: Hispanic Business Initiative Fund of Florida (Prospera Florida)
NEC at Fashion Square Mall
3201 East Colonial Drive, Orlando, Florida 32803
Lease File #2062-RSP13

PURPOSE: To reduce the amount of office space and required fees for Hispanic Business Initiative Fund of Florida (Prospera Florida) at the National Entrepreneur Center.

ITEMS: First Amendment to Resident Service Provider Agreement
Term: Until May 25, 2026

APPROVALS: Real Estate Management Division
County Attorney's Office
Risk Management Division
Office of Economic, Trade & Tourism Development

REMARKS: The National Entrepreneur Center (NEC) is a public-private partnership between Orange County (County), Disney Worldwide Services, Inc., and the University of Central Florida designed to provide educational training services to small business owners in the Central Florida area. The existing Lease Agreement was approved by the Board on August 31, 2010, and will expire May 25, 2026.

Under the terms of the Cosponsorship Agreement, approved by the Board on March 29, 2011, as amended, the County on behalf of the NEC, enters into Affiliate Service Provider and Resident Service Provider Agreements to allow service providers to use resources, equipment, training, meeting rooms, and facilities at the NEC.

This First Amendment to Resident Service Provider Agreement will authorize the NEC to reduce the amount of space Hispanic Business Initiative Fund of Florida (Prospera Florida) occupies in exchange for a lowered monthly payment.

Services provided by Prospera Florida include the following:

- Quality Low Cost/No Cost Business Training.
- Promote business opportunities and connections throughout the entire Central Florida business community through networking events, business seminars, and collaborative partnerships with both public and private sectors.
- Advocate, promote, and connect individuals with the business assistance available through the Resource Partners of the NEC.

Hispanic Business Initiative Fund of Florida (Prospera Florida)
First Amendment to Provider Agreement #2062-RSP13

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 07 2024 **FIRST AMENDMENT
TO RESIDENT SERVICE PROVIDER AGREEMENT**

THIS FIRST AMENDMENT TO RESIDENT SERVICE PROVIDER AGREEMENT (“**First Amendment**”) is made and entered into by and between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (“**County**”) and the **HISPANIC BUSINESS INITIATIVE FUND OF FLORIDA, INC.**, a Florida not-for-profit corporation (“**Service Provider**”).

WITNESSETH:

WHEREAS, County, Disney Worldwide Services, Inc., and the University of Central Florida entered into a Cosponsorship Agreement dated March 29, 2011, as amended by the Amendment to Cosponsorship Agreement dated December 15, 2015, as amended by the Second Amendment to Cosponsorship Agreement dated February 20, 2018 (collectively “**Cosponsorship Agreement**”) to establish the National Entrepreneur Center (“**Center**”); and

WHEREAS, County leases approximately 20,977 square feet of office space and 364 square feet of storage space for the Center from UP Fieldgate US Investments – Fashion Square, LLC (“**Landlord**”), successor in interest to PR Orlando Fashion Square LLC, under a Lease Agreement approved by the Board of County Commissioners August 31, 2010, as renewed (“**Lease Agreement**”). Said office space is located at 3201 East Colonial Drive, Orlando, Florida 32803 within the Orlando Fashion Square Mall (“**Premises**”); and

WHEREAS, the purpose of the Center is to house a variety of non-profit organizations offering comprehensive small business training, information, business events, and educational activities for small business in the Central Florida area; and

WHEREAS, in accordance with the provisions of the Cosponsorship Agreement and Lease Agreement, County shall grant the use of the Premises by organizations for business training and consulting services to benefit the Center; and

WHEREAS, Service Provider desires to provide business training and consulting services to the individuals who use the Center; engage and promote the mission of the Center, and provide detailed reporting of activity as required by the County; and

WHEREAS, County and Service Provider (“**Parties**”) entered into a “Resident Service Provider Agreement” dated February 8, 2022; and

WHEREAS, Service Provider desires to reduce their office space at the Premises retroactively effective July 1, 2023; and

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions hereinafter set forth, the Parties agree as follows:

Hispanic Business Initiative Fund of Florida (Prospera Florida)
First Amendment to Provider Agreement #2062-RSP13

1. The parties agree that Section 5 (f) of the Original Resident Service Provider Agreement shall be deleted and replaced as following:

(f) Pay to the Center’s fiscal agent, the University of Central Florida Research Foundation (“**Fiscal Agent**”), the amounts shown below for the use and occupancy of the Premises during the term of the agreement, according to the following schedule:

Agreement Period	Monthly Installment
February 8, 2022, to February 7, 2023	\$2,657.42
February 8, 2023, to June 30, 2023	\$2,657.42
July 1, 2023, to April 30, 2024	\$1,500.00
May 1, 2024 to December 31, 2025	\$1,545.00

2. To the extent not inconsistent with this First Amendment, the terms of the Resident Service Provider Agreement shall remain in full force and effect. In the event of an inconsistency, the terms of this First Amendment shall govern. This First Amendment may be executed in two or more counterpart copies each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument; signatures pages may be detached from the counterparts and attached to a single copy of this document to physically for one document.

(SIGNATURE PAGE TO FOLLOW)

Project: NEC at Fashion Square Mall
Provider Agreement #2062-RSP10

IN WITNESS WHEREOF, the Parties hereto have signed and executed this First Amendment to Resident Service Provider Agreement on the dates indicated below.



COUNTY:
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

Date: 7 May 2024

ATTEST:
Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Phil Diamond*
Deputy Clerk

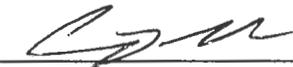
Date: 5/7/24



Project: NEC at Fashion Square Mall
Provider Agreement #2062-RSP10

IN WITNESS WHEREOF, the Parties hereto have signed and executed this First Amendment to Resident Service Provider Agreement on the dates indicated below.

SERVICE PROVIDER:
**HISPANIC BUSINESS INITIATIVE FUND
OF FLORIDA, INC.**, a Florida not-for-profit
corporation

By: 

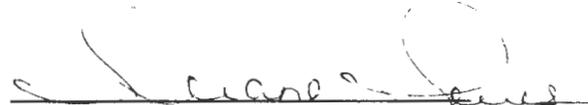
Printed Name: AUGUSTO SAMBRANA

Title: PRESIDENT / CEO

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of April, 2024, by Augusto Sambrana with Hispanic Business Initiative Fund of Florida, Inc. He/she is personally known to me or has produced _____ as a form of valid identification.

(Seal)


Signature Notary Public

