



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Thursday, July 24, 2025, at 5:00 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 5:00 p.m.

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

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

STAFF: (5) Michael Johnson, **CRA Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Fletcher Boone, **EPD**; Shakeila Jones, **CRA Department**

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

CITIZEN PARTICIPATION: None.

BOARD DECISION:

Approval of Resolution CRA - 2025-26 approving the Lease Purchase Agreement for 140 S. West Street Property for the purpose of Senior Wellness Center – (Preamble read) **Chair Gardner Motions to APPROVE Resolution CRA-2025-26 approving the Lease Purchase Agreement for 140 S. West Street Property; moved** by Director Ruthi Critton; **second** by Vice Chair Washington. **Discussion/comments:** Director Critton wanted to know if the new updated agreement was sent out and if it reflected the 90-day changes the Board discussed. **Executive Director Michael Johnson** confirmed. **Director Critton** – Outside of the discrepancy of the lease term, I also ask (Executive Director Johnson and Attorney Jackson) what kind of protections the CRA has in the event of the seller deciding he will honor the lease agreement but wants to sell to someone else. **Attorney Jackson** responded for the record that the lease period is for a term of 90 days until July, or when the property wants to be purchased, or unless sooner terminated or extended by agreement of buyer and seller in writing. In regard to the protection of the board, this is a lease purchase agreement that is premised upon there being a Florida commercial real estate purchase agreement in place, so that is what gives the protection. **Director Critton** – In section 6, there was a dash there—are we filling that blank in before we execute this agreement? **Attorney Jackson** confirmed and stated the Board would have to determine what the time frame is within the desired amount of days of execution. Once the agreement is executed, then the inspection will take place within whatever time period the Board determines. Therefore, the Board should determine a timeline before passing the resolution. **Director Critton** yielded to CRA Director Michael Johnson to help fill in that section unless there is feedback from the Board. **Michael Johnson** recommended the time frame be 60 days. **Director Randolph** – I was pleased with the building, and I think it would be worth us moving forward with the building, but I do have some precautionary concerns that would benefit the Board (to know). First, I looked at the lease purchase agreement, is the \$100 lease period still correct?

Michael Johnson confirmed. Director Randolph – I do not agree with the 90 days, and I have something that I think will be much more marketable for us. Director Randolph asked if Michael Johnson, as the executive director, has a right to negotiate this contract. Michael Johnson stated it is the attorney's responsibility. Director Randolph asked the attorney if the contract is negotiable. Attorney Jackson said it was until signed. Director Randolph – What I would like to see is a lease purchase agreement starting from the fiscal year, October 1, 2025. I think if we can do the 12-month lease purchase agreement and we negotiate with the owner that we will pay four to five thousand dollars a month until we are able to secure a CDBG grant for funding, any money that has been paid towards that lease purchase agreement will go towards the down payment. That will give a bit of wiggle room so that we can get extra funds to help meet the price for what we are going to agree on. My negotiation price would be between \$585,000 and \$650,000. Vice Chair Washington – I have a question about section 3, the lease payment is \$100 for the year, correct? Michael Johnson confirmed and reiterated that after the 90-days, the Board could walk away from the purchase if they chose to do so. They will not be renovating during the period [90 day]. We have to acquire the property before the next CDBG cycle on June 19th and want to see that money be used for renovations. Johnson stated that he does not want the Board to rely on just the CDBG grant. Attorney Jackson – Based on the question proposed by Vice Chair Washington, I am going to recommend updated language. For section 3, I am going to put it before the Board, consider the buyer paying the seller for a 90-day lease payment of \$100 due upon execution of this agreement, thereafter due no later than 3 months after commencement of the agreement. Basically, what this means is that if you do not pay it in that first 3-month period, you have up to three months to make that \$100 payment. Director Mack stated after speaking with Mr. Johnson about the project, he would like to move forward with doing something now, because he believes it is going to make more sense for the community, especially seniors. Director Randolph – Where is the money coming from to purchase the property after the 90 days? Michael Johnson stated it will come from a loan that has to be approved by the Board. The loan will be from a community-based lender (Florida Community Loan Fund). Director Randolph – Is there a guarantee that you will get the loan? Michael Johnson – We have some terms and have answered all the questions in the documentation. They go before the loan committee next month, so they may be done way before we get to the 90-day deadline. And that will come back to the Board for final approval. Director Randolph – We do not really know how much they are going to approve. Michael Johnson – Correct, once the loan committee receives the terms and conditions, then we have to have an appraisal on the property, and from that point it determines the value of the loan. Director Critton – In the last resolution, it also had a term annually. So, if we change it to 90 days, do we need to change the resolution as well? Michael Johnson confirms. **(Mayor Gardner restates Motion with Amendment clarifying the 90-day lease term and 60-day time frame; AYE: Chair Gardner, Vice Chair Washington, Director Critton, Chair Mack, Chair Williams; NAYE: Director Rodney Daniels and Director Wanda Randolph. MOTION PASSES 5/2.**

Approval of Resolution CRA-2025-27 approval of Affordable and Market rate home plans for CRA owned infill lots – (Preamble read) **Chair Gardner Motions to APPROVE** Resolution CRA-2025-27 approval of Affordable and Market rate home plans for CRA owned infill lots; **moved** by Director Ruthi Critton; **second** by Vice Chair Washington. **Discussion/comments:** Director Critton had comments about a couple of typos in the resolution and talked about the board's willingness to negotiate the size and dollar amount, plans were already drawn up, when the board approved this, it was approved with the images that are submitted. I am curious as to whether or not any of the Board members have any feedback or recommendations on lot size or dollar amount, as it relates to affordable housing. Chair Gardner – In our community as a whole, we have a lot of shotgun, affordable houses. So, it would be nice to have something that could be within reach, and the buyer can seek down payment assistance. But to me, if we keep looking like an affordable housing community then we will just continue to be an affordable housing community. So, it would be nice to have some variances. Director Randolph – Regarding the houses on Toni Street, are those going to be market, what is the price range? Michael Johnson stated they will be in the low \$400,000 range. Director Randolph also wanted to know about the prices for the West Street properties. Michael Johnson stated that it cannot exceed \$345,000. Director Randolph – The proceeds from these six houses–where does that money go? Michael Johnson gave Board members a copy of his

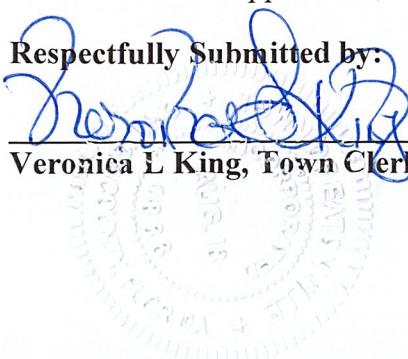
PowerPoint which should answer their questions. **Mayor Gardner calls for the question; AYE: ALL, MOTION PASSES 7/0.**

Approval of Resolution CRA-2025-28 changing the Paint, Plant and Pave program to the Code Compliance Program – (Preamble read) Chair Gardner motions to APPROVE Resolution CRA-2025-28 changing the Paint, Plant and Pave program to the Code Compliance Program; MOVED by Director Ruthi Critton; SECOND by Vice Chair Washington. AYE: ALL, MOTION PASSES 7/0.

ADJOURNMENT: Chair Gardner MOTIONS for Adjournment of Meeting MOVED by Director Tarus Mack; SECOND by Director Ruthi Critton; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 5:27 P.M.**

Handouts: CDBG Application; CRA Executive Director Michael Johnson PowerPoint Presentation

Respectfully Submitted by:



Veronica L King, Town Clerk

APPROVED



Angie Gardner, Chair