



# City Commission Work Session

## Agenda

**June 25, 2026 @ 3:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

**1. Meeting Called to Order**

**2. Discussion Item (s)**

- a. Blue Bamboo Center for the Arts Operation Discussion 2 hours

**3. Adjournment**



**item type**

Discussion Item (s)

**meeting date**

June 25, 2026

**prepared by**

Michelle del Valle, Assistant City Manager

**approved by**

Randy Knight, City Manager

**subject**

Blue Bamboo Center for the Arts Operation Discussion

**motion | recommendation**

**background**

The Blue Bamboo Center for the Arts has requested a collaborative discussion with the City Commission regarding their lease of the City facility at 460 E. New England Ave. They want to discuss the lease terms to include rent costs and uses of the second and third floors of the building. Attached is an outline of several discussion points prepared by Dr. Jeff Flowers, President of Blue Bamboo.

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. Blue\_Bamboo\_Commission\_Briefing\_Packet

## 1. Financial Snapshot

<u>Item</u>	<u>Current</u>	<u>Aug. 28, 2026</u>
Monthly Rent	\$11,000	\$22,000
Annual Rent	\$132,000	\$264,000
(Rent+CAM)/SF	\$32	\$44

## 2. Community Impact Dashboard

As of June 26, 2025 to May 29, 2026:

- Number of events hosted 181
- Number of nonprofits served 19
- Number of audience members 14,579
- Volunteer hours 4,344
- Value of improvements made \$2,332,489
- Grant dollars \$1,351,490
- Supporter Funds Raised \$980,999

### **TOTAL ECONOMIC IMPACT**

	Total Expenditures	Jobs	Household Income	Local Government Revenue	State Government Revenue	Federal Gov Tax Revenue
Organization(s):	\$1,296,230.00	34	\$1,162,252.00	\$40,922.00	\$53,936.00	\$237,366.00
Audiences:	\$517,549.00	7	\$236,986.00	\$14,036.00	\$18,094.00	\$43,391.00
Total:	\$1,813,779.00	41	\$1,399,238.00	\$54,958.00	\$72,030.00	\$280,757.00

- (Arts and Economic Prosperity 6 AEP6 Calculator)

## 3. Decision Matrix

<u>Option</u>	<u>Cost to City</u>	<u>Preserves Arts Mission</u>	<u>Time to Implement</u>	<u>Sustainability</u>
Recognize BB as Arts Hub adopt industry standard nonprofit rent rate.	Low	High	Short	High
Harmonize rent with other city nonprofit properties.	Low	High	Short	High
Approve School	Low	High	Immediate	Medium
Allow rent increase to be within nonprofit means	Moderate	High	Intermediate	Medium
Flexible usage on 2 <sup>nd</sup> &3 <sup>rd</sup> floors	Low	Medium	Intermediate	Medium
New Cultural Facility	High	Medium	Long	High
Relocation	Reputational	Low	Long	Low for Winter Park

**"The Blue Bamboo experiment has succeeded culturally. The question before us is not whether the mission worked. The question is how to adapt the lease structure so that the success can continue."**

# Blue Bamboo Center for the Arts

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## **Long-Term Sustainability & Partnership Options**

Discussion Framework for the June 25, 2026 Winter Park Commission Work Session

### **Executive Summary**

The Blue Bamboo Center for the Arts has successfully established itself as one of Winter Park's most active cultural and nonprofit arts venues. Over the past year, the facility has hosted performances, rehearsals, educational activities, and collaborative programming serving numerous nonprofit organizations and community groups.

Beginning August 28, 2026, the lease structure requires the facility rent to increase from approximately \$11,000 per month to approximately \$22,000 per month. Current earned revenue from performances and traditional nonprofit arts tenancy alone is insufficient to sustain this increase.

### **Current Realities**

- Blue Bamboo received unanimous support from the Orange County Arts & Cultural Affairs Advisory Council for its project scope change request.
- The current master lease doubles rent on August 28, 2026.
- The original second-floor tenant lacked the financial capacity to fulfill the original LOI.
- Blue Bamboo was never expected to fund the entire facility through its own operations.
- Current occupancy costs are approximately \$32/SF/year, increasing to approximately \$44/SF/year after August 2026.
- Performances are only viable on the ground floor. The upper floors could be used for rehearsals, teaching, and office.
- Most nonprofit arts organizations pay administrative space rents in the range of \$1–3/SF/year.
- Blue Bamboo currently operates without a paid Executive Director or administrative staff.
- The venue functions as a successful multicultural arts hub with strong nonprofit participation and community impact.

## **Option 1 – Officially Recognize Blue Bamboo as an Arts Hub**

Key Elements:

- Adopt rent based on industry standard Central Florida arts non-profits
- 20+ nonprofit users have used performance venue
- Rehearsals multiple times each week
- Concert programming four times each week
- Educational programs are free at Thursday Hang nights
- 1,200–1,350 audience members monthly
- 57% of events support other nonprofits

Rationale: Recognizes that the original cultural vision is already being achieved through Blue Bamboo's operations. The first-floor current performance demonstrates the achievement of an Arts Hub. Rent adjustment permits other floors to be made available at achievable rent levels.

## **Option 2 – Amend the Master Lease**

Key Elements:

- Mission-compatible nonprofit or educational tenants
- Mixed-use arts and education occupancy
- Broader cultural and community-serving uses
- Lease terms comparable to other City-supported cultural organizations

Rationale: This option preserves the arts mission while aligning lease requirements with economic realities and expanding the pool of viable tenants.

## **Option 3 – Approve the Proposed Educational Partnership with Conditions**

Key Elements:

- Enrollment cap
- Traffic management plan
- Arts collaboration requirements
- Recital/performance participation
- Nonprofit operating structure

Rationale: Provides immediate financial stabilization while maintaining the arts mission and protecting neighborhood interests.

## **Option 4 – Rent Relief or Phase-In Structure**

Key Elements:

- Maintain or decrease current rent temporarily
- Phase increases based on occupancy
- Align future rent levels with economically achievable nonprofit tenancy

Rationale: Allows Blue Bamboo time to stabilize operations and secure long-term sustainability. Brings in other arts groups to upper floors.

### **Option 5 – Long-Term Cultural Development Opportunities**

Key Elements:

- Seven Oaks Park concept
- Public-private partnerships
- Purpose-built cultural facility exploration

Rationale: Provides a strategic long-term alternative if the current facility structure proves unsustainable.

### **Option 6 – Allow Flexible Usage for Upper Floors**

Key Elements:

Orange County has already approved a change request that redefined the Arts Incubator as a facility-wide program rather than a requirement that the second and third floors be occupied by nonprofit arts organizations. The approved language specifically recognizes the need for leasing flexibility on the upper floors to maintain the financial sustainability of the public arts mission.

- First floor remains Blue Bamboo arts operations.
- Upper floors are marketed first to nonprofit and community-oriented organizations.
- If suitable nonprofit tenants cannot be secured, commercial tenants may occupy portions of the space.
- Lease revenues are dedicated to supporting the public arts mission and maintaining the facility.

Rationale: Preserves programming stabilizes rent income source.

### **Option 7 – Transition to Another Venue**

Key Elements:

- Relocate operations if rent becomes unsustainable
- Sell property
- Recapture value of Blue Bamboo improvements from future buyer
- Allow alternative City to dispose the building

Rationale: Preserves programming but risks the loss of a cultural asset from its current Winter Park location.

### **Conclusion**

The purpose of this discussion is not to advocate for a single solution, but to identify a collaborative path that preserves the arts mission, protects public investment, and creates a sustainable future for Blue Bamboo and the City of Winter Park.

# Blue Bamboo Center for the Arts

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Commission Work Session Briefing Packet  
June 25, 2026

## Executive Summary

Blue Bamboo has successfully transformed the former Winter Park library facility into an active multicultural performing arts hub. The organization now faces a structural financial challenge as rent doubles from approximately \$11,000 per month to \$22,000 per month on August 28, 2026. The purpose of this briefing is to present potential policy options for preserving the arts mission while creating a sustainable operating model.

## Current Situation

The facility is active and successful from a programming perspective, but the current lease structure is difficult to sustain through nonprofit arts activity alone. Blue Bamboo has pursued multiple tenant opportunities and continues to seek collaborative solutions with the city.

## Demonstrated Community Impact

- More than 19 nonprofit organizations have utilized the facility.
- Rehearsals occur multiple times each week.
- Concerts and events occur multiple times each week.
- Approximately 1,100–1,200 audience members attend monthly.
- Approximately 57% of events directly support other nonprofit organizations.
- Significant ADA and infrastructure improvements have been completed.

## Financial Reality

- Rent increases from approximately \$11,000/month to \$22,000/month.
- Occupancy costs rise from roughly \$32/SF/year to approximately \$44/SF/year.
- Most nonprofit arts organizations operate in facilities costing \$1–3/SF/year.
- Blue Bamboo currently operates without paid executive or administrative staff.

### **Option 1: Recognize Blue Bamboo as the Arts Hub**

Formally acknowledge that the facility is already fulfilling the arts-incubator role envisioned by the original project. Adopt rent based on industry standard Central Florida arts non-profits

### **Option 2: Amend the Master Lease**

Adopt similar rent structure as other city owned facility arts nonprofits. Amend lease language to permit broader mission-compatible occupancy. This preserves the arts mission while improving sustainability.

### **Option 3: Approve Educational Partnership Occupancy**

Approve nonprofit educational occupancy subject to enrollment limits, traffic management, and arts participation requirements.

### **Option 4: Rent Relief / Phase-In**

Delay and phase the rent escalation to allow stabilization and tenant development. Allow rent increase to accept market rate of non-profit expectation.

### **Option 5: Long-Term Cultural Development**

Explore Seven Oaks Park, public-private partnerships, or future purpose-built cultural facilities.

### **Option 6: Allow Flexible usage for upper floors**

First floor remains Blue Bamboo arts operations. Upper floors are marketed to nonprofit and commercial tenants.

### **Option 7: Relocation Scenario**

If sustainability cannot be achieved, Blue Bamboo may eventually relocate operations, potentially resulting in loss of a major cultural asset for Winter Park.

### **Recommended Discussion Framework**

1. Preserve the arts mission.
2. Protect public investment.
3. Maintain community access.
4. Create a realistic financial model.
- 5. Establish a collaborative path forward between the City of Winter Park and the Blue Bamboo.**