



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA WORKSHOP

Denton Johnson Center 400 Ruffel Str. **(ADJUSTED LOCATION)**

**AUGUST 15, 2024, AT 05:30 PM**

### Cover Sheet

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

**ITEM TITLE:** Discussion of Resolution CRA-R-2024- 24 Contract with the GAI Consultants’ Community Solutions Group for Professional Planning Services for the Eatonville CRA Plan (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>		<b>Department: ADMINISTRATION</b>
<b>CONSENT AGENDA</b>		<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• Resolution CRA-R-2024-24            **(Refer to Workshop support Materials)</li> <li>• Contract with Scope of Services            **(Refer to Workshop support Materials)</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>	YES	

**REQUEST:** Discussion of Resolution CRA-R-2024-24 Approving a contract with the GAI Consultants’ Community Solutions Group for professional planning services for Eatonville CRA Plan Update in the amount of \$50,000.

**SUMMARY:** The Board of Directors acknowledges the Town’s CRA Plan was adopted in 1997 in the Orange County Ordinance number 97-M-14. In 1997, the original redevelopment plan was intended to be a strategic plan for the subsequent fifteen years with the primary objective of building the infrastructure needed to support a themed community concept.

The plan included four redevelopment goals: 1) to Develop guidelines for Eatonville’s proposed themed development, 2) To create unified leadership and direction, 3) to Attract and accommodate new businesses, and 4) to Create an attractive and viable sense of place. In 2015, building on the base of the 1997 plan, CSG created a CRA Plan Update Document, which was never approved or adopted. The 2015 Plan identified five themes/goals, which are: 1) Creating a quality sense of place, character, and image, 2) Developing high-performance infrastructure, 3) Reinforcing a place that embraces history, culture, and education, 4) A connected town, and 5) a place that is attractive to business and economic opportunity.

Because the 2015 plan was never approved and adopted, the timeframe was not extended, and the original 1997 (the current plan) will sunset on January 1st, 2027; therefore, as a first step, CSG recommends beginning discussions with Orange County about extending the CRA operational timeframe. These discussions are crucial to determine the County’s willingness to extend the CRA. Maintaining this

successful and mutually beneficial partnership is one of the key objectives before, during, and after the CRA Plan Update. This early coordination with the County may also influence whether and how the CRA proceeds with the Plan Update. Specifically, preliminary discussions with Orange County indicate an unwillingness to consider the potential extension of the CRA for approval. In that case, the subsequent activity of updating the CRA Plan is significantly impacted.

This item was tabled on June 20, 2024, with a request to be tabled. This item is being brought back to the board for reconsideration with workshop to will be held on August 15th at 5:30 p.m. prior to 6:30 p.m. scheduled board meeting.

**RECOMMENDATION:** Staff is recommending the Board of Directors discuss the contract with the GAI Consultants' Community Solutions Group for professional planning services for Eatonville CRA Plan Update in the amount of \$50,000.

**FISCAL & EFFICIENCY DATA:** Use \$50,000 from budget line 303-0515-515.6301 (Infrastructure Improvement) which currently has \$233,000 in it.