



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, April 20, 2023 at 6:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

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 Council Agenda Page.*

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

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

PRESENT: (6) Chair Angie Gardner, Vice Chair Rodney Daniels, Director Wanda Randolph, Director Ruthie Critton, Director Theo Washington. Director Marlin Daniels **STAFF:** (3) Nicole Bonds, **CRA Executive Director**, Veronica King, **Town Clerk**, Patrick Brackins, **Attorney**, Joseph Jenkins, **Deputy Chief**. (**Not In Attendance:** Director Leviticus Henderson)

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PUBLIC PARTICIPATION - (The Three-minute rule was strictly enforced)

Angela Johnson – Inquired about the agenda item pertaining to the Paint, Plan, and Pave Program; Would like information on the amount allocated, date of implementation, advertisement efforts, and if opportunity will be available to residents who received prior funding or the eligible time a former recipient would have to wait for reapplication.

APPROVAL CONSENT AGENDA – Chair Gardner Motions to approve Consent Agenda for approval of TOECRA Meeting Minutes for 3-16-2023; Moved by Director Washington; Second by Director Randolph; **AYE: ALL, MOTION PASSES.**

BOARD DISCUSSION

To Discuss the Paint, Plant and Pave Program – Discussed budget allocations (Currently there are no funds allocated on current budget), seeking direction from the board for the possible budget transfer; need to look at unused budget line items as a possibility source for transfer). The former program had a \$30,000 budget: up to \$5,000 per applicant. Consider if there will be an income level eligibility criterion, ensure that every applicant benefit from the program (consider setting a cycle of funding with deadline for submission), In the description section, there is a discrepancy of \$2500; it should read up to \$5,000, the program is a reimbursable program, request to clearly define the term “priority basis” (can create a scale to determine priority); who determines the priority (the approving authority); In maintaining the improvements, consider adding a time period and determining an inspection team, consider adding a criteria for requesting for “forgiveness” to the board as there is a need, and provide clarity to judgments or encumbrances (whether a request for “forgiveness” will be allowed on a lien). Need to establish a clear vetting process to ensure a fair system (consider a lottery system). Ensure that contractors are vetted

(future legislation could lead to a felony if contractors are not certified and vetted), emphasized the need to established eligibility limits for former applicants who have received money (prevent double dipping), should not be investment and rental properties; need to be a homestead property not in risk of foreclosure (providing proof of good standing), will there be a requirement for insurance. Recommend establishing criteria for identifying a list of priority projects to consider and whether a former recipient can apply again if the maximum benefit of \$5,000 was not used. Consider the town vetting contractors through an RFP process and utilizing local town contractors. Consider the income average in the town when determining income eligibility criterion to prevent discriminatory actions towards qualifying/disqualifying factors. Consider the program being homeownership based rather income based. (Angela Thomas asked to podium by Mayor Gardner) Served as chair to the affordable housing program for three years; the minor rehab and a similar program being discussed today; suggest partnering with the affordable housing as a referral partner if applicant meet the eligibility requirements (there is lots of money that Eatonville does not use through the affordable housing.).

To Discuss the Residential Demolition Grant Program – Program will assist homeowners who do not have funds for a demolition of their home (Several possible homes were shown through PowerPoint); will address blighted areas and concerns related to health and crime. If the town pays for demolition, a lien should be placed on the property as a way of repayment to the town. (Historical Homes) Funding for historical restoration can be used towards historical homes; should not be demolished. Need to look at the purpose and function of Code Enforcement, demolishing homes can affect property value and appraisal. Consider a down payment assistance program. Request for list and research on the homes to see if there are existing liens; including any liens with the town for further action (town can foreclose on a lien after 3 months). Need address drug invested vacant homes; individuals have been escorted from the properties. Owners should be contacted to board the homes.

To Discuss Neighborhood Stabilization No Discussion; Presenter cancelled. Director Randolph will have Help CDC (Nicole Oriol) come to the next meeting to present their Help CDC program. Recommend coming to the Neighborhood Stabilization Program website to learn more about the eligible activities; there are funds available. HUDS Neighborhood Stabilization Program, no new funding had come in since 2010; need to determine what is actually available. Research also if there are available funds from the county for neighborhood stabilization.

BOARD DECISIONS - None

STAFF REPORTS

Nicole Bonds - Executive Director – (Investigation) – No current bids; bid is open to April 28th.

Attorney Brackins – No Report, sitting in for Attorney Jackson.

BOARD REPORTS

1. Director Wanda Randolph – (Concerns) emails are not being responded to; a support email for the CRA is being created. Inquired about the forensic audit (no open audit at this time), will be attending a CRA training on May 5th in Tampa. (Bylaws) Attorney Jackson will be contacted for a status update.
2. Director Theo Washington – No Report
3. Director Ruthie Critton – No Report
4. Director M. Daniels – Consider budget adjustment for the programs discussed, recommend seeking funding to improve the landscaping front/main street. Consider calling a meeting with the front/main street business owners to discuss a uniformed painting of commercial buildings, look at adding a different lighting appeal and uniformed signs, bring food trucks and live bands onto main street on

Fri/Sat to increase visitor to Eatonville. Recommend reaching out to Orange County for available funding. The state funding for the CBDG is held up due to a special session; the funding limit has been reached according to statute limits. They will be holding a special session. Requesting to establish an interlocal agreement with Orange County to receive funding for certain projects. Mr. Pressley is already in contact with companies pertaining to the irrigation.

5. **Vice Chair Rodney Daniels** – **No Report (Would like to meet with the Director)**
6. **Chair Angie Gardner** – The appropriate email for the RFP is updated; email contact for grants is also updated, representatives are already speaking with Ms. Bonds. CRA funds cannot cover the front/main street landscaping project.

ADJOURNMENT Chair Gardner Motions for Adjournment of Meeting (Moved by Director Washington; Second by Director Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned AT 7:23 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair