



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, May 18, 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 6:33 p.m.

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

PRESENT: (4) Chair Angie Gardner, Director Ruthie Critton, Director Wanda Randolph, Director Marlin Daniels (**Not In Attendance:** Vice-Chair Rodney Daniels, Director Leviticus Henderson, Director Theo Washington)

STAFF: (3) 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

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

Angela Johnson – (Inquires) Board Absentee, CRA Master Plan, The Paint, Plant, and Pave Program, The Federal Funds from Omnibus (Agenda Item #6), funding a master plan for the Francis Jerry Park.

APPROVAL CONSENT AGENDA – Chair Gardner Motions to approve Consent Agenda for approval of TOECRA Meeting Minutes for 4-20-2023; Moved by Director Randolph; Second by Director M. Daniels;
AYE: ALL, MOTION PASSES.

BOARD DISCUSSION

Presentation on The Help CDC Neighborhood Stabilization – Presentation was done through PowerPoint by Nicole Oriel on the Help Community Development Corporation, the Linking Legacies (Heir's Property) Program, and other services offered through HELP CDC. Community Event is scheduled on Saturday, May 20, 2023 at 9:00am located at The Life Center Church; come learn more about the Linking Legacies Program, how to protect homes in Eatonville, and connect with other communities agencies and partners.

Discuss Monthly Financial Report – Ms. Bonds gave a full account of the TOECRA financials for April/May

Discuss RFP for Investigation Results – There were no bids submitted; report indicates four (4) reviewers. Requesting feedback from the viewers

Discuss Special Investigation – Want to move to the next step in the investigation; will submit as a board decision in June. There is a need for transparency and accountability. Staff will look into the CRA Audit for results; the audit should be completed at the end of June. (Suggestions): File complaint individually with State Attorney's office. An email needs to be sent to the auditor about the investigation to ensure they are aware of acquiring

results that can provide information on questioning financial activity relative to the investigation. (Legal) Reviewed the former CRA Executive Director's contract but did not approve it.

Discuss Federal Funds from Omnibus: (Randolph) How did this funding come about; who wrote the grant proposal for the town and requested the allocations. How was it decided based upon the needs? The representative reached out to learn about the needs of the community because of the appropriations available. (Gardner) To avoid missing out on the opportunity, Mr. Johnson was asked to help with the grant proposal. (Randolph) Requesting information that the Mayor presented to board on proposed ideas/projects for the town. (M. Daniels) There should be one Master Plan for the entire town; there are master plans that were previously developed in specific areas such as the Denton Johnson and Town Shoppe. (Critton) Is the \$2 million funding for the purchase of the property and the development: only for the purchase of the land. Will confirm if the money can be used for other projects beyond what was proposed; will research.

Discuss Property at 225 West Kennedy Boulevard, Eatonville: (Legal) Recommendation is to serve a notice of trespass due to the activity that has been identified through the law enforcement agency; EPD do not have a policy to issue a notice of trespass. An unlawful detainer can be filed with the courts to address the tenants in the home. The attorney for the estate of Tommy Dixon has inquired about the board's position on returning the property. Statutory guidance has been provided on how to convey the property back; need the board's direction. (M. Daniels) Requesting copy of the trespass policy drafted from Attorney Jackson.

Discuss Lien on Property at 213 West Kennedy Boulevard, Eatonville: Ms. Wilder is requesting lien to be removed from the stated property (Legal) Unable to find proper documentation. There are two ways to handle this matter; through the courts or to withdraw the lien on the property. (Gardner) Monies were received; documents reviewed indicated the payout. In 2019 during a meeting, it was agreed to place the lien on the property for 5 years; (M. Daniels) interested in hearing the conversation during the meeting in 2019. Would like to verify the same information for Mr. Barany lien as well.

STAFF REPORTS

Nicole Bonds - Executive Director – (Investigation) – The Paint, Plant, and Pave Program; determination of the program for this fiscal or next fiscal year will be made once budget is reviewed, if feasible with consideration to any necessary potential budget adjustment.

Attorney Greg Jackson – No Report

BOARD REPORTS

1. Director Ruthie Critton – Attended the Florida League of Cities CRA Training; was extremely helpful as a new board member. Learned about many resources available.
2. Director M. Daniels – Pleased with the movement/progress that is taking place in the town and CRA side; thanks to Ms. Bonds for providing requested information. Would like to see the CRA Bylaws presented at the next meeting. Requesting to do a budget adjustment with adequate documentation.
3. Director M. Daniels – Pleased with the movement/progress that is taking place in the town and CRA side; thanks to Ms. Bonds for providing requested information. Would like to see the CRA Bylaws presented at the next meeting. Requesting to do a budget adjustment with adequate documentation.
4. Director Wanda Randolph – CRA Training in Tampa was good: learned a lot. Spoke to Ms. Bonds contract; she is currently working without a contract. A decision needs to be made; post position and extend contract. (Gardner) The emergency hire was extended three (3) months until such time of a permanent hire.

5. **Chair Angie Gardner** – (Catalina Master Plan) The prior Director was looking at doing a master plan; however, have been in contact with the representatives and no timeframe is available at this time. The Catalina master plan It will be a part of the conversation and plans discussed/identified with the current stakeholder group/meetings; for one large master plan. (Community Policing) Received the \$2 million agreement. Ms. Johnson will request a meeting or ask to be on the next meeting.

ADJOURNMENT Chair Gardner Motions for Adjournment of Meeting (Moved by Director M. Daniels; Second by Director Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned AT 8:53 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair