



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Tuesday, March 28, 2024, 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.*

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**CALL TO ORDER** – Chair Daniels called the meeting to order at 6:37 p.m.

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

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

**STAFF:** (5) Shaniqua Rose, CRA **Executive Director**, Veronica King, **Town Clerk**, Greg Jackson, **Attorney**, Rachel McCoy, **Finance**, Lieutenant Lampkin, **Police Department**

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Chair M. Daniels led the invocation through a Moment of Silence followed by the Pledge of Allegiance

**PRESENTATION** – Executive Director acknowledged and presented the March 2024 Business of the Month award to the Mustard Seed of Central Florida – There was no representative present to receive.

**CITIZEN PARTICIPATION** – None

#### CONSENT AGENDA:

**Chair Marlin Daniels motion** to **APPROVE** Consent Agenda Approving CRA Board Meeting Minutes for 2-15-2024; **moved** by Director Angie Gardner; **second** by Director Ruthi Critton; **Chair Marlin Daniels called for the question**; **AYE: ALL, MOTION PASSES.**

#### BOARD DISCUSSION:

The Board held a discussion about the potential Leasing of Two CRA Lots On E. Kennedy Blvd (343 and 349). There were considerations presented specific exclusions of lease due to major town events and town sponsored related such as Zora Festival, MLK Parade, Founder's Day. Individual use versus long term use was discussed along with possible legal restrictions, prices, and patrolling.

#### BOARD DECISIONS:

Approval of Resolution CRA-R-2024- 11 Approving a funding agreement for the Paint, Plant, and Pave Program at 134 Clark Street in the amount of Two Thousand Four Hundred Dollars (\$2,400) (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Resolution CRA-R-2024- 11 approving a funding agreement for the Paint, Plant, and Pave Program at 134 Clark Street in the amount of Two Thousand Four Hundred Dollars (\$2,400); **moved** by Vice Chair W. Randolph; **second** by Director R. Daniels; **Chair Marlin Daniels called for**

**the question; AYE: ALL, MOTION PASSES. Discussion/Comments:** one application was submitted; trees will be replaced; would like to have a list of local vendors provided to applicants moving forward.

Approval of Resolution CRA-R-2024- 12 Approving An Artist and Their Submission To Complete A Mural On The TOE Pool Wall. (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Resolution CRA-R-2024-12 approving An Artist and Their Submission To Complete A Mural On The TOE Pool Wall; **moved** by Director R. Daniels; **second** by Vice Chair Wanda Randolph; **Chair Marlin Daniels called for the question; AYE:** Director R. Daniels; **NAYE**, Chair M. Daniels, Director Angie Gardner, Director D. Williams, Director R. Critton, Vice Chair W. Randolph, Director T. Washington, **MOTION FAILS**. **Discussion/Comments:** CRA will provide paint; received one application submittal; art is donated; desire a diverse and inclusive design; there is a 5–10-year average life of a painted mural; need to ensure a hold harmless agreement with the artist.

Approval of Resolution CRA-R-2024-13 Approving the demolition of 225 W. Kennedy Blvd. (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Approval of Resolution CRA-R-2024-13 Approving the demolition of 225 W. Kennedy Blvd; **moved** by Director T. Washington; **second** by Vice Chair W. Randolph with discuss; **Chair Marlin Daniels called for the question; AYE:** Director A. Gardner, Director T. Washington, Director D. Williams **NAYE**, Vice Chair W. Randolph, Director R. Critton, Chair M. Daniels, Director R. Daniels, **MOTION FAILS**. **Discussions/Comments:** Property is owned by the town (Property Rights); pending a draft response from legal (need direction from the board); the position of the Dixon family is for the property to be returned.

Approval of Resolution CRA-R-2024- 14 Approving the transfer of funds in the amount of \$200,000 the Pilot Infill Home Loan Program for property owners of three (3) or more lots, with annual interest rate of seven percent (7%). (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Approval of Resolution CRA-R-2024- 14 Approving the transfer of funds in the amount of \$200,000 the Pilot Infill Home Loan Program for property owners of three (3) or more lots, with annual interest rate of seven percent (7%); **moved** by Vice Chair W. Randolph; **second** by Director T. Washington; **Chair Marlin Daniels called for the question; AYE:** Director A. Gardner, Director T. Washington, Director D. Williams **NAYE**, Vice Chair W. Randolph, Director R. Critton, Chair M. Daniels, Director R. Daniels, **MOTION FAILS**. **Discussions/Comments:** To address the housing and lift the wealth gap; are there any legal restrictions within section number four pertaining to residents being given the first right to purchase the land; there were no funding in placed for the previous program and guidelines have been created; this is not HUD funding, it is CRA funds being used, ensuring not sell above what the affordable classification is for Orange County.

Approval of Approval of Resolution CRA-R-2024- 5 Approving a Small Business Façade, Site Improvement and Adaptive Reuse Program (SBFSARP). (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Approval of Resolution CRA-R-2024- 5 Approving a Small Business Façade, Site Improvement and Adaptive Reuse Program (SBFSARP); **moved** by Director T. Washington; **second** by Vice Chair W. Randolph; **Chair Marlin Daniels called for the question; AYE: ALL, MOTION PASSES. Discussions/Comments:** This item was brought before the board last month, there have been no changes, there were concerns that there was no funding; the issues with the waste containers is an allowable use; inquired about the pending process of workshopping a discussion on a compliance program or housing ownership program; the budget amendment on the agenda tonight would leave \$500,000 in the bank for use on other programs; the CRA account should be zero at the end of the year, if not used it goes back (need to use the money).

Approval of Resolution CRA-R-2024-6 Adopting and Approving the Town of Eatonville Community Redevelopment Agency (TOECRA) Demolition Assistance Program (DAP) (Preamble Read) **Chair Marlin Daniels motion** to **APPROVE** Approval of Resolution CRA-R-2024-6 Adopting and Approving the Town of

Eatonville Community Redevelopment Agency (TOECRA) Demolition Assistance Program (DAP); **moved** Director Ruthie Critton; **second** by Director Theo Washington; **Chair Marlin Daniels called for the question; AYE: ALL, MOTION PASSES. Discussions/Comments:** This item was brought before the board and there were concerns about language; requesting \$25,000 for five properties.

**Approval of Resolution CRA-R-2024-15 Adopting Budget Amendment One. (Preamble Read) Chair Marlin Daniels motion to APPROVE Resolution CRA-R-2024-15 Adopting Budget Amendment One; moved Director R. Critton; second by Vice Chair W. Randolph; Chair Marlin Daniels called for the question; AYE: ALL, MOTION PASSES. Discussions/Comments:** The request is for \$60,000 for the small business facade that will cover up to two programs, and then \$50,000 for the demolition assistance that will cover up to ten properties. There have been conversations about making sure the budget matches. In meeting with the financial department, there has been a transfer of funds that had not happened since December; code enforcement is running a campaign within the town initiating the CRA contractors to do the work of reporting.

## **BOARD REPORTS:**

**Executive Directive (Shaniqua Rose) – (Updates)** CRA will hold a community conversation at the Boys and Girls Club on the 10th of April from 4-5:30, hold a community conversation at the Boys and Girls Club on the 10th of April from 4 to 5:30pm; in the process of the BJA grant, which includes some of the community policing activities; actively working on updating the budget to provide the community with a spectacular community room at the Francis Jerry Park; in the first phase of the circuit (formerly Club Eaton), received an asbestos report and working on demolition pricing; the Black History Museum proposal has been submitted; flyer went out to community about programs; CDBG for Orange County is due, looking to redo the CRA building (as a incubator space) through a grant submission within the next two weeks; Four Roots, a nonprofit organization affiliated with Four Rivers is requesting to come and serve the residents with fruits and vegetables (fresh produce);

**Attorney (Greg Jackson) – No Report**

**Director Donovan Williams – No Report**

**Director Ruthi Critton – No Report**

**Director Angie Gardner –** Welcome Director Williams; the demolition program and the infill program will work well together in buying land or houses that can be fixed up and given back to the community (remember the people), will generate revenue for the town and provide housing for people to buy.

**Director Rodney Daniels –** YMCA has an aquatic center, consider how to receive a deal on membership to send Eatonville children there, the town does not have space for aquatic center, but we do have a pool which is part of the town's history, improvements to the pool can provide families an opportunity to rent for family reunions, can generate revenue to pay for life guards or for the pool upkeep; the caveat to housing is to ensure that Eatonville residents are able to buy; request the four names Director Gardner submitted to Orange County for board appointment; inquired about putting a motion to return the property back to the Dixon family; looking for infrastructure improvements and look to the executive director as the expert to bring a program or ideas (in response, CRA cannot legally spend funds if there is a capital improvement plan (research that there is no CIP plan established), CRA is going to actively work on stormwater and repaving of the road under CDBG grants in the coming summer, also actively having conversations to get a cost analysis of redoing Kennedy Blvd. that was part of the master plan, to include a bike lane, trees, lighting on the west side, the master plan that was done (2019-2020) references Kennedy Blvd, a city hall, a library, a museum, and the Denton Johnson Center, want to integrate bike lanes, streetlights, and also redoing the streetscape.

**Director Theo Washington –** Recreations do not make money for the community; want an aquatic center, do not want to send our kids to YMCA or the Boys and Girls Club to swim, that is why we pay our tax dollars; need to come up with new things, we have plans on paper, but need to put it on bricks and mortar and give our citizens something better;

**Vice Chair Wanda Randolph** – inquired about the demolition of Club Eaton (It is a interior demolition), the roof is falling down and the asbestos report came back with asbestos in the building; Overall, this boards have done a pretty good job, we do not agree on everything and that is to be because of our differences; CRA is to take care of our slum and blight areas as mentioned about the water, the streets, utilities, and our sidewalks, we should be able to give \$5,000 to help someone with their roof, trying to give \$100,000 to \$200,000 for a couple of homes when we can serve 40, 50, 60 people in our community to help them with their windows, roof, ease, and overhang doors, the CRA money can be better utilized, we have our parks, and benches that needs attention and to provide more pleasure and leisure to our parks, need parking, we have problems that need to be defined in order to make this a better community.

**Chair Marlin Daniels** – referenced an article in 2002 about the Town of Eatonville, 22 years later the town is dealing with the same issues and misjustices, it is personal when the residents, the elderly, and the taxpayer dollars are being taking advantage of for personal gain; the accountability is greater, must do better showing dignity, respect, transparency with inclusion; there is no strategy and capital; the infill program is good but people need roofs and windows repairs, unable to get insurance due to dilapidated homes (unable to pass the four point inspection to get insurance); addressed the requested motion from Director R. Daniels to return the Dixon property back to the family (legal recommends against taking any motions from the floor as it relates to the returning property, it has to be properly noticed-no action was taken); (W. Randolph) inquired about the Dixon property being transferred in the name of the town (Legal will have to confirm, Ms. Rose was asked to follow up). (R. Daniels) inquired on the status of the investigation on the \$71,000 check that was given to the former Executive Director (in response from legal, there was an RFP sent out with no interest in that no one applied, the board can appoint an agency to investigate and would need to also be properly noticed.); Ms. Rose confirmed that the deed and commercial property is listed with Tommy Dixon’s name.

**ADJOURNMENT** Chair Marlin Daniels Motions for Adjournment of Meeting (**Moved** by Director R. Critton; **Second** by Vice Chair W. Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:23 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Wanda Randolph, Vice Chair**