



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Thursday, April 17, 2025, at 6:30 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 meeting 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.**

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**CALL TO ORDER** – Chair Gardner called the meeting to order at 6:30 p.m.

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

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

**STAFF:** (5) Michael Johnson, **CRA Executive Director**, Veronica King, **Town Clerk**; Greg Jackson, **Attorney**, Broderick Lampkins, **EPD**

#### INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### PRESENTATIONS

March 2025 Financial Statement Presentation – Mr. Johnson gave an introduction of the March 2025 financials which accounts for account balances also tracking the expenditures for the month. **Discussions:** information not presented in a timely manner, need more time (request to table); inquired about the 119 West Street purchase and associated costs (purchase came out of the general fund of the CRA Trust account), corrected financials will be emailed, need to be a part of the package.

119 S. West St Affordable Housing Project - Mr. Johnson gave an overview of the 119 S. West St Affordable Housing Project by way of PowerPoint. The mission is to revitalize the CRA district providing more affordable housing, cultural art opportunities, improving long term transportation needs, encouraging retail development; the vision is to create and sustain a vital community where citizens, stakeholders, visitors, live, work and play while enhancing the town's tax base, eliminating, slump areas, addressing affordable housing, stimulating economic development activities by doing catalysts for public private investment; executive summary is to embark on an aggressive approach to the opportunities allowing for increased support for housing within the district, allowing for resources to address the deficiencies related to the affordable housing plan, focusing on housing units, the homeownership options, and implementing strategies for existing housing, to establish partnerships within landowners, to break down costs to make home ownership achievable; need to be creating home ownership opportunities to reverse that pay tax; Total cost for redeveloping the 119 West Street property is \$360,000 at 1,344 square feet living space (1,822 total), zoning is R2, proposing the development of four lots, cost per unit for demo is \$5,000, impact fees cost for four houses \$50,006.85, partners are Orange County, Help CDC (providing courses and down payment assistance), to include CDBG funding; inquired about the possibility of this going to a land trust, total investment for four homes is \$362,428, \$92,069 redevelopment assumption cost (based on presentation), do not know construction cost until site plan is finalized.

### CITIZEN PARTICIPATION – (3)

David Barany – Requesting more time to speak beyond 3 min, will be giving more time when his agenda item comes up (agenda item #10).

Angela Thomas – Addressed comment on land trust, will be an investment for the CRA, the funding will go back to the CRA if a land trust, the homes can never be sold for profit, it has to stay affordable to the next buyer, if the person want to sell it, they cannot sell it for a profit.

Joyce Irby – Inquired about the need for the portable stage in consideration to the amphitheater already a part of Ms. Mundy’s plans

**CONSENT AGENDA: Chair Garner MOTION to APPROVE amendments to the Consent Agenda; to Table Item 3, Approval of Resolution CRA-R-2025-17 Approving the March 2025 Financials) and to Move to Board Decisions Item #5, Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws; **MOVED** by Director Randolph; **SECOND** by Director Daniels; **AYE: ALL; MOTION PASSES: (Item #3 Tabled and Item #5 moved to board decision)** **Comments:** Executive Director will bring more information on the March financials to the next meeting.**

**Chair Garner MOTION to APPROVE Amended Consent Agenda, Approval of Meeting Minutes for 3-20-25 and 3-25-25-Special Meeting; **MOVED** by Director Critton; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES****

**BOARD DISCUSSIONS:** None.

### **BOARD DECISIONS:**

**(Moved from Consent Agenda)** Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws (Preamble Read) - Chair Garner **MOTION to Approve** (Item 5, Resolution CRA-R-2025-04 Approving the amended CRA Bylaws with the changes from legal; **MOVED** by Vice Chair Washington; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES: Amendments:** Requested clarification on the 2.6 specific adjustment of work hours for the Executive Director and hours required to work (is a salary worker who gets paid for 40 hours only with no overtime pay); clarification of 4.4 notice of meetings was provided by legal (according to the Sunshine Manual, a special meeting should have no less than 24 hours and preferably at least 72 hours reasonable notice to the public so the two day or 48 hour period is within the guidelines; Legal provided a change to the the proposed TOECRA Bylaws with one adjustment to Paragraph 3.4 Purchase Order. Per the Board’s discussion the purchase amount was to be up to \$7,500.00, not the \$2,000 that was noted, a printed copy of legal’s finding were provided to the board; in 3.6 requested that the finance director for the town as the head person when it comes to the finances for the town should be able to review the books if needed, unless needed and through an interlocal agreement, the town’s finance director needs to be relieved from any of these (CRA) duties because of all the grants coming up, she really needs to step away as much as possible, there is already an interlocal agreement in place that establishes a working relationship; when it comes down to taxpayer's money, whether money is given to a nonprofit or not, you have to still be accountable for the money.

**Approval of Resolution CRA-R-2025-18 approving bidder for demolition of 119 S. West St. property** (Preamble Read) – Chair Garner **MOTION to TABLE** Resolution CRA-R-2024-04 Approving the CRA Bylaws; **MOVED** by Vice Chair Washington; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES.** **Comments:** Funds should be put into a land trust for protection, the trust will have control over the pricing and making sure that the sale is not for a huge profit; request for the attorney to research information on a land trust and make a recommendation to the board; the choice bidder will have to be stated in the approval (Bella Fortyone is being recommended), recommending to add choice bidder to section one; clerical updates were made (removing wording in the 6th whereas and in section one adding “housing” as well as the choice bidder); inquired about the need to demolish the home based on its condition; can two homes be built without

demolishing the property (yes); has there been an assessment to determine the need to remodel, bring to code, or upgrade; where is the money coming from; inquired about the interest of the previous owners wanting to purchase the property back versus tearing it down (request to table); **(Director Mack RESCINDS his SECOND to request to table item)**; the property is already in the possession of the CRA and laws must be followed; (legal) pursuant to chapter 163.38, allows for the disposal of property in the community redevelopment area for the sale, lease, or to dispose of and otherwise transfer real property or any other interests acquired, by or within their community redevelopment area, if it is sold, leased, or disposed of within the community redevelopment area, the person, private, or personal entity that purchases at has to do what is within the aims of the plan, the statute states that such sale, lease, other transfer or retention, and any agreement relating thereto may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or leases and their successors and assigned shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county municipality or community redevelopment agency may determine to be in the public interest, meaning if the property is sold to a private individual, they would have to be committed to following through with the plan to develop affordable housing on that property, not to move back into the property for themselves, the property can be sold to someone, a private entity, or private individual, but they have to comply with the redevelopment agency plan, which to have a, to move back in for personal use with not fit with the plan; **(Director Critton SECOND the motion with questions)**; the person the CRA bought the property from has the first rights of refusal to buy before anyone else can buy; in reference to the choice vendor (Bella Fortyone) inquiry was made to the stated amount on the estimate recommending language stating "up to" since an estimate was provided (amount stated is the actual amount per Mr. Johnson); for the CRA to get rid of property, it must be redeveloped for a public purpose; nothing was stolen and nothing was shady from the board (the board learned that the previous owner did not actually own the property); if tabled request for financials from the previous owner should be requested, need money to redevelop the four lots, where are the documents to show where the money is coming from to develop the four lots; with CRAs being on the line, the board does not have the wiggle room to do anything other than what needs to be done considering the sunset of the CRA and then total shutdown in 2045; a tour of property is scheduled for tomorrow (April 18); the board needs to make a decision as to if it wants to demo the property, if not, then the board is contributing to the code, it is the our job of the board to eliminate slum and blight, have a Statutory responsibility to care have the duties of chapter 163; the ownership changed hands in October 2024, this is a business governed by the Florida Statue Chapter 163 and it has to be followed; Executive Director provided an email from the owner to board indicating that all extensions both written and verbal expired on or before February 5, 2025; the purpose of Director Critton calling the initial meeting (February 6) was for a discussion to take place among the board and to allow for a constituent to be heard. **(Director Critton RESCINDS her SECOND)**; and **(Director Williams SECOND the motion)**; **Chair Gardner restates motions with the amendments to Resolution CRA-R- 2025-18 with corrections on the sixth whereas to remove the and development as well as to add Bella Fortyone to section one as well as to state affordable housing; Chair Garner calls for the question; AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES**

**Approval of Resolution CRA-R-2025-19 Authorizing the Redevelopment of 119 S. West St. property into 4 Single Family dwelling units for sale.** (Preamble Read) - **Chair Garner motion to APPROVE** Resolution CRA-R-2025-19 with stated corrections authorizing the Redevelopment of 119 S. West St. property into 4 Single Family dwelling units for sale; **MOVED** by Director Critton; **SECOND** by Director Williams; **AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES** **Discussions:** Index on Resolution was corrected from CRA-R-2025-18 to CRA-R-2025-19; inquiry was made to the infill home loan program funds; site plan and all other matters will come back to the board; stated amendments to the resolution are add housing in section one, last line in section should state redevelopment (not bid for demolition

services) also include the work housing between affordable and end and to strike out bidder (should read, the board of directors approve the recommendation for redevelopment of one 119 South West Property owned by the TOECRA), also correct the seventh whereas to the word there to read “their”.

**Approval of Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd.** (Preamble Read) - **Chair Garner motion to APPROVE** Approval of Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd; **moved** by Director Randolph; **second** by Vice Chair Washington; **Discussion:** Clarity was provided in the last whereas that choice RFP proposal would come back to the board for a presentation for approval, proposal has to meet the town’s development code standards must be consistent with the comprehensive plan use of property; expressed concerns about putting anything on property down on the west end until the road issues with the road project are resolved to include the right of way, there being no conceptual design, giving consideration to the Hungerford 17 acres of land, good idea but recommend waiting to develop, tabling until there is more clarifications, a RFP will have to be done and cost nothing (Executive Director will prepare); **ALL MOTION RESCINDED**; **Chair Garner motion to TABLE** Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd; **moved** by Director Daniels; **second** by Director Mack; **AYE: ALL; MOTION PASSES. (Item Tabled):**

**Approval of Resolution CR-R-2025-21 to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series14’D x 32’L w/ accessories** (Preamble Read) - **Chair Garner motion to APPROVE** Resolution CR-R-2025-21 to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series14’D x 32’L w/ accessories; **Discussions:** questioning whether there are 15 events; currently pay over \$1000 for Orange County stage (average \$15,000 per year), what line item it will come from, what is the impact for blighted areas (the CRA plan talks about doing cultural and arts events), have already spent over \$45,000 over three years for stage rentals, will own the stage and will allow for branding); the stage will pay for itself in a five year period; concerned about the cost, upkeep, labor cost, insurance, depreciation, and storage (at the barn); cost will be \$132,000 to include accessories, asking the board to allow up to \$175,000 to make sure all things are needed for a functioning stage; will generate revenue through stage rental; money will come from the general fund and the trust fund account (grant and salaries are the only restricted funds); inquired about the amount of money in the general fund; there is a million plus dollars in the bank, the board outside of restricted funds and salaries can choose how to spend money; need information to make a decisions, no justification; the 97 plan is current plan (2015 plan was never approved by the board); prefer the amphitheater over the mobile stage; recommend a cheaper stage (shop around) or continue renting a stage as needed; referencing page 21 in the plan, Goal number three, attracting and accommodating businesses, about having events to bring people to the town; can rent out the stage for whatever amount desires and can offer some incentives for locals to rent the stage at a discount or work out something with the community; addressing the frequency of events, events in the last two years have been busier in the town; need to use the CRA funds; question if the purchase should come from the town using tax payer’s dollars and the CRA funds (does not eliminate slum and blight); (legal) the plan in goal one, talks about develop guidelines for Eatonville proposed redevelopment, it can be interpreted to support the purchase of equipment, to promote cultural tourism, which is a goal outline in the current 1997 plan stating to create a clearly defined identity for the district that is meaningful and attractive enough to become a destination for visitors. To the Orlando, tourist destination magnet, wishing to experience the historical awareness and cultural aspects of the first incorporated Black community. District developers can receive economic assistance with facades, parking, landscaping, enhancement of pedestrian sites, site furnish and fixtures, which a stage, uh, the, a movable stage will be considered, uh, what they call chattel or a fixture, et cetera, in chapter 163.387, it outlines the change in the statute where it took “up to and including” to make it more restrictive as to what CRA funds could be used for, within that section, it talks about affordable housing and for police and innovation, if you can find where the stage fits into those categories, you can use it for those purposes. In 163.37, subparagraph 2, C1 says that the CRA can use funds for the acquisition of

property for the slum area or blighted area by purchase, lease option, gift grant, bequest, devise, or other voluntary method acquisition, it doesn't say real property, not putting that distinction or tag of real property, then it is talking about tangible property or other properties such as a fixture, legal interpretation of the acquisition of property not limited to real property, but saying property being a fixture or chattel would fit within that category, the board does not have to accept that; inquired about if the town could do it; **Chair Gardner calls for the question; MOVED** by Vice Chair Washington; **SECOND** by Director Critton; **AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES: Comments:** Maybe another city will sell there stage to the town.

**Requests from David Barany (Tresor Nola) proposal to sale property located at 426 E. Kennedy Blvd. and request to for grant required \$250,000 match payment schedule** – David Barany spoke on this matter in order to provide information and data to the board. **(No Resolution / No Action Taken)**. Have emails and records to supports stated information; years ago as owner of the laundromat was shortened \$3,000 by the CRA of grand monies for not putting a \$50 plastic board in a rehabbed sign; was told that 4,000 parking spaces was needed to rehab the club; was fed lies, no help, and no progress after seven years; Mr. Johnson called about the million dollar grant requiring a \$70,000 administration fee to be paid to the CRA, other friends expressed that would be a conflict of interest; Mr. Johnson asked that the check be made out to him and not the CRA (found out that the administration costs could not be considered); requested a private meeting with the mayor (Mr. Pressley was present) asking if there was any conflict of interest to pay \$70,000 consultation fee to Mr. Johnson's nonprofit (alleging that the payment was sanctioned); Chair Gardner provided statement of clarity of having nothing to do with actions others make on their own time; Barany referenced having a letter of concurrence clearly referring to his nonprofit as the applicant, expressed a care and desire for how this (grant) is being presented; never wanted it to come to this point of the CRA being the applicant; received the approval to do a partial demo after waiting for two years as the building was deteriorating, with no progress, believed someone did on purpose, out of \$5,000; was sanctioned by Tallahassee done by Ms. Rose; there is a series of events which caused damages, been dealing with this for seven years, invested \$70,000 of monies, Mr. Barany stated that the grant was his and was switched to the CRA; the request is for the CRA to buy the building (for \$1 million dollars, not selling the grant), if not, need to be able to do what is desired with the building as the owner; invested thousands of dollars in the community pool, per Mr. Baracy, no one can question his love, plans, and intentions for the town; had a building before it was flooded by the town; the only improvement that happened was with Mr. Malcolm Jones and Director Wanda Randolph who organized the gathering for the town (was very highly attended), the building is not historic; Mr. Johnson is trying to move the grant; had this building on contract with Johnson and King for \$1.5 million, as the real estate agent, there would have been over \$60,000 in commission; the structure of the deal (\$1 million sell of the club) has been emailed, a video has been sent of the flooding, tried to negotiate ridiculous numbers.

**Additional support documents/handouts provided to the board during meeting:** March Financials, Affordable Housing PowerPoint, Updated Bylaws with email from legal

**BOARD REPORTS: (No Reports)**

**ADJOURNMENT** Chair Angie Gardner Motions for Adjournment of Meeting (**Moved** by Director Critton; **Second** by Vice Chair Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:40 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Chair**