



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Tuesday, March 25, 2025, at 5:30 PM

Town Hall (Council Chambers) – 307 E. Kennedy Blvd

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meetings according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Board Agenda Page.*

CALL TO ORDER – Chair Gardner called the meeting to order at 5:30 p.m. (**There is an amended agenda****)

ROLL CALL – Quorum was established through roll call by Town Clerk.

PRESENT: (7) Chair Angie Gardner, Vice-Chair Theo Washington, Director Tarus Mack, Director Rodney Daniels, Director Donovan Williams, Director Ruthi Critton, Director Wanda Randolph

STAFF: (5) Michael Johnson, **Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Lt. Fletcher Boone, **Police**

INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Gardner led the invocation through a Moment of Silence followed by the Pledge of Allegiance

CITIZEN PARTICIPATION – (3)

David Barany - Referenced the purchase of 140 S. West Street and expressed concerns about parking, about the location being behind business, and possibly being a high traffic area.

Angela Johnson - Referenced the purchase of 140 S. West Street and inquired about the three quotes for the appraisal (requested for the costs to be shared with the audience), the purchase price per the appraisal is \$330,000, is there a requirements for this item to go back to town council since the purchase price has changed, concerned about the high traffic that the cultural center may bring, the residents need some assurance that there would not be this huge culture center, concerned about moving forward without giving the community the opportunity to voice their concerns of what that property should be; potentially looking at two cultural centers back to back with without ample parking.

Charles Bargaineer (time extended) – Referenced the purchase of 140 S. West Street and inquired about the property being taken off the tax roll, have consideration been given to the construction costs in addition to purchase price (parking, construction, post construction, all components that will go into building that particular facilities, suggest taken the purchase money to expand Denton Johnson Center; have consideration been given to additional cost for insurance and staffing to run the center; As a former community development coordinator for the City of Orlando, we would fix up houses and set them below market rate, build new homes and sell below market value; what is the plan, need to identify community feedback and needs; have to be careful in buying special commercial property.

BOARD DECISIONS:

Approval of acquisition of property located at 140 S. West, Eatonville, Florida 32751 – (Preamble Read) **Chair Gardner motion to APPROVE** Acquisition of property located at 140 S. West, Eatonville, Florida 32751; **moved** by Director Randolph; **second** by Director Mack with questions. **Discussions/Questions:** (Director Mack) items need to go back before the town council, there is no final rendering, and recommend tabling; (Mr.

Johnson) the resolution gave authorization to proceed with acquisition, not for a dollar amount, the resolution stated \$650,000 but subject to the appraisal (number can be changed); Appraisal “As Is” Value is \$330,000, the comparison market is \$445,000; (Director Randolph) where did the \$650,000 come from (it is an administrative negotiated number on the letter of intent (started at \$800,000 and is not the final number), once authorize to a contract, the board can state the offer amount for purchase or not; is the anticipated costs for improvements is \$700,000 (the appraisal number) based on present state; the appraisal cost was \$2000, requesting copies of the quotes. (Vice Chair Washington) inquired about taxes on the property (was on a tax roll because owner was behind on the taxes); no inspection has been completed, doing the due diligence period of the contract (once signed) is when the survey, appraisal, and inspection is completed; legal provided clarity on the quotes that if it did not go over the \$7500 limit, the quotes did not have to come back to the board; (Director Daniels) inquired about the demolition costs (would be an additional cost onto to the acquisition price of \$330,000); having discussions about grants, types of funding to carry out whatever this board decides; Chair Gardner) on page 56 it says replacement costs is approximately \$ 1.5 million, on page 32, it says the cost to renovate is roughly about \$700,000, a considerable amount would be saved if it was renovate, on page 32 to restore to its original value would go up to approximately \$1,030,000; (Director Critton) what is the methodology when making the adjustments in the purchase price, the board is determine what is the value of the offer and that is what the contract will present, can do it in one motion. **ALL MOTIONS RECINDED.**

MEETING RECESSED Chair Angie Gardner Motions to Recess the Special CRA Meeting (**Moved** by Director Critton; **Second** by Director Mack; **AYE: ALL; MOTION PASSES. Meeting Recess at 6:01 P.M.**

MEETING RECONVENED Chair Angie Gardner Reconvene the Special CRA Meeting **at 6:13 P.M.**

Continued with the Approval of acquisition of property located at 140 S. West, Eatonville, Florida 32751 –
Executive inquired to legal about the best way to do the motion (all in one motion); want to include in the discussion the 15% statutory allowance. **Chair Gardner motion to APPROVE** acquisition of property located at 140 S. West, Eatonville, Florida 32751 for \$330,000 plus the 15% statutory allowance above the appraised value as is appraisal; **moved** by Director Critton; **second** by Vice Chair Washington; **AYE:** Chair Angie Gardner, Vice-Chair Theo Washington, Director Tarus Mack, Director Donovan Williams, Director Ruthi Critton **NAYE:** Director Rodney Daniels, Director Wanda Randolph; **MOTION PASSES. Comments:** The price is \$330,000 up to \$379,500; does not have to go to council, the council was asked to give the CRA board approval to negotiate for the purchase of the property and the council has given that authority, that resolution (approved by council) stated \$650,000 but subject to the appraisal, the board is well within the parameters of the resolution.

ADJOURNMENT Chair Wanda Randolph Motions for Adjournment of Meeting (**Moved** by Director Critton; **Second** by Director Mack; **AYE: ALL; MOTION PASSES. Meeting Adjourned at 6:17 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair