



**HISTORIC TOWN OF EATONVILLE, FLORIDA  
REGULAR CRA MEETING  
JANUARY 23, 2025, AT 6:30 PM  
Cover Sheet**

---

**\*\*NOTE\*\*** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

---

**ITEM TITLE:**                      **RESOLUTION # CRA-R-2025-03**  
MEMORANDUM OF UNDERSTANDING

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>	X	<b>Department:</b>
<b>CONSENT AGENDA</b>		<b>Exhibits: See Document</b>
<b>NEW BUSINESS</b>	X	
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Executive Director is requesting that the Board of Directors approve the MOU to establish a working relationship with community partner HELP CDC and authorizing the Executive Director to execute future MOUs.

**SUMMARY:** This partnership will provide extra resources which are vital to the success of the entire community while building the collaboration to secure funding for projects and programs which benefit the CRA District.

**RECOMMENDATION:** Approval

**FISCAL & EFFICIENCY DATA:** None

## **Summary**

- A memorandum of understanding (MOU) is defined as an agreement between parties and can be bilateral (two) or multilateral (more than two parties).
- In order to prepare a complete and effective document (MOU), the parties affected must first reach an understanding acceptable by each party and clear information on the important stances for each of those parties.
- The MOU, although a formal document, is not legally binding, merely shows the willingness of each concerned party to take action to move the contract forward.

## **Advantages of MOUs**

- An MOU allows for the establishment of a mutual intention. It enables each party's goals and objectives to be clear.
- The finalization of an MOU allows for having a paper trail or records of the terms that have been in the negotiations leading towards finalization.
- MOUs reduce the levels of uncertainty between the involved parties because the document usually highlights the expectations and objectives and prevents possible future disagreements.
- An MOU provides ease of exit, as any party that finds the objectives and goals not being met can easily end the agreement.
- Because the MOU already outlines objectives and terms, the document can serve as the foundation for a possible future contract.

## **Disadvantages of MOUs**

- The concept that MOUs are not legally binding allows for either party to exit the agreement or not meet the requirements outlined in the agreement without consequences.

**RESOLUTION #CRA-R-2025-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA), EATONVILLE, FLORIDA, BOARD OF DIRECTORS APPROVING THE MEMORANDUM OF UNDERSTANDING WITH H.E.L.P. CDC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH PARTNERSHIP WITH COMMUNITY STAKEHOLDERS PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS**, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors do hereby seek to establish community partnerships with our stakeholders to leverage resources to address community needs and authorizes the Executive Director to execute such Memorandums of Understanding; and

**WHEREAS** the TOECRA Board of Directors acknowledges HELP CDC as a community partner who wants to build a strong relationship with the TOE CRA.

**NOW THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE  
COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA,**

**SECTION ONE: BACKGROUND:** TOECRA authorizes the Executive Director to enter into a Memorandum of Understanding with HELP CDC and future community partnerships to leverage resources for the benefit of the CRA District. Community stakeholders' collaborations are vital to overall success of community redevelopment.

**SECTION TWO: PURPOSE:** This Memorandum of Understanding serves as official desire of the Board of Directors to establish a working relationship with the stakeholders of the community. Additionally, creates the ability to leverage resources for the benefit of the CRA District.

**SECTION THREE: CONFLICTS:** All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

**SECTION FOUR: SEVERABILITY:** If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

**SECTION FIVE: EFFECTIVE DATE:** This Resolution shall become effective immediately upon its passage and adoption.

**EFFECTIVE DATE:** This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Veronica L. King, Town Clerk

\_\_\_\_\_  
Angie Gardner, Chairwoman

## MEMORANDUM OF UNDERSTANDING

The purpose of this Memorandum of Understanding is establishing a strong stakeholder working collaborative relationship with HELP CDC who is also Community Housing and Development Organization (CHDO) to provide services to the community of the Town of Eatonville in areas as follows:

- Financial & Budget Counseling
- First-Time Homebuyers Counseling
- Homebuyer's Education Workshop
- Foreclosure Prevention Counseling
- Reverse Mortgage Counseling
- Linking Legacies Program
- Neighborhood Revitalization

**SECTION ONE:** The Town of Eatonville Community Redevelopment Agency (TOECRA) whose mission is to aggressively pursue redevelopment and revitalization activities within the CRA District, with emphasis on providing more housing market rate and affordable, cultural arts opportunities, improving long-term transportation needs and encouraging retail development to include mixed use projects.

**SECTION TWO:** The TOECRA vision is to create and sustain a viable community where citizens, stakeholders and visitors can live, work and play while enhancing the town's tax base by eliminating slum and blighted areas, addressing affordable housing and stimulating the economic development activities while being a catalyst for public/private investment.

**SECTION THREE:** HELP CDC is a community stakeholder located in the Town of Eatonville and within the CRA District which is a faith-based organization whose mission is to inspire and empower families to build financial security, stability and wealth through financial education and counseling and vision is to be a revitalized community where people prosper and contribute to community success.

**SECTION FOUR:** The TOECRA and HELP CDC wishes to work in collaboration with each other to provide services to the residents of the Town of Eatonville to revitalize and uplift the community

**SECTION FIVE:** Neither organization has any authority to commit either agency contractually unless as approved by each organization for the purpose of securing funding to serve the community.

**SECTION SIX:** Either party may terminate this Memorandum of Understanding at any time without penalty or fault providing all outstanding commitments have been resolved.

**SECTION SEVEN:** The terms of this Memorandum of Understanding shall be open and may be adjusted as needed to accomplish the goals and objectives of any collaborative partnership.

The effective date shall be upon execution of this Memorandum of Understanding:

---

Nicole Oriole, Executive Director

---

Michael Johnson, Executive Director

---

DATE

---

DATE