



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Thursday, September 21, 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.*

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**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 Marlin Daniels, Director Ruthie Critton, Director Theo Washington

**STAFF:** (4) Nicole Bonds, **CRA Executive Director**, Veronica King, **Town Clerk**, Greg Jackson, **Attorney**, Eric McIntyre, **Police Department**.

#### 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:** Presented a request for a walk on item for discussion (Resolution CRA-R-2023-3 - Release of lien for property located at 213 West Kennedy Blvd); Moved by Director M. Daniels; Second by Director Randolph; **AYE: ALL, MOTION PASSES.**

**PUBLIC PARTICIPATION - (The Three-minute rule was strictly enforced) - NONE.**

**APPROVAL CONSENT AGENDA – Chair Gardner Motions** to approve Consent Agenda for approval of Approval of CRA Meeting Minutes – July 20, 2023, Approval of Adoption of Resolution CRA-R-2023-2 Approving the Interlocal Agreement between the Town of Eatonville Community Redevelopment Agency (TOECRA) and the Town of Eatonville; Moved by Director M. Daniels; Second by Director Randolph; **AYE: ALL, MOTION PASSES.**

#### BOARD DECISIONS:

Approval of Resolution CRA-R-2023-1 Adoption of the TOECRA Budget for Fiscal Year 2023/2024 (Administration) – (Preamble Read) **Chair Gardner Motions** Approval of Resolution CRA-R-2023-1 Adoption of the TOECRA Budget for Fiscal Year 2023/2024 (Administration); Second by Director M. Daniels with discussion; **Discussion:** The balance to be moved back to the Town was discussed. **AYE: ALL, MOTION PASSES.**

**BOARD DISCUSSION (Add On Item for discussion only until proper noticing. Information provided.)**  
Resolution CRA-R-2023-3 - Release of lien for property located at 213 West Kennedy Blvd – Introduction by **Director Randolph:** this item has been an issue discussed concerning the grant application for the property located at 213 West Kennedy (Eatonville Chamber of Commerce) requesting release of the deferred payment

loan placed on the property due deficiencies, mismanagement of the project, inaccurate documentation, and also hiring of unlicensed contractors. There are records of payments made to the owner, Ms. Lavonda Wilder. That has not been recorded in any records or bank statements of such, even though work was done. The building was found to be unstable of standing on his own, which Ms. Wilder has had to spend her funds to restore the building. In fairness, the CRA board should desire to release the deferred payment loan placed on her property and have it properly executed. (Vice Chair Daniels) is placement of a lien on a property allowed when it is a grant to help eliminate slum and blight; (Washington) when a city give a business money to upgrade their building, a lien is placed on the property to prevent sell within a specified period, if there is a sell, the money goes back to the agency or city that gave the money; (Director M. Daniels) did not see on the application where a lien can be placed on the property, in keeping with a five year lien as indicated by Director Washington how was the laundromat able to be sold (another property with a lien), (Director Washington) the close of the property (laundromat) did not come to the board but handled through the town by the CAO (there should have been money paid). The CAO should not be handling the CRA business. (Director M. Daniels) what was the amount paid to satisfy the lien on the laundromat (Attorney Jackson) deed restrictions can be placed on funds given as a grant and will need to be specified in the terms of the grant or agreement. In this case (213 West Kennedy Blvd), there was no language indicating that a lien could be placed on the property. (Director M. Daniels) requested clarity on the picture provided in the package. (Wilder) the original picture in question shows what the building could look like, the other picture shows the Main Street logo. The issue is not with the lien but how it was carried out, the building was destroyed, and the funds were mismanaged. There is no knowledge of what is left over and where the funds went. The lien should be released, the whole project was convoluted. (Director Randolph) this situation was not handled correctly, and Ms. Wilder has suffered enough damage. She has been delayed at least two years from functioning and running as a business. We need to do the right thing by releasing the lien. (Director Critton) inquired about a signed agreement and discrepancies between the grant and the alleged loan. There is language that appears to that the loan is separate from the grant and there are different amounts indicated \$20,000, \$18,000, and \$30,000. What dollar amount was promised? (Ms. Wilder) \$30,000 is what the grant was. (Director Critton) inquired about how was Mr. Johnson, the former CRA Executive Director able to be the executor of the grant funds and determine what contractors would work on her property, the concern is liability and how the funds were managed without her permission. (M. Daniels) inquired if an amendment was made to the \$20,000 resulting in the \$30,000. When was the building finished (March 22, 2022). (Chair Gardner) The funds/transacting may have been handled two different ways due to there being two different directors during the period of the program. There are some things that need fixing, but it is a good program and liens need to be placed on properties. (Director M. Daniels) For clarity, \$30,000 was spent and documentation is available (Yes), is there an adequate amount from the town or CRA indicating how much actual has been spent on this project (Chair Gardner) the project has been audited and a file exist, there needs to be a comparison between the scope of work, building completion, and materials purchased. Mrs. King will retrieve, scan, and send to the board the project file. (Director Critton) request clarity on the involved directors (Ms. Wilder only dealt with Mr. Johnson, not Mr. Benderson), (Vice Chair Daniels) there needs to be a process developed to ensure that businesses are handled the same way, and audit need to be done to ensure someone is accountable for the funds (Director Critton) request to include in the documentation the audit reports and final budgets for the year 2018-2019 and 2019-2020. This item will be brought back for a decision.

## **STAFF REPORTS**

**Nicole Bonds** – No Report

**Attorney Greg Jackson** – No Report

## **BOARD REPORTS**

**Director Wanda Randolph** – Requesting an update on Mr. Dixon’s property,

**Director Ruthi Critton** – No Report

**Director Theo Washington** – Agree that property next door need to be cut, inquired about the hold up on the eviction process (Dixon Property). Support getting the property cleared and decide on how we want to invest in it.

**Director M. Daniels** – Agree with the addressing the property (Dixon Property), need to close out the lien in October preferably this fiscal year, need to do better job at handle grants,

**Vice Chair R. Daniels** – No Report

**Chair Angie Gardner** – No Report

**ADJOURNMENT** Chair Gardner Motions for Adjournment of Meeting (Moved by Director Randolph; Second by Director M. Daniels; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 7:22 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Chair**