



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Thursday, February 06, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Blvd., Eatonville, FL 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meetings 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 – Vice Chair Theo Washington called the meeting to order at 6:30 p.m.

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

PRESENT: (6) Chair Wanda Randolph, Vice-Chair Donovan Williams (Arrived after roll call), Director Tarus Mack, Director Rodney Daniels, Director Theo Washington, Director Ruthi Critton, (Absent: Director Angie Gardner)

STAFF: (4) Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Corporal Fletcher Boone and Lieutenant Brodrick Lampkin, **Police Department**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION: (1)

Joyce Irby – Questions: who owns the property, what is the true appraised value, what is the CRA cash balance, and what properties can be built with the setback limits? Request for answers during the process of discussion.

BOARD DISCUSSION/DECISION:

Discussion/Approval of Property Acquisition for the CRA Agency – Introduced by Vice Chair Washington as a discussion item, do not have enough information to make a decision; Director Critton was approached by a member of the community that wanted to come before the board for consideration and a potentially a decision. King Mark Bertrand (presenter/requester) Provide additional support documents for the board consisting of the Comparative Market Analysis of property located at 119 West Street, Eatonville, Florida 32751), acquired properties in Eatonville and for personal reasons have decided to liquidate, wanted to give the town an opportunity to purchase the properties, purchased a group of properties with the mindset to develop multiple housing, collectively, there are six lots, wanted to give the town an opportunity to be first in line to purchase the properties, asking that the town would hold a note on one of the houses that is attached to two of the lots to purchase back within 12 months, the two lots have been split, there would six lots for the town to consider for purchase, the market analysis has been provided to know the going price for the lots, this would be a great opportunity for the town to be able to take the land that has been vacant, there was a house that was torn down, the community redevelopment agency can build what they believe is appropriate for the community, currently liquidating for a reason and on a time crunch with a deadline date for tomorrow (February 7, 2025), was hoping to have a meeting last week to give more to discuss and make a decision. (Legal: the general process recommended is to get title search to ensure, to get an appraisal of the property to ensure the property is properly assessed so the agency is not paying more than or less than what the market value of the property is, upon

determination, it is brought to the board in to decide if the purchase of the property is desired, need to check the zoning of the property to ensure that the use of the property is within what the agency would want to do, efforts will be made in negotiating for the purchase of the property, could take 10 days to months; specific to properties on the agenda, at least one of the properties (39 South College Avenue) is owned by Jonathan Kenny and sold as a D certificate back in November of 2024, this individual would have to be the individual who enters into contract for any purchase and sale, Legacy Investment Development owns 139 People Street, 119 South West Street appear to be owned by Mr. Kingg Bertrand, need ensure with one of these properties, that the ownership of the property is with the individual that is seeking to enter into an agreement with agency. Mr. Bertrand stated that they have the assignable contract for property (39 South College Avenue) and forward the title. (Legal: as the legal arm of the agency, it is recommended that the agency obtains an appraisal to protect the agency and to ensure that the agency is not paying more for property than what is appraised for or to ensure that the value of the property will meet or match what is being assessed in the future); appraisal has not been order; Director Daniels stated it is not wise to say it's wise to purchase land without going through the necessary steps, it would be nice to have information ahead of time before making a decision; need a decision tonight in order to continue with the liquidation; Director Mack would rather the CRA purchase the properties versus anybody else, can anything be done to expedite the process (Legal-how long the title agent takes to complete their search is unknown but will be required to start the process and could be initiated as soon as tomorrow); Director Critton appreciate the opportunity and inquired from the Mr. Johnson for any input (Mr. Johnson – after speaking with the attorney, a letter of intent can be; shows a serious consideration similar to a contingency contract), have to realistically look at the budget, this is an opportunity that opens up doors that meet the objectives of the agency (to develop blighted and underdeveloped areas); Vice Chair Washington is not against purchasing property but do not have information in front of me, Director Randolph stated that information insufficient; Director Daniels inquired about the tax role (to purchase property would take it off the tax role, would need to develop immediately); (Vice Mayor Washington) there are too many lots to be appraised and may take more than three days, recommend moving forward with the letter of intent; Director Critton – the CRA owns properties not on the tax role, for the pennies lost on the tax roll, there is an opportunity to get the properties developed, can work with a member of the community that maybe ready to purchase a home and get a new construction loan; need to discuss in details what the board would like to see such as the full portfolio or portions only, the letter of intent needs to be specific; taxes are not current but budgeted in the price of everything, there is a since of urgency due to the legal mitigation, the individual specific to a legal matter concerning the property on People's Street is not tied to the property at this time (has no legal right to the property, no lien, no judgements, and cannot file a claim) per Mr. Bertrand; Director Mack is only interested in the CRA ability to purchase the properties not the sellers personal reasons for selling, will do what can be done to expedite and push forward, no decision will be made tonight; (Mr. Bertrand) after tomorrow, the purchase is not an option, do not know who will accept the letter of intent; (Legal) why the board cannot make a decision, the due diligence as to what the encumbrances may be on the property have not been done, the appraisal on the properties as to what the actual value of the properties are for this board to take into consideration (in expending taxpayer dollars) has not been done, the board has to do its due diligence to ensure that there are no encumbrances, need to vet the contract to verify it is an assignable contract, any information provided would allow Mr. Johnson and legal as representatives of the board to give the best information would have been helpful providing guidance for tonight; the letter of intent says that the board is interested in purchasing, there will be a letter of intent for each property: Director Williams stated that the letter of intent need to go towards the four lots and the house, do not feel the property on College Street is not a good buy; why waste funds pulling title on a property that the board is not interested in; Mr. Bertrand can provide information to Mr. Johnson tomorrow (2-7-25), the letter of intent can be done by the Executive Director and the attorney, and does not commit the board to anything, the letter of intent says we have an interest in the property, we want to pay for the property under these terms, if there is going to be a transaction, the town council has to ratify, certain powers and authority still relies in the town.

ADJOURNMENT Vice Chair Theo Washington Motions for Adjournment of Meeting (**Moved** by Director Critton; **Second** by Director Williams; **AYE: ALL; MOTION PASSES. Meeting Adjourned at 7:47 P.M.**

Respectfully Submitted by:



Veronica L King, Town Clerk

APPROVED



Angie Gardner, Chair

