



HISTORIC TOWN OF EATONVILLE, FLORIDA COMMUNITY REDEVELOPMENT AGENCY AGENDA

Thursday, October 19, 2023 at 6:30 PM

Town Hall - 307 E Kennedy Blvd

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION AND PLEDGE OF ALLEGIANCE

***PUBLIC PARTICIPATION**

IV. BOARD DECISIONS

1. Approve Resolution 2023-22 for Amending FY2022/2023 budget in the amount of \$89,044.54. (**Administration**)

V. BOARD DISCUSSION

2. To Discuss Payment to the TOE for Financial Services for FY23. FY23 Accounts Payable (**Administration**)
3. To Discuss The Purchase of House at Corner of Fitzgerald and West St (**Administration**)
4. To Discuss The Purchase of the Daycare Property For a Senior Center (**Administration**)
5. To Discuss the RFP Process of The CRA Plan (**Administration**)
6. To Discuss and Consider Having A Veteran's Expo (**Administration**)

VI. BOARD REPORT

VII. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
OCTOBER 19, 2023 AT 6:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: To Discuss Payment to the TOE for Financial Services for FY23. FY23 Accounts Payable (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: Administration
CONSENT AGENDA		Exhibits: FY23 TOECRA Accounts Payable Report
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Request that the TOECRA Board discuss payment to the TOE for Financial Services for FY 2023.

SUMMARY: The TOE has taken over all financial services and management for the TOECRA since November 2022 in the absence of a CRA Fiscal Coordinator.

RECOMMENDATION: Staff is asking the TOECRA Board to discuss the payment to the TOE for all Account Payable during the FY23.

FISCAL & EFFICIENCY DATA: (**Update Information**)The TOECRA payment to the TOE totals \$117,849.94 for FY23 accounts payable.

Range of Checking Accts: 001-CHECKING to 001-CHECKING Range of Check Dates: 10/01/22 to 09/30/23
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y
Range of Accounts: 001-0000-207-3030 to 001-0000-207-3030

Account	Description	Reconciled
Checking Account	Check # Check Date Vendor	Contract Ref Number
PO # Item Enc Date Description	Amount Paid	
001-0000-207-3030	DUE TO CRA TRUST FUND	
001-CHECKING 1007 01/19/23 NICOL035 NICOLE BOND		
23-00006 1 01/18/23 CRA ADMINISTRATOR	2,153.85	1 1 1
001-CHECKING 1075 02/03/23 GARCIO10 GARCIA MEDIA GROUP		
23-00104 1 01/31/23 MONTHLY BILLING 1/23	125.00	12 18 1
001-CHECKING 1082 02/03/23 NATIO085 NATIONAL FORUM FOR BLACK PUBLI		
23-00102 1 01/31/23 MEMBERSHIP 2023	230.00	12 16 1
001-CHECKING 1083 02/03/23 NICOL035 NICOLE BOND		
23-00101 1 01/31/23 CRA ADMINISTRATOR 1/16-1/27/23	1,938.24	12 15 1
001-CHECKING 1089 02/03/23 SAFES005 SAFE SHIELD ARMOR		
23-00100 1 01/31/23 LABOR CRA	135.00	12 14 1
001-CHECKING 1092 02/03/23 SPECT005 CHARTER COMMUNICATIONS		
23-00103 1 01/31/23 MONTHLY BILLING 2/23 CRA	542.85	12 17 1
001-CHECKING 1095 02/03/23 THEBA005 THE BANCORP BANK		
23-00105 1 01/31/23 MONTHLY BILLING 1/23	816.08	12 19 1
001-CHECKING 1097 02/03/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US		
23-00098 1 01/31/23 BW/CLR COPIES	138.84	12 8 1
001-CHECKING 1101 02/03/23 GREGO020 GREGORY JACKSON, ESQ.		
23-00099 1 01/31/23 SERVICES RENDERED 12/22-1/23	2,800.00	15 2 1
001-CHECKING 1113 02/09/23 NICOL035 NICOLE BOND		
23-00163 1 02/09/23 CRA ADMINISTRATOR 1/30-2/10/23	1,938.24	18 23 1
001-CHECKING 1132 03/02/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING		
23-00220 1 02/28/23 MONTHLY SERVICE 2/23 CRA	66.05	24 72 1
001-CHECKING 1135 03/02/23 GARCIO10 GARCIA MEDIA GROUP		
23-00216 1 02/27/23 WEBSITE CRA	125.00	24 70 1
001-CHECKING 1142 03/02/23 NICOL035 NICOLE BOND		
23-00212 1 02/27/23 CRA ADMINISTRATOR 2/13-2/24/23	2,153.85	24 66 1
001-CHECKING 1154 03/02/23 TOWN0035 TOWN OF EATONVILLE		
23-00221 1 02/28/23 MONTHLY BILLING CRA	87.26	24 73 1
001-CHECKING 1157 03/02/23 WEXBA005 WEX BANK		
23-00240 1 03/01/23 FUEL FOR CRA TRUCKS	512.73	24 94 1
001-CHECKING 1178 03/15/23 NICOL035 NICOLE BOND		
23-00275 1 03/13/23 CRA ADMINISTRATOR 2/27-3/10/23	1,938.24	30 37 1
001-CHECKING 1186 03/15/23 THEBA005 THE BANCORP BANK		
23-00276 1 03/13/23 MONTHLY SERVICES 3/23	816.08	30 38 1
001-CHECKING 1187 03/15/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US		
23-00296 1 03/15/23 MONTHLY SERVICES 2/23	138.45	30 51 1
001-CHECKING 1191 03/15/23 CENTR125 CENTRA CARE FL HOSPITAL		
23-00272 3 03/13/23 DRUG TEST FOR NEW EMPLOYEE	40.00	33 11 1
001-CHECKING 1202 03/30/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING		
23-00329 1 03/28/23 MONTHLY SERVICES CRA 3/23	92.91	37 52 1
001-CHECKING 1203 03/30/23 GARCIO10 GARCIA MEDIA GROUP		
23-00333 1 03/28/23 WEBSITE MAINTENANCE 3/23	125.00	37 59 1
001-CHECKING 1209 03/30/23 NICOL035 NICOLE BOND		
23-00328 1 03/28/23 ADMINISTRATOR CRA 3/12-25/23	2,153.85	37 51 1
001-CHECKING 1217 03/30/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US		
23-00347 1 03/30/23 COPIER AT CRA	381.75	37 64 1
23-00347 2 03/30/23 COPIER AT CRA	459.37	37 65 1

Account	Description	Reconciled
Checking Account	Check # Check Date Vendor	Contract Ref Number
PO #	Item Enc Date Description	Amount Paid
001-0000:207-3030	DUE TO CRA TRUST FUND	Continued
001-CHECKING	1217 TOSHIBA BUSINESS SOLUTIONS, US	Continued
23-00347	3 03/30/23 COPIER AT CRA	139.54
23-00347	4 03/30/23 COPIER AT CRA	900.16
23-00347	5 03/30/23 COPIER AT CRA	472.67
23-00347	6 03/30/23 COPIER AT CRA	509.60
23-00347	7 03/30/23 COPIER AT CRA	518.18
		<u>3,381.27</u>
001-CHECKING	1218 03/30/23 TOWN0035 TOWN OF EATONVILLE	
23-00318	1 03/22/23 MONTHLY SERVICES CRA 2/23	87.26
001-CHECKING	1231 04/11/23 GREG0020 GREGORY JACKSON, ESQ.	
23-00395	1 04/11/23 SERVICES RENDERED 1/23-2/23	2,850.00
001-CHECKING	1234 04/11/23 NICOL035 NICOLE BOND	
23-00374	1 04/10/23 ADMINISTRATOR CRA 3/26-4/1/23	2,153.85
001-CHECKING	1249 04/11/23 THEBA005 THE BANCORP BANK	
23-00375	1 04/10/23 MONTHLY SERVICES 2/23	816.08
001-CHECKING	1259 04/13/23 SPECT005 CHARTER COMMUNICATIONS	
23-00411	1 04/13/23 MONTHLY BILLING CRA 4/23	180.95
001-CHECKING	1260 04/13/23 THEBA005 THE BANCORP BANK	
23-00408	5 04/13/23 MONTHLY PAYMENTS 4/23	816.08
001-CHECKING	1261 04/13/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US	
23-00410	1 04/13/23 MONTHLY BILLING 3/23 CRA	139.19
001-CHECKING	1272 04/21/23 KENT KENT JAMES	
23-00427	1 04/19/23 TWO-DAY TRAINING SESSION	1,400.00
001-CHECKING	1282 04/21/23 WEXBA005 WEX BANK	
23-00426	1 04/19/23 BILLING FOR CRA 4/23	150.00
001-CHECKING	1285 04/27/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING	
23-00449	1 04/24/23 MONTHLY BILLING 4/23 CRA	220.20
001-CHECKING	1288 04/27/23 NICOL035 NICOLE BOND	
23-00448	1 04/24/23 CRA ADMINISTRATOR 4/9-21/23	2,153.85
001-CHECKING	1295 04/27/23 THEBA005 THE BANCORP BANK	
23-00470	1 04/27/23 LEASE PAYMENT 2/23	816.00
001-CHECKING	1296 04/27/23 TOWN0035 TOWN OF EATONVILLE	
23-00473	1 04/27/23 MONTHLY BILLING 3/23	87.26
001-CHECKING	1306 05/09/23 GARCIO10 GARCIA MEDIA GROUP	
23-00498	1 05/05/23 MONTHLY SERVICES 4/23	125.00
001-CHECKING	1309 05/09/23 NICOL035 NICOLE BOND	
23-00517	1 05/09/23 CRA ADMINISTRATOR 4/24-5/5/23	1,938.24
001-CHECKING	1321 05/09/23 THEBA005 THE BANCORP BANK	
23-00500	2 05/05/23 MONTHLY BILLING 5/23	816.08
001-CHECKING	1338 05/19/23 GARCIO10 GARCIA MEDIA GROUP	
23-00567	1 05/19/23 MONTHLY SERVICE CRA 5/23	125.00
001-CHECKING	1347 05/19/23 SPECT005 CHARTER COMMUNICATIONS	
23-00536	1 05/15/23 MONTHLY PAYMENT 5/23	180.95
001-CHECKING	1349 05/19/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US	
23-00568	1 05/19/23 MONTHLY SERVICE 5/23	138.67
001-CHECKING	1351 05/19/23 LNSA005 LENS AFFORDABLE HOME REPAIR/AC	
23-00557	1 05/18/23 REPAIR AIR CONDITIONER CRA	1,818.46
001-CHECKING	1354 05/25/23 NICOL035 NICOLE BOND	
23-00572	1 05/22/23 CRA ADMINISTRATOR 5/8-19/23	2,153.85
001-CHECKING	1358 05/25/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING	
23-00577	1 05/22/23 MONTHLY SERVICES 5/23	25.28

Account	Description	Reconciled
Checking Account	Check # Check Date Vendor	Contract Ref Number
PO #	Item Enc Date Description	Amount Paid
001-0000-207-3030	DUE TO CRA TRUST FUND	Continued
001-CHECKING	1383 06/07/23 NICOL035 NICOLE BOND	
23-00621	1 06/06/23 CRA ADMINISTRATOR 5/22-6/1/23	2,153.85 88 11 1
001-CHECKING	1388 06/07/23 THEBA005 THE BANCORP BANK	
23-00624	2 06/06/23 MONTHLY BILLING 6/23	816.08 88 16 1
001-CHECKING	1397 06/15/23 CARRR005 C.A.R.R. RIGGS & INGRAM	
23-00647	2 06/15/23 PROFESSIONAL SERVICES9/30/2022	4,500.00 95 2 1
001-CHECKING	1404 06/15/23 GREGO020 GREGORY JACKSON, ESQ.	
23-00656	1 06/15/23 PROFESSIONAL SERV. CRA	2,550.00 95 9 1
001-CHECKING	1408 06/15/23 SPECT005 CHARTER COMMUNICATIONS	
23-00671	1 06/15/23 MONTHLY SERVICES CRA 6/23	180.95 95 22 1
001-CHECKING	1409 06/15/23 TOWN0035 TOWN OF EATONVILLE	
23-00658	1 06/15/23 WATER BILL FOR CRA 4/23	87.26 95 10 1
001-CHECKING	1416 06/20/23 NICOL035 NICOLE BOND	
23-00681	1 06/20/23 CRA ADMINISTRATOR 6/5-16/23	2,153.85 100 1 1
001-CHECKING	1424 06/22/23 GARCI010 GARCIA MEDIA GROUP	
23-00689	1 06/22/23 MONTHLY BILLING 6/23	125.00 101 4 1
001-CHECKING	1445 07/03/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING	
23-00737	1 07/03/23 MONTHLY SERVICES CRA 6/23	268.00 114 6 1
001-CHECKING	1446 07/03/23 NICOL035 NICOLE BOND	
23-00739	1 07/03/23 CRA ADMINISTRATOR 6/19-30/23	1,938.24 114 9 1
001-CHECKING	1448 07/03/23 THEBA005 THE BANCORP BANK	
23-00738	2 07/03/23 MONTHLY PAYMENT 6/23	816.08 114 8 1
001-CHECKING	1449 07/03/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US	
23-00740	1 07/03/23 MONTHLY SERVICES CRA 6/23	474.85 114 10 1
001-CHECKING	1455 07/05/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US	
23-00752	1 07/05/23 MONTHLY SERVICES 6/23	139.02 122 6 1
001-CHECKING	1469 07/13/23 CARRR005 C.A.R.R. RIGGS & INGRAM	
23-00777	2 07/12/23 PROFESSIONAL SERVICES 9/30/22	8,000.00 130 15 1
001-CHECKING	1470 07/13/23 CPHEN005 CPH ENGINEERS, INC.	
23-00776	5 07/12/23 PROFESSIONAL SERV.6/23	4,636.25 130 13 1
001-CHECKING	1479 07/18/23 NICOL035 NICOLE BOND	
23-00794	1 07/17/23 CRA ADMINISTRATOR 7/3-14/23	1,722.88 134 7 1
001-CHECKING	1488 07/28/23 GARCI010 GARCIA MEDIA GROUP	
23-00830	1 07/27/23 MONTHLY BILLING 7/23	125.00 141 43 1
001-CHECKING	1499 07/28/23 SPECT005 CHARTER COMMUNICATIONS	
23-00831	1 07/27/23 MONTHLY SERVICES 7/23	180.95 141 44 1
001-CHECKING	1500 07/28/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US	
23-00833	1 07/27/23 MONTHLY SERVICES 7/23	139.10 141 46 1
001-CHECKING	1501 07/28/23 TOWN0035 TOWN OF EATONVILLE	
23-00832	1 07/27/23 MONTHLY SERVICES CRA 6/23	194.52 141 45 1
001-CHECKING	1507 08/01/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING	
23-00845	1 08/01/23 MONTHLY BILLING CRA 7/23	124.50 152 4 1
001-CHECKING	1512 08/01/23 NICOL035 NICOLE BOND	
23-00843	1 07/31/23 CRA ADMINISTRATOR 7/17-28/23	2,153.85 152 3 1
001-CHECKING	1551 08/09/23 SPECT005 CHARTER COMMUNICATIONS	
23-00903	1 08/09/23 MONTHLY BILLING CRA 8/23	180.95 164 2 1
001-CHECKING	1556 08/10/23 GREGO020 GREGORY JACKSON, ESQ.	
23-00882	1 08/07/23 MONTHLY BILLING 6/23	3,225.00 161 20 1
001-CHECKING	1568 08/10/23 THEBA005 THE BANCORP BANK	
23-00901	2 08/09/23 MONTHLY BILLING 7/23	816.08 161 41 1

October 9, 2023
02:48 PM

Town Of Eatonville
2023 Check Register By G/L Account

Section IV. Item #1.

Account	Description	Reconciled
Checking Account PO #	Check # Check Date Vendor Item Enc Date Description	Contract Ref Number
001-0000-207-3030	DUE TO CRA TRUST FUND	Continued
001-CHECKING 23-00939	1582 08/15/23 NICOL035 NICOLE BOND 1 08/15/23 CRA ADMINISTRATOR PPD 8/18/23	2,153.85 168 42 1
001-CHECKING 23-00965	1599 08/24/23 GARCI010 GARCIA MEDIA GROUP 1 08/22/23 MONTHLY SERVICES 8/23	125.00 174 19 1
001-CHECKING 23-00969	1610 08/24/23 TOWN0035 TOWN OF EATONVILLE 1 08/23/23 MONTHLY BILLING CRA 7/23	87.26 177 1 1
001-CHECKING 23-00985	1616 08/29/23 NICOL035 NICOLE BOND 1 08/28/23 CRA ADMINISTRATOR PPD 9/1/23	2,153.85 179 9 1
001-CHECKING 23-00993	1617 08/29/23 OFFIC010 OFFICE DEPOT, INC. 1 08/29/23 TONER FOR CRA	66.14 179 14 1
001-CHECKING 23-01002	1625 09/01/23 CARRR005 C.A.R.R. RIGGS & INGRAM 1 08/31/23 PROFESSIONAL SERVICES 9/22	1,500.00 183 5 1
001-CHECKING 23-01010	1633 09/01/23 THEBA005 THE BANCORP BANK 1 09/01/23 MONTHLY BILLING 9/23	816.08 183 17 1
001-CHECKING 23-01049	1655 09/12/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING 1 09/08/23 MONTHLY BILLING CRA 8/23	136.09 190 7 1
001-CHECKING 23-01063	1660 09/12/23 NICOL035 NICOLE BOND 1 09/12/23 ADMINISTRATOR CRA PPD 8/15/23	2,153.85 190 26 1
001-CHECKING 23-01064	1665 09/12/23 SHEPA005 SHEPARD, SMITH, KOHLMYER & HAN 1 09/12/23 MONTHLY BILLING 8/23	583.20 190 27 1
001-CHECKING 23-01071	1666 09/12/23 SPECT005 CHARTER COMMUNICATIONS 1 09/12/23 MONTHLY SERVICES CRA 9/23	180.95 190 32 1
001-CHECKING 23-01054	1667 09/12/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US 1 09/11/23 MONTHLY SERVICES 7/23	139.93 190 8 1
001-CHECKING 23-01115	1684 09/27/23 GARCI010 GARCIA MEDIA GROUP 1 09/22/23 MONTHLY SERVICES 9/23	125.00 200 62 1
001-CHECKING 23-01124	1690 09/27/23 NICOL035 NICOLE BOND 1 09/25/23 CRA ADMIN PPD 9/29/23	1,722.88 200 67 1
001-CHECKING 23-01116	1691 09/27/23 OFFIC010 OFFICE DEPOT, INC. 1 09/22/23 OFFICES SUPPLIES CRA	389.95 200 63 1
001-CHECKING 23-01113	1696 09/27/23 TOWN0035 TOWN OF EATONVILLE 1 09/22/23 MONTHLY BILLING CRA 8/23	87.26 200 58 1
001-CHECKING 23-01172	1718 09/29/23 DUKEE005 DUKE ENERGY PAYMENT PROCESSING 1 09/29/23 MONTHLY BILLING 9/23	281.18 210 32 1
001-CHECKING 23-01168	1720 09/29/23 GARCI010 GARCIA MEDIA GROUP 1 09/29/23 monthly billig 9-23	125.00 210 28 1
001-CHECKING 23-01170	1721 09/29/23 GREG0020 GREGORY JACKSON, ESQ. 1 09/29/23 SERVICES FROM 7/23-9/23	3,350.00 210 30 1
001-CHECKING 23-01158	1726 09/29/23 THEBA005 THE BANCORP BANK 2 09/29/23 MONTHLY BILLING 9/23	816.08 210 15 1
001-CHECKING 23-01171	1728 09/29/23 TOSHI005 TOSHIBA BUSINESS SOLUTIONS, US 1 09/29/23 MONTHLY SERVICES 9/23	143.99 210 31 1

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	0	0	96,480.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	0	0	96,480.84	0.00

HENSON, CHENEAS S

Mailing & Home Address

PO BOX 607964
ORLANDO, FL 32860

File: 978191

Dept: 000515

SSN: On File

Basis of Pay: 1 - Hourly

Status: ACTIVE

Sex: F

Dates

Hire: 03/06/2023

Date 7: 03/06/2023

Birth: 12/10/2003

Gross: 397.90

Hourly Rate: 17.3000

Bi-Wkly

Rate Calc: 3

LWW: 39 NWW: 30

Std Hours: 40.00

Paid 12th of Month: 1,2,3

Prior Qtr Month 3

Federal:

2023 Form W-4:

D-Single/Married filing

separately

Block FUTA Txb1

42 FL

42 FL SUI/DI

Direct Deposits

Acct #: XXXXXXXXXXXX2944

Code CK1

Full Deposit

9,065.20 Y Gross

562.04 Y SS

30.00 Y TAXFRQCT

9,065.20 Ac 21 YTD G

520.00 Ac 1B REG H

4.00 Ac 1Y HOLID

146.69 Y FIT

131.45 Y MED

4.00 Tkn 6 H

524.00 Ac 22 YTD T

8,996.00 Ac 1D REG E

69.20 Ac 2B HOLID

*Part-time
Office Staff*



Master Control

TOWN OF EATONVILLE

Company Code: MCX

Batch : 7008-030

Period Ending : 09/23/2023

Week 39

Service Center : 030

Pay Date : 09/29/2023

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Section IV. Item #1.

Run: 10/10/23
10:13AM

TOWN OF EATONVILLE
Disbursements Report
By Payment Date, 10/01/22 thru 1/06/23

Date	Reference	P. O.	Project	Vendor	Check	Paid	Account Number	Amount
12/15/22	55730			GREGORY JACKSON, ESQ.	44341	12/16/22	001-207.3030	2,775.00
Grand Total								2,775.00

Old System

Run: 10/09/23
5:56PM

TOWN OF EATONVILLE
Disbursements Report
By Payment Date, 10/01/22 thru 9/30/23

Section IV. Item #1.

Date	Reference	P. O.	Project	Vendor	Check	Paid	Account Number	Amount
11/22/22	55637			NICOLE BOND	44298	11/22/22	001-207.3030	2,153.85
12/09/22	55689			NICOLE BOND	44328	12/09/22	001-207.3030	1,723.52
12/20/22	55751			NICOLE BOND	44365	12/21/22	001-207.3030	2,153.85
1/04/23	55813			NICOLE BOND	44392	1/04/23	001-207.3030	2,153.85
							Grand Total	8,185.07

Old System

Run: 10/09/23
6:06PM

TOWN OF EATONVILLE
Disbursements Report
By Payment Date, 10/01/22 thru 9/30/23

Section IV. Item #1.
Page: 1

Date	Reference	P. O.	Project	Vendor	Check	Paid	Account Number	Amount
1/03/23	55786			LARRY QUINN	44389	1/04/23	001-207.3030	435.00
Grand Total								435.00

Old System



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

OCTOBER 19, 2023 AT 06:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: To Discuss The Purchase of House at Corner of Fitzgerald and West St
(Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">CRA Home Purchase Program, CRA Qualifying Activities
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Staff is requesting that the board discuss the purchase of this property for CRA program that includes the purchase of real estate, renovation, and resell; as well as an embedded downpayment assistance element.

SUMMARY: Goal #4: Create an attractive and viable sense of place

Housing: Part of making Eatonville a viable community is the need to make it a nice place to live and recreate. The historic and cultural identity should carry over to the housing for its residents. The influx of outside money and jobs should support quality residential development and redevelopment. The CRA is being asked to consider purchasing and renovating the home; then, returning it to the market with a built-in downpayment structure. This transaction will include a "First Right of Refusal" upon any future sale.

Needed: CRA Homebuyer's home purchase/renovation program
CRA Downpayment, Lien Deferred, Assistance Program

RECOMMENDATION: Staff are requesting that the board consider a CRA program that includes the purchase of real estate, renovation, and resell; as well as an embedded downpayment assistance element.

FISCAL & EFFICIENCY DATA: N/A

Community Reinvestment Act (CRA)



Division of Depositor and Consumer Protection

What is CRA?

The Community Reinvestment Act (CRA) is a law intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income (LMI) neighborhoods, consistent with safe and sound banking operations. (CRA does not encourage the extension of unsafe or unsound credit.)



Division of Depositor and Consumer Protection

What is CRA? (continued)

The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically by one of the federal bank regulatory agencies (agencies).



Division of Depositor and Consumer Protection

How does CRA affect my institution?

Reputation in the Community

- A uniform four-tiered rating system is used by the federal bank regulatory agencies in assessing CRA performance.
- Since July 1, 1990, the agencies are required to make an institution's rating and written performance evaluation available to the public.
- The CRA ratings and performance evaluations are available at FDIC.gov.



Division of Depositor and Consumer Protection

How does CRA affect my institution? (continued)

Ability to Expand

- An institution's CRA record is taken into account in considering applications for deposit facilities, including mergers and acquisitions.



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How does CRA affect my institution? (continued)

Frequency of CRA Examinations

- Maintaining a Satisfactory or better CRA rating will also result in less frequent CRA examinations at your institution.



How is my institution evaluated?

An institution will be evaluated under one of five methods provided under the CRA regulations. The evaluation methods are:

- Designed to respond to basic differences in institutions' structures and operations

- Intended to establish performance-based CRA examinations that are:
 - o Complete and accurate
 - o Mitigate the compliance burden for institutions, to the maximum extent possible



Division of Depositor and Consumer Protection

How is my institution evaluated? (continued)

5 Evaluation Methods

Small Bank Evaluation

- For institutions with less than \$290 million in total assets*

Intermediate Small Bank Evaluation

- For institutions with assets between \$290 million and \$1.16 billion*
(Regardless of holding company affiliation)

Large Bank Evaluation

- For institutions with more than \$1.16 billion in total assets*

Community Development Test

- For wholesale or limited purpose institutions

Strategic Plan

- At option of bank, with regulatory approval

* Asset thresholds are adjusted annually



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How is my institution evaluated?

(continued)

Community Development is an important concept in Intermediate Small Bank and Large Bank Evaluations. In order to receive CRA credit a bank's activities must have one of the following as its primary purpose:

- Affordable housing
- Community services targeted to low- and moderate-income individuals
- Activities that promote economic development
- Activities that revitalize or stabilize LMI geographies



Small Bank Performance Criteria

Institutions with less than \$290 million in total assets have a streamlined assessment method called the Small Bank Lending Evaluation, which include five performance criteria:

1. Loan-to deposit ratio responsive to credit needs
2. Percentage of loans/lending-related activity in an institution's assessment area
3. Geographic distribution of loans, including to LMI areas
4. Record of lending/lending related activity to:
 - Borrowers of different income levels; and/or
 - Businesses and farms of different sizes
5. Response to CRA related complaints



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Intermediate Small Bank CRA Performance Criteria

Institutions with assets between \$290 million and \$1.16 billion are evaluated under a two-part test which includes:

- The Small Bank Lending Evaluation; and
- The Community Development Test, which considers the number and amount of community development:
 - o Loans
 - o Investments
 - o Services



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Large Bank CRA Performance Criteria

Institutions with more than \$1.16 billion in assets have a 3-part evaluation:

- Lending Test
- Investment Test
- Service Test



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Large Bank CRA Performance Criteria (continued)

The **Lending Test** for Large Banks considers:

- The number and amount of loans in the institution's assessment area
- The geographic distribution of loans, including to LMI areas
- Record of lending/lending-related activity to:
 - Borrowers of different income levels; and/or
 - Businesses and farms of different sizes
- Community development loans
 - Number and amount
 - Complexity and innovativeness
- Innovative or flexible lending practices to address the needs of LMI individuals or geographies consistent with safe and sound banking.



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Large Bank CRA Performance Criteria (continued)

The **Investment Test** for Large Banks considers:

- The dollar amount of qualified community development investments
- Innovativeness and complexity of qualified investments
- Responsiveness of qualified investments to credit and community development needs.



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Large Bank CRA Performance Criteria (continued)

The **Service Test** for Large Banks considers:

- The geographic distribution of retail bank branches
- The record of opening and closing retail bank branches, particularly those that serve LMI geographies and individuals
- The availability and effectiveness of alternative systems for delivering retail banking services in LMI geographies and to LMI individuals
- Range of retail banking services in each geography classification
- Extent of community development services provided
- Innovativeness and responsiveness of community development services



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Community Development CRA Performance Criteria

In order to be evaluated under the community development test, an institution must be designated as a wholesale or limited purpose institution following submission of a written request to and approval from its primary regulator.



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Community Development CRA Performance Criteria (continued)

Wholesale or limited purpose institutions are evaluated under the following criteria:

- The number and amount of community development loans
- The use of innovative or complex qualified investments, community development loans, or community development services and the extent to which the investments are not routinely provided by private investors
- The bank's responsiveness to credit and community development needs



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Strategic Plan

All institutions, no matter their size or business strategy, may take advantage of the strategic plan option, which allows an institution to develop a plan for meeting its CRA responsibilities, subject to approval by its supervisory agency.



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Strategic Plan (continued)

An institution may be evaluated under a strategic plan only if it meets all of the following criteria:

- The plan receives FDIC approval.
- The institution solicits public comment on the plan according to proper procedures.
- The term of the plan is no longer than 5 years.
- The plan establishes measurable goals for each of the three performance tests and specifies what constitutes satisfactory or outstanding performance.
- The institution has operated under the approved plan for at least one year.



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Maintaining a Strong CRA Program

- Keep track of the lending opportunities in your community and your work with government, business, and non-profit partners
- Review your lending distribution
- Review your assessment area boundaries
 - Conduct annual (or more frequent) review
 - Integrate with your review of geographic loan distribution



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Maintaining a Strong CRA Program (continued)

- Establish and communicate goals for CRA performance
- Understand your assessment area and be able to communicate the competitive, economic, and other demographic landscape of your market to examiners
- Measure your bank against similarly situated banks and the market



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Maintaining a Strong CRA Program (continued)

- Ensure that your fair lending program is in order as poor fair lending exam results will affect CRA ratings
- Maintain a strong Compliance Management System as other illegal credit practices may also affect CRA ratings.
- Consider CRA implications for opening and closing offices



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Additional CRA Responsibilities

- **Public File**
 - Institutions must maintain and update a public file that contains specific information regarding its CRA performance. For example, the Public File must include a copy of your most recent Public Evaluation, as well as the disclosure reports regarding your CRA and HMDA data.
- **Public Notice**
 - Each institution must post a notice in its lobby of the availability of the Public File and providing consumers with contacts at the bank and the FDIC (and the Federal Reserve if the bank is affiliated with a holding company) in order to provide comments regarding the bank's CRA performance.
- **Responding to Consumer Complaints**
 - One bank director responsibility is to ensure that a system for responding to consumer complaints is in place at the institution. Any consumer complaints related to your bank's CRA performance must be maintained in the Public File. You also have the option of including your response to a complaint.



Division of Depositor and Consumer Protection

CRA Resources

www.fdic.gov

- Financial Institution Directory
- Financial Institution Letters
- Rules and Regulations
- Federal Register
- CRA Examination Schedule
- Examination Manuals



Division of Depositor and Consumer Protection

CRA Illustrative List of Qualifying Activities

This list is a non-exhaustive, illustrative list of examples of activities that would qualify under 12 CFR 25.04. The list is intended to identify activities that would meet the criteria in the rule. The OCC is not endorsing any financial institution, fund, organization, program, non-profit, or any other entity. By listing activities that would qualify under section 25.04, the OCC is not making any determination as to whether the activities listed are safe and sound activities, in general, or for any particular financial institution. Moreover, the OCC is not making any determination as to whether the activities listed are/are not legally permissible, in general, or for any particular financial institution. The OCC will add additional activities that meet the qualifying activities criteria consistent with the process outlined in 12 CFR 25.05. Please read the regulations in their entirety for defined terms used in this list and for additional information. 12 CFR part 25.

Qualifying Activities Criteria and Illustrative List Topic Category	Description
§ 25.04(b)(1)(i) Topic A	Retail loans. A home mortgage loan, small loan to a business, small loan to a farm, or consumer loan is a qualifying activity if it is Provided to a: Low- or moderate-income individual or family
A-1	Loan classified on the bank's Call Report as a 1-4 family residential construction loan to a low- or moderate-income (LMI) individual.
A-2	Closed-end loan or open-end line of credit classified on the bank's Call Report as a loan secured by a 1-4 family residential property to an LMI individual.
A-3	Loan classified on the bank's Call Report as secured by a multifamily residential property to an LMI individual.
A-4	Home mortgage loan guaranteed by the Federal Housing Administration to an LMI individual.
A-5	Home mortgage loan guaranteed under the U.S. Department of Housing and Urban Development's (HUD) Indian Home Loan Guarantee Program (Section 184) to an LMI individual.
A-6	Home mortgage loan guaranteed by the U.S. Department of Agriculture's (USDA) Rural Housing Service to an LMI individual.
A-7	Home mortgage guaranteed by the U.S. Department of Veterans Affairs (VA) to an LMI individual.
A-8	Low-cost education loan to an LMI individual, such as to fund school tuition and/or expenses.
A-9	Home equity line of credit to an LMI individual, such as for home improvement.
A-10	Non-credit card revolving credit line, such as for purchase of home appliances, to an LMI individual.
A-11	Consumer loan to an LMI individual for purposes other than purchasing an automobile, such as to fund unexpected medical expenses.
A-12	Automobile loan to an LMI individual to purchase a car.
A-13	Installment loan to an LMI individual to purchase home appliances.

Select a language: English (US) 中文 한국어 Español Tiếng Việt



OC Housing & Community Development

HOUSING DEVELOPMENT

COMMUNITY DEVELOPMENT

OC HOUSING AUTHORITY

SUCCESSOR AGENCY

Developer

HOME Income Limits

Orange County Housing Authority as Housing Successor

Homebuyer

The County’s Mortgage Assistance Program (MAP) provides silent (deferred payment) downpayment assistance loans to assist low-income first-time homebuyers (FTHB). Eligible FTHB’s annual income must not exceed 80% of the Area Median Income (AMI). The loans are designed to help with the down payment to purchase a home. The 3% simple interest, deferred payment loan has a 30 year term and a maximum loan amount of \$80,000. Homebuyers must occupy the property as their primary residence. There is a 1% minimum down payment requirement for this program and the total sales prices shall not exceed 85% of the Orange County median sales price for all homes. All applicants are required to attend a homebuyer education workshop.

If you are interested in the obtaining more information or an application for the MAP program, please contact our program administrator, Affordable Housing Clearinghouse at (949) 859-9255 or view their website at <http://www.affordable-housing.org/>.

SHARE THIS

Homebuyer Program

Assistance to help you purchase a home

VISIT HELPFUL LINKS

www.floridahousingsearch.org

LEARN MORE

The State Housing Initiative Partnership 2020-2021 close out report is available for review and comment between September 13, 2023 and September 14, 2023 at the Housing and Community Division.

Send comments to:
Housing@ocfl.net

[Down Payment Assistance Flyer](#)

[Income Limits Chart](#)

[Request for Applications to construct Affordable Housing on surplus county properties \(apply January 30 – February 28, 2020\)](#)

[Apply via ZoomGrants™](#)

DOWN PAYMENT ASSISTANCE PROGRAM NOTICE

Please apply here:

<https://portal.neighborlysoftware.com/HCD/participant>

DOWN PAYMENT ASSISTANCE (DPA)

The Down Payment Assistance Program provides assistance to qualified first time homebuyers for down payment and closing costs associated with purchasing a home. The amount of assistance provided will be determined based on household income and size. The amount of assistance available is \$45,000 for eligible very low-income buyers, \$35,000 for low-income buyers, or \$20,000 for eligible moderate-income buyers. All applicants must complete a pre-purchase homebuyer's education program, and secure a first mortgage. For additional information, please refer to the Down Payment Assistance flyer. Applicants are also encouraged to use the contact information below.

CONTACT US

Housing and Community Development Division
525 East South Street,
Orlando, Florida 32801-2891

Email: housing@ocfl.net
Phone: (407) 836-5150

All e-mail sent to this address becomes part of Orange County public record. Comments received by our e-mail subsystem can be read by anyone who requests that privilege. In compliance with "Government in the Sunshine" laws, Orange County Government must make available, at request, any and all information not deemed a threat to the security of law enforcement agencies and personnel.

DEPARTMENT OF HUD
 STATE OF FLORIDA

----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lees-Immokalee-Marco Island, FL MSA								
30% LIMITS	21000	24000	27000	29950	32350	34750	37150	39550
VERY LOW INCOME	34950	39950	44950	49900	53900	57900	61900	65900
60% LIMITS	41940	47940	53940	59880	64680	69480	74280	79080
LOW INCOME	55900	63900	71900	79850	86250	92650	99050	105450
North Port-Sarasota-Bradenton, FL MSA								
30% LIMITS	19200	21950	24700	27400	29600	31800	34000	36200
VERY LOW INCOME	32000	36600	41150	45700	49400	53050	56700	60350
60% LIMITS	38400	43920	49380	54840	59280	63660	68040	72420
LOW INCOME	51200	58500	65800	73100	78950	84800	90650	96500
Ocala, FL MSA								
30% LIMITS	13850	15800	17800	19750	21350	22950	24500	26100
VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
60% LIMITS	27660	31620	35580	39480	42660	45840	48960	52140
LOW INCOME	36900	42150	47400	52650	56900	61100	65300	69500
Orlando-Kissimmee-Sanford, FL MSA								
30% LIMITS	18450	21100	23750	26350	28500	30600	32700	34800
VERY LOW INCOME	30750	35150	39550	43900	47450	50950	54450	57950
60% LIMITS	36900	42180	47460	52680	56940	61140	65340	69540
LOW INCOME	49150	56200	63200	70200	75850	81450	87050	92700
Palm Bay-Melbourne-Titusville, FL MSA								
30% LIMITS	18100	20650	23250	25800	27900	29950	32000	34100
VERY LOW INCOME	30100	34400	38700	43000	46450	49900	53350	56800
60% LIMITS	36120	41280	46440	51600	55740	59880	64020	68160
LOW INCOME	48150	55000	61900	68750	74250	79750	85250	90750
Panama City, FL MSA								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
Pensacola-Ferry Pass-Brent, FL MSA								
30% LIMITS	17200	19650	22100	24550	26550	28500	30450	32450
VERY LOW INCOME	28650	32750	36850	40900	44200	47450	50750	54000
60% LIMITS	34380	39300	44220	49080	53040	56940	60900	64800
LOW INCOME	45850	52400	58950	65450	70700	75950	81200	86400



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
OCTOBER 19, 2023 AT 06:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: . To Discuss The Purchase of the Daycare Property For a Senior Center
(Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Title Search Report
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Staff is requesting the Board discuss the purchase of Daycare center property for a Senior Center.

SUMMARY: "One of the historical markers in the town highlights the existence of Eatonville's first elementary school. This site was owned by the town at some point, but then its ownership was transferred, and the property was then sold. In keeping with the CRA plan of 1997, Goal #4: Create an attractive and viable sense of place. Beautification - Landscape and other beautification projects can include historic restoration outside the Downtown Core/Cultural entertainment District, and use of left-over lots not practical for development as pedestrian parks along the streetscape; this land can possibly be purchased. Since it is in the plan and in the district, the board can consider using its funds to purchase this property so that it is preserved for future generations.

RECOMMENDATION: Staff is requesting that the board considers the purchase of the property located at 140 S West St (Formerly: Eatonville Kindergarten and Day Nursery).

FISCAL & EFFICIENCY DATA: N/A

TITLE SEARCH REPORT

Fund File Number: 997980

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: The Perry Law Group, L.L.C.

Agent's File Reference: TOECRA

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**

Prepared Date: January 8, 2021

Attorneys' Title Fund Services, LLC

Prepared by: Mark Anthony Leblanc, Examiner

Phone Number: (800) 336-3863 x7832

Email Address: mLeBlanc@thefund.com

TITLE SEARCH REPORT

Fund File Number: 997980

Effective Date of approved base title information: May 26, 1967

Effective Date of Search: January 4, 2021 at 11:00 PM

Apparent Title Vested in:

Delories L. Hudson, as to an enhanced life estate, and Michelle Delories Ruiz, as to the remainder interest

Description of real property to be insured/foreclosed situated in Orange County, Florida.

Lots 1, 2, 3 and 4, Block 3, Holden Bro's Subdivision, according to the plat thereof as recorded in Plat Book C, Page 85, Public Records of Orange County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Quit Claim Deed from Town of Eatonville to Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, recorded May 26, 1967 in O.R. Book 1637, Page 341, Public Records of Orange County, Florida.
2. Quit Claim Deed from Eatonville Kindergarten and Day Nursery to EKDN Properties, recorded July 25, 2006 in O.R. Book 8770, Page 4178, Public Records of Orange County, Florida.
3. Warranty Deed from EKDN Properties, Inc. to Delories L. Hudson, as to an enhanced life estate, and Michelle Delories Ruiz, as to the remainder interest, recorded October 30, 2019 in Clerk's File Number 2019 - 682235, Public Records of Orange County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year(s) 2013, 2015, 2016, 2017, 2018, 2020.

Restrictions/Easements:

1. All matters contained on the Plat of Holden Bro's Subdivision, as recorded in Plat Book C, Page 85, Public Records of Orange County, Florida.
2. Easement on favor of Florida Power Corporation recorded in O.R. Book 2863, Page 1992, Public Records of Orange County, Florida.

TITLE SEARCH REPORT

Fund File Number: 997980

Other Encumbrances:

1. Notice of Tax Lien for Homestead Exemption recorded in O.R. Book 10812, Page 2858; O.R. Book 6707, Page 1670, Public Records of Orange County, Florida.
2. Florida Department of Revenue Tax Warrants recorded in Clerk's File Number 2016 - 28445; Clerk's File Number 2016 - 28446; Clerk's File Number 2016 - 532823; Clerk's File Number 2018 - 26745, Public Records of Orange County, Florida.
3. Rights of the lessees under unrecorded leases.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2021 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida*

TITLE SEARCH REPORT

Section IV. Item #3.

Fund File Number: 997980

Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

- (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and**
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**
- 8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.**

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

140 S West St.

Section IV, Item #3.

Property Record - 35-21-29-3660-03-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/10/2023

Property Name

✂ Divine Individual Day Care (FKA)

Names

Distressed Solutions LLC

Municipality

EVL - Eatonville

Property Use

1910 - Office Child Care I

Mailing Address

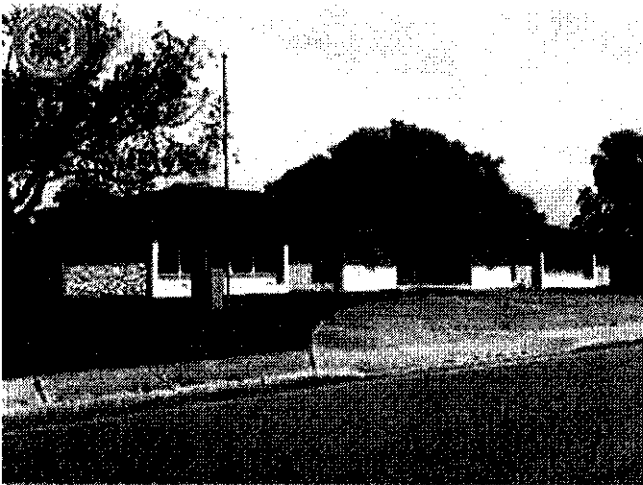
550 N Reo St Ste 202
Tampa, FL 33609-1062

Physical Address

140 S West St
Maitland, FL 32751



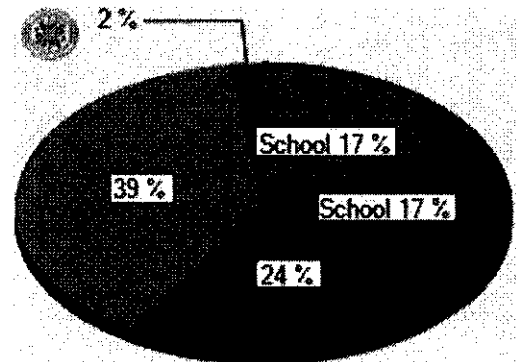
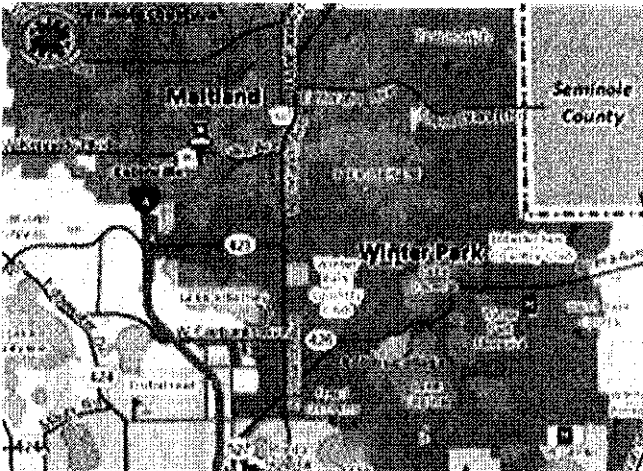
QR Code For Mobile Phone



140 S WEST ST, EATONVILLE, FL 32751 6/22/2023 12:51 PM



292135366003010 03/19/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023	\$89,241	+ \$396,872	+ \$12,248 =	\$498,361 (10.0%)	\$498,361 (10.0%)
2022	\$84,839	+ \$356,159	+ \$12,248 =	\$453,246 (-7.1%)	\$453,246 (-7.1%)
2021	\$77,235	+ \$398,296	+ \$12,248 =	\$487,779 (9.0%)	\$487,779 (9.0%)
2020	\$77,235	+ \$358,110	+ \$12,248 =	\$447,593	\$447,593

2023 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$498,361	\$0	\$498,361	3.1730 (-1.28%)	\$1,581.30	17 %
Public Schools: By Local Board	\$498,361	\$0	\$498,361	3.2480 (0.00%)	\$1,618.68	17 %
Orange County (General)	\$498,361	\$0	\$498,361	4.4347 (0.00%)	\$2,210.08	24 %
Town Of Eatonville	\$498,361	\$0	\$498,361	7.2938 (0.00%)	\$3,634.95	39 %
Library - Operating Budget	\$498,361	\$0	\$498,361	0.3748 (0.00%)	\$186.79	2 %
St Johns Water Management District	\$498,361	\$0	\$498,361	0.1793 (-9.17%)	\$89.36	1 %
				18.7036	\$9,321.16	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3

Total Land Area

40,018 sqft (+/-) | 0.92 acres (+/-) GIS Calculated

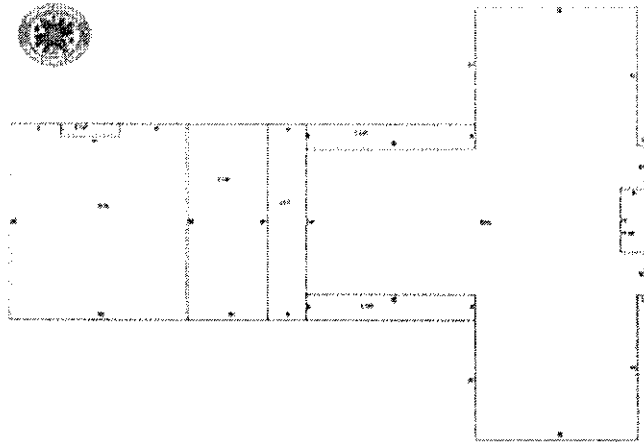
Land

Land Use Code	Zoning Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1910 - Office Child Care R-2 I	40018.23 SQUARE FEET	\$2.23	\$89,241	\$0.00	\$89,241

Buildings

Section IV. Item #3.

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1910 - Office Child Care I	BAS - Base Area	7106	\$924,846
Building Value	\$396,872	FOP - F/Opn Prch	1486	\$87,070
Estimated New Cost	\$1,033,521	UST - Unf Storag	414	\$21,605
Actual Year Built	1968			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	9006 sqft			
Living Area	7106 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6040 - Paved Concrete	01/01/1968	2055 Unit(s)	\$4.50	\$9,248
5482 - Large Open Storage Bin	01/01/2006	1 Unit(s)	\$3,000.00	\$3,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer	Section IV. Item #3.
06/21/2022	\$320,100	20220403556/		Warranty Deed	Ruiz Michelle Delories	Distressed Solutions LLC	Improved
06/21/2022	\$0	20220403555/		Corrective Deed	Ekdn Properties	Hudson Delories L Life Estate Rem: Michelle Delories Ruiz	Improved
10/28/2019	\$100	20190682235/		Warranty Deed	Ekdn Properties	Hudson Delories L Life Estate Rem: Michelle Delories Ruiz	Improved
07/11/2006	\$100	20060486135 08770 / 4178		Quitclaim Deed	Eatonville Kindergarten Day Nursery Inc	Ekdn Properties	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
519 Clark St	09/06/2023	\$380,000	\$67	Warranty Deed	7/7	20230524618/	
1851 S Goldenrod Rd	07/28/2023	\$1,200,000	\$348	Warranty Deed	0/0	20230438172/	
6924 Forest City Rd	06/23/2023	\$610,000	\$373	Warranty Multiple	0/0	20230365317/	
1215 Mercy Dr	06/22/2023	\$575,000	\$212	Warranty Deed	0/0	20230390744/	
5135 Curry Ford Rd	06/14/2023	\$1,400,000	\$315	Warranty Deed	0/0	20230346129/	
1235 W Michigan St	04/17/2023	\$475,000	\$241	Special Warranty	0/0	20230227913/	
1912 N Dean Rd	04/04/2023	\$2,035,000	\$293	Special Warranty Multiple	0/0	20230228477/	
2405 E Kaley Ave	11/10/2022	\$425,000	\$189	Warranty Deed	0/0	20220688710/	
2600 E Jackson St	11/04/2022	\$283,000	\$137	Warranty Multiple	0/0	20220684177/	
2610 E Jackson St	11/04/2022	\$193,600	\$163	Warranty Multiple	0/0	20220684177/	

Services for Location

TPP Accounts At Location

Section IV. Item #3.

Account	Market Value	Taxable Value	Business Name(s)	Business Address
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There are no TPP Accounts associated with this parcel.

Schools

Edgewater (High School)

Principal	Heather Haas Kreider
Office Phone	407.835.4900
Grades	2023: 2022: C 2019: B

Hungerford (Elementary)

Principal	Letecia Harris
Office Phone	407.623.1430
Grades	2023: 2022: C 2019: C

Maitland (Middle School)

Principal	Aski Melik Brown
Office Phone	407.623.1462
Grades	2023: 2022: B 2019: A

Community/Neighborhood Association

Name	Calhoun-Hall Neighborhood Group
Gated?	No
Number Of Households	188

Utilities/Services

Electric	Duke Energy
Water	Eatonville
Recycling (Friday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

County Commissioner	Christine Moore
School Board Representative	Karen Castor Dentel
State Senate	Geraldine F. "Geri" Thompson
State Representative	Anna Eskamani
US Representative	Maxwell Alejandro Frost

RESOLUTION NO. 47

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN TO EATONVILLE KINDERGARTEN AND DAY NURSERY, INC., a Florida non-profit corporation.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA:

That the Town of Eatonville, through its Town Council and pursuant to Chapter 165.08, Florida Statutes, does deem it in the best interest of the Town of Eatonville and its residents to convey certain property presently owned by the Town of Eatonville to Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, it appearing to the Town Council that the nursery primarily cares for the children of the working mothers of the Town of Eatonville, and it further appearing that said nursery is operating at a loss and will not be able to continue its good work without the help of others.

BE IT FURTHER RESOLVED that in consideration of the gifts of others to Eatonville Kindergarten and Day Nursery, Inc., and of the good work it does in the community, the Town of Eatonville, through its Town Council, hereby authorizes the Mayor and Town Clerk to execute a Quit-Claim Deed to the following described property, to-wit:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book "C", Page 86, of the Public Records of Orange County, Florida,

to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation.

That nothing contained in these stipulations and covenants shall restrict or prevent the Kindergarten from obtaining mortgage financing on the above described property, and that all stipulations and covenants contained herein shall be subordinate to any mortgage placed upon the above property through action of the board of directors of the Kindergarten.

Executed this 18 day of May, 1967.

EATONVILLE KINDERGARTEN and
DAY NURSERY, INC.

By: Jean W. Oelphert
President

ATTEST: Jane W. Hullman
Secretary

STIPULATIONS AND COVENANTS

In consideration of the conveyance of the following described property located in the Town of Eatonville, Florida:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book "C", Page 86, of the Public Records of Orange County, Florida

by the Town of Eatonville, Eatonville, Florida, hereinafter called the "Town", to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, hereinafter called the "Kindergarten", the Kindergarten by resolution of its board of directors and through its undersigned officers hereby stipulates, covenants and agrees to the following:

That a building to house a kindergarten and day nursery will be constructed on the above described property. That should said building not be commenced within a period of two (2) years from the date of the conveyance of the above property to the Kindergarten, the Kindergarten upon written demand by the Town will re-convey the above described property to the Town.

That in the event the subject property should be sold by the Kindergarten, the Kindergarten will pay to the Town the market price of the subject property, exclusive of buildings and other improvements thereon, at the time of the sale. The market price will be established by agreement of the Kindergarten and the Town, or if an agreement cannot be reached, then the market price will be established by a qualified land appraiser or appraisers acceptable to the Town and to the Kindergarten.

ADOPTED at a regular meeting of the Town Council of
the Town of Eatonville, Florida, held in Town Hall, Eatonville,
Florida, this 15th day of April, 1967.

A. Vickers
MAYOR

ATTEST:
Shelma B. Woodward
TOWN CLERK

STIPULATIONS AND COVENANTS

In consideration of the conveyance of the following described property located in the Town of Eatonville, Florida:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book "C", Page 36, of the Public Records of Orange County, Florida

by the Town of Eatonville, Eatonville, Florida, hereinafter called the "Town", to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, hereinafter called the "Kindergarten", the Kindergarten by resolution of its board of directors and through its undersigned officers hereby stipulates, covenants and agrees to the following:

That a building to house a kindergarten and day nursery will be constructed on the above described property. That should said building not be commenced within a period of two (2) years from the date of the conveyance of the above property to the Kindergarten, the Kindergarten upon written demand by the Town will re-convey the above described property to the Town.

That in the event the subject property should be sold by the Kindergarten, the Kindergarten will pay to the Town the market price of the subject property, exclusive of buildings and other improvements thereon, at the time of the sale. The market price will be established by agreement of the Kindergarten and the Town, or if an agreement cannot be reached, then the market price will be established by a qualified land appraiser or appraisers acceptable to the Town and to the Kindergarten.

That nothing contained in these stipulations and covenants shall restrict or prevent the Kindergarten from obtaining mortgage financing on the above described property, and that all stipulations and covenants contained herein shall be subordinate to any mortgage placed upon the above property through action of the board of directors of the Kindergarten.

Executed this _____ day of _____, 1967.

EATONVILLE KINDERGARTEN and
DAY NURSERY, INC.

By: _____
President

ATTEST:

Secretary

109735 RECORDED
DEC 28 12 53 PM 1966
O.P. 1598 PG 377

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pl

DEED

THIS INDENTURE, Made this 5 day of December, A. D., 1966, between THE BOARD OF PUBLIC INSTRUCTION OF ORANGE COUNTY, FLORIDA, a public corporation under the laws of the State of Florida, Party of the First Part, and TOWN OF EATONVILLE, Orange County, Florida;

WITNESSETH: That the Party of the First Part, in consideration of the sum of Six Thousand Five Hundred Fifty and no/100 (\$6,550.00) Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, forever, all those certain lots, tracts or parcels of land lying and being in the County of Orange and State of Florida, described as follows:

Lots 1, 2, 3, 4, 5, 22, 23, 24, 25, 26 and the East 22.25 feet of Lots 6 and 21, Block 3, Holden Brothers Subdivision, according to the plat thereof as recorded in Plat Book C, Page 85, Public Records of Orange County, Florida,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Party of the First Part, in and to the same and every part and parcel thereof except as hereinafter set out.

TO HAVE AND TO HOLD said property unto the said Party of the Second Part and its successors in fee simple forever.

IN WITNESS WHEREOF the Party of the First Part has caused these presents to be executed in its corporate name by its Chairman and its Secretary and its corporate seal to be hereunto affixed, all this the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Judy Sellers
Frances F. Marke

THE BOARD OF PUBLIC INSTRUCTION OF ORANGE COUNTY, FLORIDA,

By: [Signature]
Chairman

Attest: [Signature]
Secretary

(Corporate Seal)

Eatonville, Fla.



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

OCTOBER 19, 2023 AT 06:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: To Discuss the RFP Process of The CRA Plan (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: N/A
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Staff are informing the board of the RFP process of the CRA plan update.

SUMMARY: The Plan is created to address slum and blight issues by outlining an action and finance plan. A CRA Plan should be reviewed and possibly updated every five to seven years. The new CRA plan refocuses the redevelopment efforts on economic development as a tool to drive growth in Tax Increment Revenues, which can then be reinvested into the additional strategies identified by the plan such as community benefits, infrastructure, affordable housing, and neighborhood enhancement. The plan’s economic development strategy focuses on Downtown redevelopment including arts and culture, mixed-use and residential development.

RECOMMENDATION: Staff would like to inform the board of the RFP process of the CRA plan update.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

OCTOBER 19, 2023 AT 06:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: To Discuss and Consider Having A Veteran’s Expo (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: N/A
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Staff is requesting that the board considers a CRA Veterans Expo. This expo will help veterans realize their full income potential and help those who are interested in purchasing a home or improving the home that they are in.

SUMMARY: Goal #4: Create an attractive and viable sense of place

Housing: Part of making Eatonville a viable community is the need to make it a nice place to live and recreate. The historic and cultural identity should carry over to the housing for its residents.

RECOMMENDATION: Staff is recommending that the board considers this Expo for our local Veteran’s.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

OCTOBER 17, 2023 AT 6:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approve Resolution 2023-22 for Amending FY2022/2023 budget in the amount of \$89,044.54.

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">• Resolution 2023-22• Budget Adjustment Form
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approve Resolution 2023 –amending FY 2022-2023 budget in the amount of \$89,044.54

SUMMARY: Closing out to amend the TOECRA budget in the amount of \$89,044.54 to be moved from the following:

- 303-0515-515.1200 CRA Executive Director Salary line \$37,944.54
- 303-0515-515.4611 Bldg. Repair & Maintenance \$7,100.00 and
- 303-0515-515.3100 Professional Services \$44,000.00 to cover depleted expenditures lines as indicated below:
-
- 303-0515-515.3400 Contractual Services \$72,903.20
- 303-0515-515.4400 Rental and Leases \$9,641.24 and
- 303-0515-515.3200 Accounting & Auditing \$6,500.00 for FY2022/2023 budget.

RECOMMENDATION: TOECRA Board to Approve Resolution 2023 – 22 amending FY 2022-2023 budget in the amount of \$89,044.54

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2023-22

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AMENDING THE FY 2022/2023 BUDGET OF EATONVILLE, FLORIDA TO MOVE \$89,044.54 FROM SALARY LINE AND EXPENDITURE LINES THAT ARE DEPLETED AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the \$89,044.54 will be move from 303-0515-515.1200 CRA Executive Director Salary line \$37,944.54; 303-0515-515.4611 Bldg. Repair & Maintenance \$7,100.00 and 303-0515-515.3100 Professional Services \$44,000.00 to cover depleted expenditures line 303-0515-515.3400 Contractual Services \$72,903.20; 303-0515-515.4400 Rental and Leases \$9,641.24 and 303-0515-515.3200 Accounting & Auditing \$6,500.00 for FY2022/2023 budget;

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, THE FOLLOWING:

SECTION ONE: At a duly held meeting of the Town of Eatonville Community Redevelopment Agency (TOECRA) Board of Directors, it has been resolved that the (TOECRA) has decided to amended FY 2022-2023 budget in the amount of \$89,044.54 from the Salary and other expenditures line.

SECTION TWO: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby repealed.

SECTION THREE: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional, it shall be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution two

SECTION FOUR: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of October 2023 A.D.

Angie Gardner, C

ATTEST:

Veronica King, Town Clerk

