



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, August 21, 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.*

CALL TO ORDER – Chair Gardner called the meeting to order at 6:32 p.m.

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

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

STAFF: (4) Michael Johnson, **CRA Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **CRA Attorney**; Sgt. Fletcher Boone, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION: None.

CONSENT AGENDA:

Chair Gardner motions to APPROVE Consent Agenda approving CRA Meeting Minutes for 6/26/25, 7/15/25, 7/24/25, 8/5/25; approving Resolution CRA-R-2025-30 approving Index Number Reassignment; approving CRA Financials April through July by Resolutions: CRA-2025-31, CRA-2025-32, CRA-2025-33, CRA-2025-34; **moved** by Director Randolph, **second** by Vice Chair Washington; **AYE: ALL, MOTION PASSES.**

BOARD DECISIONS:

Approval of Resolution CRA-2025-35 Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property. – Executive Director Michael Johnson asked Chair Gardner that the resolution be tabled, as the supporting documents are not ready yet. **Chair Gardner motions to TABLE** of Resolution CRA-2025-35 Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property; **moved** by Director Critton; **second** by Director Randolph; **AYE: ALL, MOTION PASSES.**

Approval of Resolution CRA-2025-36 Approval of Code Compliance & Emergency Minor Repair Applications 200/206 Moseley/38 Bethune (Administration). – (Preamble read) **Chair Gardner motions to APPROVE** Resolution CRA-2025-36 Approval of Code Compliance & Emergency Minor Repair Applications 200/206 Moseley/38 Bethune; **moved** by Vice Chair Washington; **second** by Director Critton. **Discussion/comments:** Director Randolph – Confused about the documentation that has been submitted. It says there are two applications for demolition and one for minor rehab. I was looking at the picture and I am familiar with the old structure on Moseley street, but I was trying to understand where the other demolitions are located. Executive Director Michael Johnson – There are two properties right next to each other, but one is covered by trees. Director Randolph asks for clarification on the application for minor repair. Mr. Johnson states that it is Mrs. Evans' house. Director Randolph – I have a question about the demolition. I remember when we had the demolition program, we were supposed to go back and redefine it. Mr. Johnson – I do not know about that program, but this particular program is reimbursable. They have to get the work done first, then they can be reimbursed up to \$10,000. Director Randolph – On page 103, the total is \$23,000 for the demolition. So, that means out of the \$23,000 it will be reimbursable up to ten thousand dollars? Mr. Johnson confirms. Director Daniels – Does the applicant have to get multiple or is it just one demolition? Mr. Johnson – That is up to the applicant, most people go through the permit process. Director Ruthi Critton – How do we go about determining how much we will

reimburse? Mr. Johnson – So, when he submits the proposal, for me, the reimbursement should not exceed fifty percent. If the bid is \$20,000, then he cannot get more than \$10,000 in reimbursement. Director Randolph – If we are to have a demolition program, we should go back and revisit the previous one. Mr. Johnson – The only reason these applications are coming before you is because they have code violations. Both of those properties were cited. Director Randolph – I am in agreement on the demolition of those two homes, but what I am saying is, when you [Mr. Johnson] are referring to violations and code compliance, we need to go back [to the previous program] and put the language in here for this particular program. Mr. Johnson – I understand what you are saying, and I have no problem looking at the previous demolition program, but it was just tied to code compliance. Mr. Johnson – Attorney Jackson, correct me if I am wrong, but in the 1997 plan, there is nothing that talks about demolition. It is in the one you just adopted recently which includes demolitions; cleaning up slums and blight. Director Critton – I was under the impression that the current program was operating under the code compliance program. That is why I was asking about the terms of the agreement to see if some of the other stuff is in there. I know we talked about taking liens out and there were some other requirements attached to it. I do not know if we will take a look at it. Mr. Johnson – This developer is actively building in the community and that property is slum and blighted, and to know that two new homes are going to be there pretty quickly, I would ask this board to consider the long term benefits. Director Randolph – The rehab on Mrs. Evans house, I just think it should have come to us in a separate resolution, because it is a different project from the demolition. Also, it would be nice if we could see the effects of the home, its condition, and why we need to repair it. Could we pull that one out and make it a separate resolution and present it again? Attorney Jackson – My understanding is that there is one application [resolution] for three projects. Director Randolph – Attorney Jackson, can we go ahead and approve the demolition and table the item and come back? Attorney Jackson – You can amend a motion to do that. Director Critton supports putting the projects into three separate resolutions and voting on each. Chair Gardner RESCINDS the motion to APPROVE Resolution CRA-2025-36; Vice Chair Washington RESCINDS his move; Director Critton RESCINDS her second. (NO ACTION on Resolution 2025-36)

Chair Gardner motions to APPROVE the demolition of 200 Moseley; moved by Director Randolph; second by Director Daniels. ALL: AYE, MOTION PASSES.

Chair Gardner motions to APPROVE the demolition of 206 Moseley; moved by Director Randolph; second by Director Critton. ALL: AYE, MOTION PASSES.

Chair Gardner motions to APPROVE the rehabilitation of 38 Bethune; moved by Director Randolph; second by Director Critton. ALL: AYE, MOTION PASSES. (The Board of Directors was given copies of the application for 38 Bethune before voting.)

Approval of Resolution CRA-2025-37 Approval of Rhodes & Brito Piggyback Agreement for Architectural & Engineering Services for 140 S. West Street Design & Engineering for Senior Center Project – (Preamble read) Chair Gardner motions to APPROVE Resolution CRA-2025-37; moved by Director Mack; second by Director Critton. Discussion/comments: Director Randolph – Due to the timing of getting the package to look at it, I have a couple of concerns. First, I know that this project needs to be done, but also did we get the signed contract from the owner? Michael Johnson confirms. Director Randolph – What is the price? Mr. Johnson – The total architectural engineering fee is \$130,000, but you are not asked to spend \$130,000; they are billing us monthly based on the service that is provided per the schedule. Director Randolph – So, we do not have an estimate on the renovations? Mr. Johnson – Right. The engineer has given us a rendering, now he has to do the architectural renovations and determine a price. Chair Gardner resumes the motion to APPROVE; AYE: Director Williams, Director Critton, Director Mack, Vice Chair Washington, Chair Gardner NAYE: Director Daniels, Director Randolph. MOTION PASSES 5/2.

STAFF REPORTS: None.

Michael Johnson (Executive Director) – No Report

Greg Jackson (CRA Attorney) – No Report

BOARD REPORTS:

Director Williams – No Report

Director Critton – No Report

Director Mack – No Report

Director Daniels – Under your personal email, this meeting was set for 5:30pm. Mr. Johnson – Mrs. King advertised for 6:30pm, that is why we waited until 6:30pm, which is the normal meeting time.

Director Randolph – I feel a little happiness in my heart for doing something for a resolution and I know there is more out there that needs some attention. One gentleman filled out an application a couple of months ago with the previous program in conjunction with health and he ended up getting assistance from Orange County because he said no one got back to him. Mr. Johnson – Regarding Help CDC and Rebuild Together, the CRA has no control over that. I am just as much in the dark as the Board of who those approved applicants are. I know the number we thought we were getting approved for was not the number we received. Director Randolph – The perception of the community is that it is Eatonville. People are mentioning our name when it comes to that program. Once they see that we are doing something positive in the community, I think it will help us a lot. This may be a question for the town, but we still have a lot of potholes on our streets, is there any way we can have them repaired? Mr. Johnson clarifies that it is a town issue.

Vice Chair Washington – I am happy that we helped Mr. Evans' house and thanking Brad for his services he gives to the community. I hope we stay and support him, and he support us. For the FRA class I went to, and for a city, we are behind on property purchases.

Chair Gardner – No Report

ADJOURNMENT Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Mack; **SECOND** by Director Critton; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 7:14 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair