



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, July 20, 2023 at 6:30 PM

Town Hall (Board 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 Board 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: (4) Chair Angie Gardner, Vice-Chair Rodney Daniels, Director Wanda Randolph, Director Marlin Daniels
(Not In Attendance: Director Ruthie Critton, Director Theo Washington)

STAFF: (4) Nicole Bonds, **CRA Executive Director**, Veronica King, **Town Clerk**, Greg Jackson, **Attorney**, Joseph Jenkins, **Deputy Chief**.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

Mayor Gardner provided updates to the agenda indicating that items 3, 4, 5, will not be discussed: #3 - Neighborhood Stabilization, #4 - Residential Demolition Grant, #5 - Approval of the U.S. Department of Housing and Urban Development Grant for the Economic Development Initiative (to be decided at the next Town Council meeting; not a CRA matter).

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

Angela Johnson – Inquired and asked questions related to targeted areas in consideration of having a Community Land Trust, and the roll out date for the Paint, Plant, and Pave Program (request clarity on fiscal year).

Anthony Grant – Inquired and requested updates on the Tommie Dixon property (CRA Position); in response the eviction process has begun through the town's attorney (Shepard).

APPROVAL CONSENT AGENDA – **Chair Gardner Motions** to approve Consent Agenda for approval of TOECRA Meeting Minutes for 6-15-2023; Moved by Director M. Daniels; Second by Director Randolph;
AYE: ALL, MOTION PASSES.

BOARD DISCUSSION (Item #3 and #4 was removed: #3 - Neighborhood Stabilization, #4 - Residential Demolition Grant)

Presentation on Community Land Trust (CLT) – Mayor Gardner introduced Camille Reynolds Lewis as presenter through. CLT was birth out of the civil rights movement. The priority is homeowners; it is when the

homeowner owns the home but rents the land; triparty between the owner, lender, and the trust: the owner is a member of the trust; work with a minimum credit score of 640.

BOARD DECISION (Item #5 was removed - the U.S. Department of Housing and Urban Development Grant for the Economic Development Initiative)

Approval of Bylaws of the Town of Eatonville Community Redevelopment Agency - **Chair Gardner Motions** to approve the Bylaws of the Town of Eatonville Community Redevelopment Agency; Moved by Director Randolph; Second by Director M. Daniels; **AYE: ALL, MOTION PASSES.**

Approval of Funding for the Paint, Plant and Pave Program – The artifacts in the package are drafts. The ask is for \$18,000 to be adjusted in the budget to fund the program, to start this fiscal year 2022-2023. **Discussion:** Board member M. Daniels would like to table this item (concerned with other open projects that need closure, are there any financial implications to the requests for lien release (The Chambers and on Mr. Barany property), in considering cost sharing with the town, allocation of funds are questionable, financials not adding up, there will be a matrix for vetting applications; \$18,000 funding to start this fiscal year 2022-2023; \$5,000 per property; requested adding language to include photos to close out projects; further concerns about the CRA budget: to address liens, shared funding with the town, and inconsistencies in the budget; **Chair Gardner Motions** to table the approval of Funding for the Paint, Plant and Pave Program; Moved by Director Randolph; Second by Director M. Daniels; **AYE: ALL, MOTION PASSES.**

STAFF REPORTS

Nicole Bonds – No Report

Attorney Greg Jackson – Followed up on the use of CRA funds for festivals; inquired as to if the board received the handout with legal’s opinion.

BOARD REPORTS

1. **Director Wanda Randolph** – No Report
2. **Director M. Daniels** – Placed emphasis on the CRA budget workshop being included with the town’s budget and that it spelled out.
3. **Vice Chair R. Daniels** – Concerns and requests: requests status on what happened to the memory of computers after the former Executive Director left and answers pertaining to the Executive Director’s salary payout, need ease of mind that the process was followed appropriately; has an inventory been conducted; will request from the town the application for the grant; request for a technical audit.
4. **Chair Angie Gardner** – The \$71,000 payout matter was given to the auditor for review; will follow back up about the inventory; for concerns about emails, we need an internal email system; the email account expired which resulted to having restricted access. The account has been paid and the problem has been addressed to ensure it does not happen again (Due to lack of technology/need an upgrade). (Vice Chair R. Daniels stated the need to inventory and assess data to see if data/information has been erased or altered in any way; request an audit be conducted).

ADJOURNMENT Chair Gardner Motions for Adjournment of Meeting (Moved by Director M. Daniels; Second by Director Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 7:42 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair