



HISTORIC TOWN OF EATONVILLE, FLORIDA COMMUNITY REDEVELOPMENT AGENCY AGENDA

Town of Eatonville



Thursday, April 17, 2025, at 6:30 PM
Town Hall - 307 E Kennedy Blvd

**Please note that the HTML versions of the agenda and agenda packet
may not reflect changes or amendments made to the agenda.**

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

IV. PRESENTATIONS

- 1. March 2025 Financial Statement Presentation (**Administration**)
- 2. Power Point 119 S. West St Affordable Housing Project (**Administration**)

V. CITIZEN PARTICIPATION (Three minutes strictly enforced)

CONSENT AGENDA

- 3. Approval of Resolution CRA-R-2025-17 Approving the March 2025 Financials (**Administration**)
- 4. Approval of March 2025 Board of Directors Meeting Minutes for 3-20-25 and 3-25-25 (Special) – (**Clerk**)
- 5. Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws (**Board of Directors/Administration**)

VI. BOARD DISCUSSION

VII. BOARD DECISIONS

- 6. Approval of Resolution CRA-R-2025-18 approving bidder for demolition of 119 S. West St. property. (**Board of Directors/Administration**)
- 7. Approval of Resolution CRA-R-2025-19 Authorizing the Redevelopment of 119 S. West St. property into 4 Single Family dwelling units for sale. (**Board of Directors/Administration**)
- 8. Approval of Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd (**Board of Directors/Administration**)
- 9. Approval of Resolution CR-R-2025-21 to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series 14'D x 32'L w/ accessories (**Administration**)
- 10. Requests from David Barany (Tresor Nola) proposal to sale property located at 426 E. Kennedy Blvd. and request to for grant required \$250,000 match payment schedule.

VIII. STAFF REPORTS

IX. BOARD REPORTS

X. ADJOURNMENT

The Town of Eatonville is subject to 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
APRIL 17, 2025, AT 6:30 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution CRA–R– 2025-17 Approving the March 2025 Financials (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION Exhibits: <ul style="list-style-type: none">RESOLUTION CRA-R-2025-17
CONSENT AGENDA	YES	
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-17

SUMMARY: Going forward the Board of Directors will need to approve the monthly financial of the CRA. This is a consent agenda item.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-17

FISCAL & EFFICIENCY DATA: No fiscal impact.

RESOLUTION CRA-R-2025-17

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE MARCH 2025 FINANCIALS AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors will review and approve all monthly financial reports: and

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: AMENDMENTS. The TOECRA Board of Directors will review and approve all monthly financial reports in good stewardship of the CRA Trust Account.

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
APRIL 17, 2025, AT 6:30 PM
Cover Sheet

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

ITEM TITLE: Approval of CRA Board Meeting Minutes (Clerk Office)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: CLERK
CONSENT AGENDA	YES	Exhibits: 1. CRA Board Meeting Minutes 3-20-25 2. CRA Special Board Meeting Minutes 3-25-25
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of CRA Board Meeting Minutes as listed below:

- 1. CRA Board Meeting Minutes 3-20-25
- 2. CRA Special Board Meeting Minutes 3-25-25

SUMMARY: The CRA Board Meeting was held on the 3rd Thursday in March and the CRA Special Board Meeting was held on the 4th Tuesday in March . Meeting minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: Approval of CRA Board Meeting Minutes as listed below:

- 1. CRA Board Meeting Minutes 3-20-25
- 2. CRA Special Board Meeting Minutes 3-25-25

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, March 20, 2025, at 6:30 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 6:30 p.m.

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

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

STAFF: (5) Michael Johnson, **CRA Executive Director**, Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Laurie Nossair, **CRA Financial Coordinator**, Lt. Fletcher Boone, **Police**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

***Statement was provided by the chair indicating that there is an amended agenda to include documents for a walk on item (Resolution CRA-R- 2025-16), a clear final copy of the bylaws was also provided.*

PRESENTATIONS

February 2025 Financial Statement Presentation – Mr. Johnson gave an introduction of the February 2025 financials which accounts for account balances also tracking the expenditures for the month.

Comments: CRA tax from the county has not been received (TIFF), anticipating \$132,000; one individual received the PPP grant program for \$4,000, other pending applicants did not submit additional paperwork, payments under the historic grant program were for the architect only; requested for bank balance (Mrs. Nossair looked up the amount as being \$1,797,879.28 as of February 28th).

CITIZEN PARTICIPATION – (3)

Candace Finley – Inquired about the real plans for purchasing the 140 S. West property, will affect the street lived on, what is being brought is not fitting in size, no community input, no alternative plan beyond the cultural center proposed, there are other community issues that need attention.

Angela Johnson – budget amendment failed at last special meeting, request for attorney to provide legal guidance of when a budget is established by a governmental entity (Town of Eatonville, CRA) and there is insufficient funds on a budget line item and a budget amendment was denied, can an individual spend the money without it being an emergency of spending; sent an email to the Mayor requesting for a written response; expressed concerns about putting a large commercial building in the middle of a residential area without talking to the community and constituents; finance staff should have brought what the current fund balance is, it is a disservice to the residents by voting to approve the purchase of this property without having a clear understanding from the attorney as to whether or not you could spend it if it is not budgeted on a budget line item; in the bylaws, what is wrong with the simple majority? It did not require a supermajority to hire the

executive director, it should not require a supermajority to terminate, it appears that these laws are allowing for unilateral decisions by the Executive Director.

Joyce Irby – Expressed opinion that every decision is designed to say, excuse me, forget the people; the concerns expressed does not matter; the threat is the council's behavior in completely ignoring the will of the people; found out that two of the council members were not consulted on matters concerning the Edgewater High School Alumni Investment Group involvement

CONSENT AGENDA

Chair Garner motion to APPROVE the consent agenda approving CRA Board Meeting Minutes for 2-20-2025; 2-26-2025; February 2025 Financial Statement; **moved** by Vice Chair Washington; **second** by Director Mack; **AYE: ALL; MOTION PASSES.**

BOARD DISCUSSIONS:

Discussion of the CRA Bylaws – (Director Randolph) someone thought the bylaws needed to be changed; the supermajority (five votes) is not part of the town charter but by a majority vote (four votes); builds up an extra protection for somebody to be saved from termination, if a supermajority is to be used it should be used for everything; 50 articles from the previous bylaws have been reduced to 22 articles, will suffer the consequences should something come up that is not covered in the bylaws, it is a conflict of interest for the executive director to be engaged in creating bylaws when a one portion of the bylaws has to do with the executive director's job, performance, and how he or she responds to the board; the board is held accountable for everything that goes on in the CRA and are to adhere to the bylaws, if not, it will lead to a lot of issues, lawsuits, damages, and loss of status; was supposed to be tabled for a special meeting, for us to go over the bylaws, not for one person to take them upon themselves to change it in their favor. (Critton) request for a method, structure, and decorum to this conversation (Chair recommended going through each section); not in favor of the supermajority, those in favor should be able to explain themselves, (Director Mack) brought the idea of the supermajority because of past conflicts, wanting to put a person in a position to work comfortably without walking on eggshells (Director Daniels) if a person is doing what they are supposed to do when following the CRA plan, there would be no need for a supermajority; do not agree that the Executive Director can make recommendation to ratify and confirm by a majority vote to get rid of legal, if a supermajority is to be used towards an Executive Director it should also apply to legal; the board should be able to call a special meeting; criteria for an advisory board should be a business owner, if not then live in the town for five consecutive years (having homestead), (Director Mack) in favor of the supermajority, but willing to do the majority vote if it is the wishes of the board, the board should make the decision for hiring legal (Director Randolph) inquired about if the board read all of the articles; the disposal of property is not in the bylaws, if not in bylaws what is next (legal- if not in the bylaws, then the Florida Statutes is the default, if not covered in the statute, the board would have to figure it out. (Director Williams) agree to have a special meeting concerning bylaw; if we are going to tell the story, tell the whole story not bits and pieces, the board previously got rid of the current executive director (not because of performance), there were personal things going on. (Chair Gardner) had three directors that were removed, one was removed with cause and Director Johnson was removed without cause but was stated with cause (the resolution was a mess), it caused two people to go under investigation for following the majority vote, a supermajority vote would have avoided that protecting people from needless investigations (nothing was found at fault-a resolution was followed), it protects people who want to come and a job; the Executive Director should run the show, a supermajority for the executive director and a supermajority for the legal would create the same situation in previous years (2018-2019), legal should be protected, the executive director can bring a recommendation but the board will decide by majority vote. (Director Critton) the supermajority strongly undermines the majority, if the personnel is doing the job, there is no need for a supermajority; inquired about the hiring processes now that this position (Executive Director) is a town position, what are the responsibilities, what constitutes cause for termination or why there was no cause, to clear this up may help to determine whether or not a supermajority is necessary, what can the board do to maintain consistency and stability in the processes and procedures, every time an executive director

or an attorney is removed, the community takes a step back, I am for protecting the position, not a person, it seems not to be a policy or procedure matter but a personal matter, what can be out in place to protect the position without necessarily having to change the identity of the democracy, safeguards to ensure that the right thing is done to keep people that are being effective in this agency in place.(Chair Gardner) The supermajority vote would allow for more voices, is a necessity, protect us against ourselves. (Director Randolph) the investigation dealt with an illegal contract, ell the whole story; have not set goals and objectives for the executive director consistent with what the boards would like to see, be proactive, how many CRAs or cities or towns have the supermajority here in Central Florida (legal, do not know of any CRAs that have supermajority, without having done any specific research, why does Eatonville have to be different. (Director Daniels) section five (termination) of the previous executive director's contract on Mr. Johnson states that this agreement may be terminated without cause by the board of directors by majority vote, if terminated without cause full payout of the remaining terms of this agreement shall be made to the employee to include benefits and severance, the agreement reflected the importance of the majority vote. (Mr. Johnson) the executive director asked for some super majority, was presented with three sets of bylaws (when hired in December) by then Chairman Randolph to give a synopsis and put them all together, the bylaws have nothing to do with the Executive Director or the CRA my staff who is governed by the CRA policies and procedures and the town's policies and procedures which includes termination to taking vacation, have to comply with those policies which governs the employee's behavior, the board is expected to follow those policies and procedures in which are adopted, the board is governed under Chapter 163 and has nothing to do with the town's charter, this law says that the board has to adopt bylaws (not the executive directive), all agencies have bylaws, when applying for funding requires the governance document, the bylaws and the organizational chart, it is in the boards hands on how to govern yourselves accordingly as required under chapter 163. (Director Mack) suggest a special meeting to go through the bylaws. (Chair Gardner) the 2023 bylaws are the current bylaws, want to go ahead and schedule a special meeting (set a special workshop for Tuesday, March 25th at 5:30 p.m.).

BOARD DECISIONS:

Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws – **Chair Garner motion to TABLE** Resolution CRA-R-2024-04 Approving the CRA Bylaws; **moved** by Director Critton; **second** by Director Mack; **AYE: ALL; MOTION PASSES (Item Tabled). Comments:** Tabled item for a special meeting.

Approval of Resolution CRA-R-2025-16 Authorizing the Purchase of 140 S. West, Eatonville, Florida (Preamble Read) - **Chair Garner motion to APPROVE** Resolution CRA-R-2025-16 CRA Authorizing the Purchase of 140 S. West, Eatonville, Florida; **moved** by Vice Chair Washington; **second** by Director Mack with question. **Discussions:** Director Mack wants to table item so other board members can get an understanding of this matter (how it would be handled); request an appraisal before moving forward; the proposed cultural center should go to the Denton Johnson Center; suggest getting grant to assist with pushing forward; (Mr. Johnson) can get comparative market analysis done by real estate broker, or hire someone to do a pencil appraisal; to do an appraisal comes with a cost, a cost that exceeds \$7,500 will have to come to the board; (Director Randolph) have to make the money spent is going to benefit the community, the building needs a lot of work and no parking, will have to renovate the property to bring it up to code, have not done enough in Eatonville to help the residents with the CRA money, sidewalks needs to be repaired, pothole in the road needs to be fixed, cars need repair, have issues where money can be spent to improve our neighborhoods; consider getting more funds from the county and CDBG; would like to table; (Mr. Johnson) the board has the authority to change the number on the contract (negotiate); citizen needs are being addresses through the CRA with three grant programs from Orange County, one for major rehabs, one for minor rehabs and code compliance, and a new program addressing hurricane damage, Help CDC along with Build together will be renovating homes (two rounds of 25 homes totaling 50 homes and building a waiting list for the next rounds), the council for aging provides assistance for weatherization, residents can start their processes now, flyers have been distributed for the Saturday event to connect to services; do not have to take CRA dollars to create programs that are already being provided by

service providers in the community, it is not the government's job to fix everyone's problem, when there are agencies providing services, we can let the people know about the resources and services; if the price in the contract is the problem, we will not pay no more than what the property appraises for, there is an appraisal order and a survey order that happens once there is a signed executed contract, the appraisal becomes public records in which others can use. (Director Mack) want to ensure those that was not prepared to make a decision on the information in front of the board by not having the opportunity to speak with the executive director (have a better understanding), (Director Randolph) request to look at the building (executive will set up a date), where will the money come from; need to vote giving the Executive Director approval to negotiate and purchase (the resolution provides for this); what is the plan; (Vice Chair Washington) would love to have the property back (was previously owned by the town), but will have to pay to get it back to the town; (Director Williams) according to the town code the property loses its conforming use becoming residential (not commercial), the appraisal will be done based upon zoning (R2 zoning), (Mr. Johnson) It was the town's property, the transaction of the sale was able to go through, because there were no public documents to protect the town's interest, will follow the will of the board, putting safeguards in place to avoid overpayment, request for the authority to get an appraisal if it exceeds the dollar amount in getting the three bids required to get it done, confirmed with legal the statutory language that the max authorized to spend on the property is 15% above the appraised value, confirmed that the resolution allows the executive director the authority to acquire property based upon the terms and conditions to include moving the earnest money deposit, money will come from the general fund operating funds (anything not restricted or salary). Director Critton) request that there be a budget amendment, according to Florida statute 163.370 talks in detail about the agency powers to acquire property for the purpose of eliminating slum and blight, what happens after the acquisition is just as important, would like to see community engagement and perspective on what should become of the property, concerned about parking and generated traffic in a residential area, expressed concerns about others who do not live in the community buying up property in the town when this is an opportunity for the board to do something amongst ourselves. (Director Williams) this gives the board the first opportunity to purchase, an appraisal now would allow others to see it, the board should do its due diligence by getting under contract and continuing forward with the legal work. **ALL MOTIONS RECIENDED. Chair Garner motion to TABLE Resolution CRA-R-2025-16 CRA Authorizing the Purchase of 140 S. West, Eatonville, Florida; moved by Vice Chair Washington; second by Director Mack; AYE: ALL MOTION PASSES (Item Tabled). Comment:** There is already a letter of intent.

(ADDED ACTION) Approval for Executive Director to Spent Money for An Appraisal that exceed \$7500

- **Chair Garner motion to APPROVE** Approval for Executive Director to Spent Money for An Appraisal for 140 S. West, Eatonville, Florida; **moved** by Director Critton; **second** by Director Mack; **AYE: ALL MOTION PASSES; Comments:** Three quotes must be provided, Director Randolph request for copies of the quotes.

BOARD REPORTS:

Executive Director (Michael Johnson) – having a housing resource fair Saturday (March 22) from 10am to 1pm, vendors are prepared, residents can apply for different funding programs, have to get the redevelopment plan updated which is a community process that is going to require two public hearings before it comes to the board, staff is working on recommendations, it will go to the staff, to the community, to the board in your official capacity for approval, to the town council, and then to Orange County, Mr. Pressley will meet with Orange County in advance of the final document making sure their concerns are being addressed in the plan update, hoping to have the process completed to the county by the end of May with an approved in June..

Attorney (Greg Jackson) – it is important to have the plan updated by June because on July 1, 2025, or whatever date the CRA is to terminate is going to be determined, to set the date that is either before and not beyond September 30, 2045, the Florida legislature currently has house bill 991, Senate bill 1242 where there are seriously going to sunset; referenced the 2025 Government and the Sunshine Manual as it relates to agendas (page 39) stating that the board can bring walk on motions, it is recommended (best practice) by the Attorney General's office that if it is something of controversy that it is posted on the agenda, but it is not a requirement; the bylaws ratified in July of 2023 by the board has given the executive director the authority to handle the financial operation

of the board, the executive director can use funds as long as there is justification of where those funds will come from and where those funds went per the bylaws of 2023 which the board is currently operating under.

Director Wanda Randolph – Requested an update on Club Eaton. (Mr. Johnson) Mr. Smith in Tallahassee has concurred with the executive director that there should have been a structural engineering report done on the building before any money were received, currently waiting on the structural engineering report to if the walls and foundation are structurally sound to build on, building has been in existence since 1942, if the report indicates the wall and foundation are not structurally sound, the money that is allocated will require a new budget taking into account demolition, moving of the foundation, and a rebuild it, which is going to eat up most of the money, will end up will a shell (a nonfunctioning building), state has to determine if the outcome of that property is suitable to waste a million dollars, find a new site to do the same project, or to terminate the grant because the owner has not provided his \$250,000 match, the property owner has inquired about the CRA buying the property, the CRA has the capacity to acquire the property and ensure there is a performing arts and entertainment center which has to go through a letter of intent (LOI) then through the CDBG process of Orange County for acquisition, they will provide 75% and the CRA will have to have the other 25% match, waiting to see what the state decides and positioning ourselves to step in if needed to prevent losing the money.

Director Tarus Mack – thanked everyone for being engaged in the CRA business, acknowledged the efforts being done in moving forward getting things done in this community; important that the funds provided from Orange County and from a federal level are spent buying areas that are blighted; acknowledged Mr. Johnson for putting boots on the ground pushing forward, it is a tough job, strongly suggested the supermajority vote but willing to do whatever the board want to do.

Director Rodney Daniels – do not think the space is big enough for a multicultural or recreation center, inquired about the Elizabeth Park project proposed back in 2020 (Mr. Johnson) there was a concept to develop the vacant lots into the Elizabeth Park Town Homes, the federal government awarded \$4.1 million for that project (not recommended by the executive director), board has the authority to purchase land and the council can decide how the grant is applied, a recommendation will come from Mr. Pressley and the mayor from the town.

Vice Chair Theo Washington – No Report

Chair Angie Gardner – the Elizabeth Park proposed project was a way to fix the issue with the town owing the CRA money, in 2022 the ability to get appropriation funds came up, was told to identify a location that is not occupied in which Elizabeth Park was recommended for the appropriations request, if the appropriation funds were received, the location could possibly be moved to consider other options, the pool was done and the location went out of the picture allowing for the \$2 million dollars to be used for other locations; what was heard tonight was misinformation, transparency is talked about but we are not being transparent.

Director Ruthi Critton – Inquired about the board being in attendance at the Saturday event (Yes, expect all the leaders of the community to be in attendance), the CRA will have a table and tent, directors can benefit from the resources if they qualify; for those who need a copy of the current recent bylaws, the most recent email with the single document is from July 18, 2024; to legal, can motions from the floor have public participation (Yes, if board chooses); in regards to House Bill 991 and Senate Bill 1242, would like to go to Tallahassee to be heard about getting rid of CRAs, encourage the board to do the same; condolences to the losses in the community.

Director Donovan Williams – No Report

Other Information: Ms. Ada Sim’s funeral is next Saturday (April 12th) at the Hope Church in Orlando, Friday, (April 11th) for the wake at Mitchell's funeral home, Ms. King will send an email to everyone

ADJOURNMENT Chair Angie Gardner Motions for Adjournment of Meeting (**Moved** by Director Mack; **Second** by Director Critton; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:59 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Tuesday, March 25, 2025, at 5:30 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 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 – Chair Gardner called the meeting to order at 5:30 p.m. **(There is an amended agenda**)**

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

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

STAFF: (5) Michael Johnson, **Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Lt. Fletcher Boone, **Police**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION – (3)

David Barany - Referenced the purchase of 140 S. West Street and expressed concerns about parking, about the location being behind business, and possibly being a high traffic area.

Angela Johnson - Referenced the purchase of 140 S. West Street and inquired about the three quotes for the appraisal (requested for the costs to be shared with the audience), the purchase price per the appraisal is \$330,000, is there a requirements for this item to go back to town council since the purchase price has changed, concerned about the high traffic that the cultural center may bring, the residents need some assurance that there would not be this huge culture center, concerned about moving forward without giving the community the opportunity to voice their concerns of what that property should be; potentially looking at two cultural centers back to back with without ample parking.

Charles Bargaineer (time extended) – Referenced the purchase of 140 S. West Street and inquired about the property being taken off the tax roll, have consideration been given to the construction costs in addition to purchase price (parking, construction, post construction, all components that will go into building that particular facilities, suggest taken the purchase money to expand Denton Johnson Center; have consideration been given to additional cost for insurance and staffing to run the center; As a former community development coordinator for the City of Orlando, we would fix up houses and set them below market rate, build new homes and sell below market value; what is the plan, need to identify community feedback and needs; have to be careful in buying special commercial property.

BOARD DECISIONS:

Approval of acquisition of property located at 140 S. West, Eatonville, Florida 32751 – (Preamble Read) **Chair Gardner motion to APPROVE** Acquisition of property located at 140 S. West, Eatonville, Florida 32751; **moved** by Director Randolph; **second** by Director Mack with questions. **Discussions/Questions:** (Director Mack) items need to go back before the town council, there is no final rendering, and recommend tabling; (Mr.

Johnson) the resolution gave authorization to proceed with acquisition, not for a dollar amount, the resolution stated \$650,000 but subject to the appraisal (number can be changed); Appraisal “As Is” Value is \$330,000, the comparison market is \$445,000; (Director Randolph) where did the \$650,000 come from (it is an administrative negotiated number on the letter of intent (started at \$800,000 and is not the final number), once authorize to a contract, the board can state the offer amount for purchase or not; is the anticipated costs for improvements is \$700,000 (the appraisal number) based on present state; the appraisal cost was \$2000, requesting copies of the quotes. (Vice Chair Washington) inquired about taxes on the property (was on a tax roll because owner was behind on the taxes); no inspection has been completed, doing the due diligence period of the contract (once signed) is when the survey, appraisal, and inspection is completed; legal provided clarity on the quotes that if it did not go over the \$7500 limit, the quotes did not have to come back to the board; (Director Daniels) inquired about the demolition costs (would be an additional cost onto to the acquisition price of \$330,000); having discussions about grants, types of funding to carry out whatever this board decides; Chair Gardner) on page 56 it says replacement costs is approximately \$ 1.5 million, on page 32, it says the cost to renovate is roughly about \$700,000, a considerable amount would be saved if it was renovate, on page 32 to restore to its original value would go up to approximately \$1,030,000; (Director Critton) what is the methodology when making the adjustments in the purchase price, the board is determine what is the value of the offer and that is what the contract will present, can do it in one motion. **ALL MOTIONS RECINDED.**

MEETING RECESSED Chair Angie Gardner Motions to Recess the Special CRA Meeting (**Moved** by Director Critton; **Second** by Director Mack; **AYE: ALL; MOTION PASSES. Meeting Recess at 6:01 P.M.**

MEETING RECONVENED Chair Angie Gardner Reconvene the Special CRA Meeting **at 6:13 P.M.**

Continued with the Approval of acquisition of property located at 140 S. West, Eatonville, Florida 32751 –
Executive inquired to legal about the best way to do the motion (all in one motion); want to include in the discussion the 15% statutory allowance. **Chair Gardner motion to APPROVE** acquisition of property located at 140 S. West, Eatonville, Florida 32751 for \$330,000 plus the 15% statutory allowance above the appraised value as is appraisal; **moved** by Director Critton; **second** by Vice Chair Washington; **AYE:** Chair Angie Gardner, Vice-Chair Theo Washington, Director Tarus Mack, Director Donovan Williams, Director Ruthi Critton **NAYE:** Director Rodney Daniels, Director Wanda Randolph; **MOTION PASSES. Comments:** The price is \$330,000 up to \$379,500; does not have to go to council, the council was asked to give the CRA board approval to negotiate for the purchase of the property and the council has given that authority, that resolution (approved by council) stated \$650,000 but subject to the appraisal, the board is well within the parameters of the resolution.

ADJOURNMENT Chair Wanda Randolph Motions for Adjournment of Meeting (**Moved** by Director Critton; **Second** by Director Mack; **AYE: ALL; MOTION PASSES. Meeting Adjourned at 6:17 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

Item Title: Approval of Resolution CRA–R–2025-04 Approving of the Revised CRA Bylaws (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">Resolution CRA–R–2025-04 Revised Draft 3-20-25
NEW BUSINESS	YES	
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA – R – 2025-04

SUMMARY: The TOECRA last approved by laws back 07/18/2023. On 03/24/2025 Special Session Workshop the Board of Directors conducted discussions led by Attorney Greg Jackson regarding updating the existing bylaws and directed that the agreed upon bylaws be brought back for final adoption as prepared by the attorney.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-04 and the attached bylaws to ensure operations of the board and administration are done effectively.

FISCAL & EFFICIENCY DATA: No fiscal impact.

RESOLUTION CRA-R-2025-04

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) AMENDING THE EXISTING BYLAWS ADOPTED ON 07/18/2023 AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: RECITAL BYLAWS: (See Attached Edited Bylaws Page 3 - 11)

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of ARIL 2025.

Angie Gardner, Chairman

ATTEST:

Veronica King, Town Clerk or Board Designee

**BYLAWS OF THE
TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY**

(A Community Redevelopment Agency Created
Pursuant to Chapter 163, Part III, Florida Statutes)

These Bylaws of the Town of Eatonville Community Redevelopment Agency address the administration and management of the Agency. Duties and responsibilities of the Community Redevelopment Agency are set forth in Chapter 163, Part III, Florida Statutes, these Bylaws and ordinances of the ~~Town of~~ Town of Eatonville, a Florida municipal corporation. If a conflict arises between any provision of Chapter 163, Part III, Florida Statutes, these Bylaws and the ordinances, then the statute shall prevail.

ARTICLE 1: DEFINITIONS

Unless otherwise noted in the Bylaws, the terms used herein have the same meaning as defined in Section 163.340, Florida Statutes.

ARTICLE 2: GENERAL

2.1 Establishment and Name. Pursuant to Chapter 163, Part III, Florida Statutes, the Town Council of the Town of Eatonville, Florida, as the governing body (the "Town") established a community redevelopment agency known as the Town of Eatonville Community Redevelopment Agency (the "TOECRA"), as a legal entity, separate, distinct, and independent from the Town.

2.2 Purpose and Objectives. The purpose of the TOECRA is to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas within designated areas of the Town, consistent with the Town of Eatonville Community Redevelopment Plan adopted by the Town in Resolution No. 1997-23, adopted by the Town on December 16, 1997, as such Plan may from time to time be amended.

2.3 Members and Terms. In accordance with Section 163.357(1)(a) and (c), Florida Statutes, and Town of Eatonville Resolution No. 1997-23, the TOECRA shall be governed by a board (the "Board") consisting of the five (5) members of the Town of Eatonville Town Council plus two appointed members. One of the appointed members shall be nominated for appointment by Orange County and one appointed by the Town Council. Those TOECRA Board members who are also members of the Town Council shall have terms that run concurrent with their Town Council terms. The two (2) appointed Board Members shall serve four (4) year terms. However, the initial term for seat one (1) shall be for a two (2) year term for the purpose of staggering the terms. The person appointed by the Town Council to serve on the Board shall reside or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the Town of Eatonville, and shall be otherwise eligible for such appointment under Chapter 163, Part III, Florida Statutes. When a Board Member’s term has concluded, the Board Member shall retain his or her seat on the Board until such time that a successor has been appointed who meets the qualifications to serve on the Board.

2.4 Compensation. Board members shall serve without compensation from the TOECRA but shall be entitled to reimbursement for their actual and necessary expenses incurred in the discharge of their duties for the TOECRA. Requests for reimbursement shall be subject to the requirements as applicable to members of the Town of Eatonville Council under the policies of the Town.

2.5 Operation. In accordance with Chapter 163, Part III, Florida Statutes, the TOECRA shall have all the powers and authority necessary or convenient to carry out and effectuate the purposes and provisions of the referenced statute. Unless expressly provided otherwise by law or lawful actions of the TOECRA Board, the Town of Eatonville policies and procedures shall govern the actions of the TOECRA.

2.6 TOECRA Documents. The official set of TOECRA books and financial records shall be maintained in the Town of Eatonville Financial Services Department. The official records, documents and minutes of the TOECRA shall be maintained in the Town of Eatonville Clerk Office. All TOECRA books, records, documents and minutes shall be opened for public inspection as provided by law. The TOECRA principal office shall operate under the business hours from 8:00am to 5:00pm (eastern time), Monday through Friday, except for holidays. The Executive Director of the TOECRA may adjust hours as needed for special occasions, events, and/or emergencies.

2.7 Principal Office. The TOECRA's principal office shall be at any place within the Town of Eatonville as the TOECRA Board designates.

ARTICLE 3: OFFICERS AND EMPLOYEES

3.1 Officers. The officers of the TOECRA shall be a Chair and a Vice-Chair. Appointments shall be for one calendar year. Appointments will ~~usually be considered made~~ by the Town Council ~~at by the last-first~~ meeting (regular or special) in April of the each calendar year. If new appointments are not timely made, the incumbent(s) shall continue to serve until the new appointments are made by the Town Council. Any officer may be appointed for consecutive terms.

3.2 Chair. The Chair shall preside at all meetings of the TOECRA and shall execute instruments in the name of the TOECRA as may be required, appoint such committees from time to time as may be deemed appropriate, and exercise such other powers as may be designated by these Bylaws or by Chapter 163, Part III, Florida Statutes.

3.3 Vice-Chair. The Vice-Chair shall, in the absence, disqualification, resignation, ~~suspension,~~ death or disability of the Chair, or at the Chair's direction, exercise the functions of the Chair. "Disability" in this context is defined as a physical, mental, cognitive, or developmental condition that impairs, interferes with, or limits a person's ability to engage in tasks or actions or participation in typical daily activities and interactions. ~~"Absence" in this context may result from willful or unintentional abandonment of the position of Chair for a period of time that exceeds sixty (60) days and "disqualification" shall be the result of a Town of Eatonville election where the Chair is an elected official and no longer qualified to serve on~~

~~the TOECRA Board. If the Vice-Chair position is vacant due to absence, disqualification, resignation, suspension, death or disability, the Town Council shall appoint a Vice-Chair from among the existing Board Members at a regular or special meeting to be held within thirty days of being notified by the TOECRA Board of the vacancy.~~

3.4 Executive Director. The TOECRA shall appoint and employ an Executive Director to function as the chief administrative officer of the TOECRA, responsible for administering its business, ~~and~~ day-to-day operations, ~~and administer the TOECRA's budget~~. In addition to the duties set forth below, the Executive Director shall perform such other duties and responsibilities as may be designated by the TOECRA.

3.4.1 Responsibility. The Executive Director shall be responsible for carrying out the policies established by the TOECRA and shall have general supervision over, and be responsible for, the performance of the day-to-day operations of the TOECRA. The Executive Director is also responsible for setting and preparing the meeting agendas. The Executive Director may, with the approval of the TOECRA, hire and set compensation for necessary employees of the TOECRA except as otherwise provided for herein. The Executive Director shall be responsible for preparing an annual budget for the TOECRA's approval and shall be otherwise responsible for the TOECRA's fiscal operations. The Executive Director along with the TOECREA Board shall designate a meeting time to discuss and adopt an annual budget prior to the end of the fiscal year pursuant to Chapter 218, Florida Statutes

3.4.2 Vacancy. ~~In the event of a vacancy of the Executive Director, to prevent any undue delays in the activities and work of the Agency, the TOECRA Chair may act as Executive Director for a maximum of ninety (90) days after a resolution has been passed by the TOECRA Board, or until such time that an interim or permanent Executive Director is appointed by the TOECRA Board. If the TOECRA Chair is required to serve as the acting TOECRA Executive Director, due to an ongoing vacancy, the TOECRA BOARD may approve the additional time by resolution.~~

3.4.~~32~~ Purchase Orders. The Executive Director shall be authorized to sign work orders and purchase orders on behalf of the TOECRA for purchases under \$2,000. For any work orders and/or purchase order over \$2,000, the Executive Director shall obtain TOECRA Board Approval.

3.5 TOECRA Secretary. The Town of Eatonville Town Clerk, or designee, shall serve as the Secretary of the TOECRA and as such shall prepare TOECRA agendas, be the custodian of all books and records of the TOECRA, keep the minutes and a recording of all votes of all TOECRA meetings, send out all notices of meetings, poll Board Members for meeting availability, and shall perform such other duties as may be designated by the TOECRA. The Town Clerk may delegate such duties to one or more individuals as a designee of the TOECRA supervised by the Town Clerk.

3.6 TOECRA Treasurer. The ~~Town of Eatonville Director of the Finance Department~~ TOECRA Fiscal Coordinator, or designee, shall serve as the Treasurer of the TOECRA to keep the

financial records of the TOECRA ~~and administer the TOECRA's budget~~; shall keep full and accurate accounts of receipts and disbursements of the TOECRA; ~~shall have custody of all funds of the TOECRA and~~ shall render such periodic budget reports as requested by the TOECRA; shall assist the TOECRA in the preparation of a proposed annual budget; and shall make and file all financial reports and statements necessary to be made and filed by and on behalf of the TOECRA.

3.7 General Counsel. The TOECRA shall appoint and employ legal counsel to serve as General Counsel of the TOECRA. The General Counsel shall be licensed in the practice of law in the State of Florida. The General Counsel of the TOECRA, or designee who shall also be licensed to practice law in the State of Florida, shall attend all meetings of the TOECRA and shall be responsible for the oversight of TOECRA legal affairs

3.8 Employees, Agents and Consultants. In accordance with ~~Town of the~~ Town of Eatonville policies, the Executive Director of the TOECRA, with the approval of the TOECRA, may hire, retain, and engage such employees, agents, consultants, experts, attorneys and specialists, as deemed necessary. Unless otherwise noted, TOECRA employees will be considered to be Town of Eatonville employees. The TOECRA shall have authority to enter into Interlocal Agreements with the Town for any reason deemed necessary by the TOECRA Board for the efficient conduct of the Agency.

ARTICLE 4: MEETINGS

4.1 Regular Meetings. The TOECRA shall hold regular meetings on a day, time and place designated by the TOECRA Board. All TOECRA meetings are public meetings that shall be held in accordance with the requirements of section 286.011, Florida Statutes.

4.2 Special Meetings. The Chair, any three (3) Board members, or the Executive Director of the TOECRA may call for a special meeting at a reasonable time and place by requesting the Town Clerk to arrange for and give no less than 72 hours' notice of such special meeting.

4.3 Emergency Meetings. Emergency meetings of the TOECRA may be called with 24-hour notice or as soon as practicable by the Chair or the Executive Director through the Town Clerk via personal or telephonic notice to Board members, specifying the time and place of the emergency meeting and the business to be transacted. Emergency meetings shall be identified as such in notifications and no other business shall be considered at such meeting. Prior public notice shall not be required but shall be provided as soon as feasibly possible.

4.4 Notice of Meetings. The Town Clerk will mail or deliver written notice of each regular meeting to Board members at least seven (7) days prior to such meeting. Written notice may be in the form of email or calendar invitation. Written notice of any special meeting shall be mailed or delivered at least two (2) days prior to such meeting unless notice of the meeting is waived in writing by all Board members before, at or after the meeting. Unless otherwise stated in these Bylaws, "days" means "working days." The notice of any special meeting shall set forth the purpose of the special meeting and no other business shall be conducted at that meeting unless a waiver of notice is obtained from all Board members. Notice of all special and regular meetings

shall be provided to the public, appropriate Town and County officials, and the news media. Notice of emergency meetings shall be provided to the public, appropriate Town and County officials, as is reasonable under the circumstances. Notice of all meetings shall be posted at Eatonville Town Hall. Notice is not required for any non-voting matters to be addressed by the Board.

4.5 Place of Meetings. Unless otherwise noted in the meeting announcement notice, all TOECRA Board meetings (Regular, Special, or Emergency) shall be held in the Town of Eatonville Town Council Chambers, located at 307 West Kennedy Boulevard, Eatonville, FL 32751.

4.6 Quorum and Voting. Four (4) TOECRA Board members present shall constitute a quorum for the purpose of conducting business and to address matters requiring a vote by the Board. When a quorum is present, the TOECRA may act by a vote of a majority of the Board members present, unless otherwise provided by law or these Bylaws. If any meeting cannot be conducted because a quorum is not present, the Board members who are present may adjourn the meeting to a time certain and notice of such adjourned meeting shall be given to each Board member.

4.7 Voting Rights. Each Board member shall be entitled to one vote. Proxy votes and absentee ballots shall not be allowed.

4.8 Recessed and Continued Meetings. Where a meeting has been set and noticed under the provisions of these Bylaws and, during the course of said meeting, it is recessed to a future time, the recessed meeting shall not be later than the next regular meeting, and any such recessed meeting shall not be held at any hour or time other than as specified.

4.9 Rules of Order. All meetings shall be conducted in accordance with the procedures approved and utilized by the Town Council of the Town of Eatonville, provided, however, in the absence of any applicable procedure of the Town Council, the most recent Edition of Robert's Rules of Order, Revised, shall apply.

4.10 Public Participation. All meetings shall be open to the public and all records shall be public records. Citizens will be afforded the opportunity to voice their comments and concerns to the TOECRA Board in accordance with law and within the constraints of time and relevance as determined by the Chair.

4.11 Agendas. The TOECRA Board will normally follow its printed or typed agenda for the order of business at each meeting. The Executive Director, Town Clerk or other appointed staff shall provide TOECRA Board Members with the TOECRA Agenda and packet materials for each Regular Meeting, one (1) week prior to the scheduled meeting. The Chair, if there is no objection from TOECRA Board members, may alter, including temporarily passing, the order of business on the agenda. If an objection is made by a member, a motion duly made and passed is required to rearrange the order of business noted on the agenda.

4.12 Conflict of Interest. The members will be governed by the applicable requirements of Section 112.3143, Florida Statutes, as may be amended from time to time.

ARTICLE 5: CONTRACTS

5.1 Execution of Instruments. Contractual instruments of the TOECRA (i.e., Memoranda of Understanding, Interlocal Agreements, etc.) shall be executed by the Chair and attested to by the Secretary. In the absence of the Chair, the Vice Chair may execute such instruments.

5.2 Purchasing Procedures. Except as may be required by law or when required by the Board of the TOECRA, the purchasing policies and procedures of the TOECRA shall be the same as the purchasing policies and procedures applicable to the Town of Eatonville with all limits and authorities. All references and authorities in the purchasing policies and procedures applicable to the Town Chief Administrative Officer shall be applicable to the TOECRA Executive Director for the purposes of the foregoing.

ARTICLE 6: FISCAL MATTERS

6.1 Fiscal Year. The fiscal year of the TOECRA shall begin on October 1 and end on September 30 of each year. The Executive Director shall post on the TOECRA website the proposed fiscal budget on or before September 30 of each year.

6.2 Budget. The Executive Director shall prepare an annual budget and work program for the TOECRA Board's approval for each fiscal year, and such other budgets as the TOECRA Board may determine. The TOECRA shall be completed in time for inclusion within the Town of Eatonville's budget and the TOECRA shall adopt the budget by Resolution and recommend acceptance to the Town of Eatonville.

6.3 Accounting Practices. The TOECRA shall comply with applicable Florida law and all regulations of the State Department of Banking and Finance regarding uniform accounting practices and procedures for units of local government.

6.4 Annual Audit. The Executive Director shall arrange for an independent financial audit of the Redevelopment Trust Fund(s), as established in accordance with the provisions of Section 163.387, Florida Statutes, each fiscal year and a report of such audit(s) by an independent certified public accountant in accordance with the provisions of Section 163.387(8), Florida Statutes. The TOECRA shall provide a copy of such report(s) to each taxing authority contributing to the Redevelopment Trust Fund, the Florida Auditor General and the Florida Department of Financial Services via registered mail. The annual audit will be performed by the same independent auditor used by the Town for its annual audit or the TOECRA Board may elect to contract with a different independent auditor(s). The audit may be accomplished in conjunction with the Town's annual audit by the same certified public accountant, with the audit report submitted to the appropriate State Agencies as a single report, provided the TOECRA's component is presented as a separate (fund(s) in the report.

6.5 Annual Report. The TOECRA shall file with the Town of Eatonville, on or before March 31 of each year, a report of its activities for the preceding fiscal year in accordance with the provisions of Section 163.356(3)(c), Florida Statutes. At the time of filing this report, the TOECRA shall publish in a newspaper of general circulation in the Town a notice to the effect that such report has been filed with the Town and that the report is available for inspection

during business hours in the office of the Town Clerk and/or in the TOECRA's principal office. Community Redevelopment Agencies in the State of Florida are required by law to prepare the following five (5) annual reports:

- Annual Audit (Can be independent of the creating entity or included in the creating entity's audit)(www.myflorida.com/audgen);
- Annual Fees and Updates of the Office of Special District Accountability at the Florida Department of Economic Opportunity (<http://floridajobs.org/community-planning-and-development/special-districts/special-district-accountability-program>)
- Comprehensive Annual Financial Report (<http://myfloridacfo.com/division/aa/local-governments>)
- Annual March 31 Report to the public (posted online); and
- Annual Budget (proposed and adopted) and Board, contact information updated and posted each September on Community Redevelopment Agency's website.

6.6 Bonding of Officers and Employees. The TOECRA may require that any or all Board members and employees be required to post bond for faithful performance of duty. The TOECRA will pay bonding costs for all such bonds it requires. To the extent that the Town requires a bond for its elected officials or employees, the TOECRA shall also require a bond for its members and any employees.

6.7 Maintenance and Disbursement of Funds. All expenditures of the TOECRA shall be in accordance with adopted procedures of the TOECRA and Town, adhering to all applicable laws, the TOECRA adopted budget, fund requirements and the TOECRA Plan for purposes permitted by Chapter 163, Part III, Florida Statutes. Funds shall be distributed only at the direction or with the approval of the TOECRA pursuant to an adopted budget and with appropriate requisitions or purchase orders signed by the Executive Director.

6.8 Disposal of TOECRA Real Property. The acquisition, conveyance, and leasing of TOECRA property, or any interest therein, shall be consistent with section 163.380, Florida Statutes, and approved by Town of Eatonville's Council. The acquisition, conveyance, and leasing of real property by the TOECRA shall be done in accordance with the same policies and procedures applicable to the acquisition, conveyance, and leasing of real property by the Town of Eatonville. The TOECRA Board shall seek to obtain market value for the sale or lease of any TOECRA-owned property, or, where applicable, clearly state on the record the reason(s) that a transaction is below market value. Market value may be taken from the Orange County Property Appraiser's website (www.ocpafl.org) for properties within the Town of Eatonville.

6.9 Supervision of Accounts. The Executive Director and the ~~Treasurer~~ TOECRA Fiscal Coordinator, subject to the direction of the TOECRA, shall have control of and be responsible for the internal supervision and control of the accounts of the TOECRA.

ARTICLE 7: COMMITTEES

7.1 Power to Create. The TOECRA Board, by resolution, may create committees ~~and/or boards~~ to act in an advisory capacity, from time to time, as shall be necessary to carry out the functions, purposes and objectives of the TOECRA. The resolution creating an advisory committee ~~or board~~ shall provide the effective and unless otherwise delegated by resolution, the TOECRA Board shall appoint advisory committee ~~or board~~ members. In addition, such committees may be appointed by the Chair as provided in Section 3.2 herein. The advisory committee ~~or board~~ members shall not be currently serving on any other Town of Eatonville committees or boards. The advisory committee ~~or board~~ shall be made up of individuals meeting or exceeding one or more of the following criteria:

- a) Currently living within the Town of Eatonville for a minimum of five (5) consecutive years;
- b) Have a homestead within the Town of Eatonville;
- c) Working within the financial industry (i.e., accounting, banking, investing, etc.)
- d) Working within the real estate, housing or construction industry;
- e) Own a business within the Town of Eatonville;
- f) Representative of a major employer within the Central Florida area; and
- g) Representative selected by the TOECRA Board

ARTICLE 8: AMENDMENTS

8.1 Amendments. The Bylaws of the TOECRA shall be subject to an annual review by the Board and may be amended after an annual review at any regular or special meeting by a majority vote of the Board members. No such amendment shall be adopted unless at least two (2) days' written notice thereof has been previously given to the Board members. Amendments to these Bylaws shall require the affirmative vote of at least a majority of the TOECRA Board.

ARTICLE 9: INDEMNIFICATION AND INSURANCE

9.1 Indemnification of the TOECRA, its Officers, Members and Employees. Any of the TOECRA, its officers, Board members or other employees may be indemnified or reimbursed by the TOECRA for reasonable expenses (including, but not limited to, attorneys' fees, judgments and payments in settlement) actually incurred in connection with any action, suit or proceeding, civil or criminal, actual or threatened, to which such person shall be made a party by reason of such person being or having been, or by reason of any actual or alleged acts performed or omitted to be performed in connection with such person being or having been a TOECRA member, officer or employee of the TOECRA; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in such action, suit or proceeding as to which such person shall finally be adjudged to have been guilty of or liable for gross negligence or willful misconduct or criminal acts in the performance of such persons duties to the TOECRA; and provided further, that no person shall be so indemnified or reimbursed in relation to any matters in such action, suit or proceeding which has been made the subject of a compromise settlement except with the approval of a court of competent jurisdiction, or the TOECRA Board acting by vote of members not parties to the same or substantially the same action, suit or proceeding, constituting a majority of the remaining Board members. The foregoing right of

indemnification or reimbursement shall not be exclusive of other rights to which such person, their heirs, executors or administrators may be entitled as a matter of law.

9.2 Insurance. The TOECRA may self-insurance or purchase insurance for the purpose of indemnifying its Board members, officers and employees to the extent that such indemnification is allowed in Section 9.1 herein. The TOECRA may purchase other insurance, including liability and hazard insurance, as it deems necessary and appropriate.

Revising TOECRA Bylaws previously adopted on July 18, ~~2023~~2023, and amended and adopted by the Town of Eatonville Community Redevelopment Agency Board on this 17TH day of APRIL 2025⁴.

TOECRA Chair	Date
--------------	------

TOECRA Executive Director _____ Date _____

TOECRA General Counsel	Date
------------------------	------

Town Clerk _____ Date _____



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE:

Approval of Resolution CRA–R– 2025-18 Approving bidder and Authorizing demolition of 119 S. West St Property for an Affordable Housing Development Project of 4 Single Family detached fee simple homes (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Resolution CRA-R-2025-18
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-18

SUMMARY: In March 2025, the CRA Board of Directors purchased property located at 119 S. West Street which sat on 4 buildable lots. The administration is recommending the demolition of the existing structure and building 4 new single-family affordable homes which are consistent with Orange County housing sales and affordability criteria.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-18

FISCAL & EFFICIENCY DATA: No fiscal impact

RESOLUTION CRA-R-2025-18

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE RECOMMENDED BID AWARDEE FOR DEMOLITION OF 119 S. WEST ST PROPERTY AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports Affordable Housing Development Initiative which is consistent with 1997 CRA Plan; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to complete the demolition of this property and redevelopment located at 119 S. West Street for the development of single-family affordable housing units; and

WHEREAS the TOECRA Board of Directors selects the recommendation of the Executive Director and authorizes the execution and payment of services as provided by the General Contractor awarding bid; and

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: APPROVAL: The TOECRA Board of Directors supports Affordable Housing and Redevelopment opportunities which support the purpose of establishing more affordable within the CRA District. The Board of Directors approves the recommended bidder for demolition services for 119 S. West Street property owned by the TOE CRA.

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

Demolition Heroes

ESTIMATE #623

SENT ON:

Apr 09, 2025

Section VII. Item #4.

RECIPIENT:

Town of Eatonville CRA

119 South West Street
Eatonville, Florida 32751

SENDER:

Demolition Heroes

3014 Windchime Circle West
Apopka, Florida 32703
Phone: 4079379795
Email: info@demolitionheroes.net

Product/Service	Description	Qty.	Unit Price	Total
Demo and Site Prep	We purpose to pull permits and execute a full demolition of the 2,000 square foot single-story block residence, including the removal of all concrete, trees, and shrubs from the property. Upon completion, the site will be cleared of debris, graded, seeded, and covered with hay to promote grass growth.	1	\$33,000.00	\$33,000.00
Total				

**Payment schedule
10% to start permitting
80% once permit is received
10% once final demo inspection is complete

\$33,000.00

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

Date: 03/14/2025

To

Town of Eatonville CRA
119 S West St
Eatonville, FL 32751

Estimator		Date	Quoted to	Project
Senswella		03/13/2025	Michael Johnson	Residential Demolition
Services			Qty	Amount
1.	Demolition main residence Approx. 2,327 sq. ft.			\$18,800.00
2.	Removal of Concrete i.e Driveway and Sidewalks			
3.	Dumpster			
4.				
5.				
			Subtotal	\$18,800.00
			Total	
				\$18,800.00

**Pricing is subject to change due to materials and / or labor cost increase.
THIS IS JUST AN ESTIMATE!**

Required 50% deposit due upon acceptance of this proposal in the amount of \$9,400.00.

The remaining balance is due upon completion of the renovation in the amount of \$9,400.00.

Should you accept this proposal and contract, please sign below. Additional documents may also require a signature before commencing any work. If specific testing and removal of addition items are need, an addition fee may be accessed at owners expense and may or may not be performed by Bella Forty One Partners LLC.

Any alteration, additional findings, deviation from above specs will be executed only upon written change order and will become an extra charge at owner's expense. Quote is good for 14 days from estimate date. Price is subject to change if not accepted within the 14 days' timeframe. Company only accepts cash, checks or credit card payments. Credit Cards payment will incur an additional 4% transaction/service charge.

Although all due care shall be taken during installation, Bella Forty One is not responsible for any damage incurred to landscaping, sod or existing concrete surfaces (driveways, sidewalks, etc.,

see contract). This shall include but not limited to: paint, stucco, screen enclosures and plants or any area connected to the area of work to be performed.

Page 1

**This does not include if a Tarp is needed to be installed by us Additional for Materials/Labor
NO WORK IS TO BE DONE OTHER THAN THAT SPECIFIED IN THIS CONTRACT WITHOUT INCURRING
ADDITIONAL CHARGES, OWNER'S RESPONSIBILITY.**

**We reserve the right, should we not receive full payment within 30 days, to execute Florida's
Construction Lien Law (Sections 713.001-713.37).**

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA
STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND
ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR
PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A
SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL
SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR
PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY
YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS
MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR
LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY
HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT
BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A
WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A
"NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS
RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

Bella Forty One Property Partners LLC PO Box 941588 Maitland, FL 32794 Phone: 407-349-4938
Email: bellafortyone@gmail.com CBC1264685

Acceptance: _____ Date: _____ Signature

Printed Name

Acceptance: _____ Date: _____ Signature

Printed Name

Contractor: _____ Date: _____

ESTIMATE



DATE: 4/10/2025

E. Kwane Construction
 631 Altimira circle
 Altamonte Springs, FL 32701
 Phone: (201) 456-8868
 Email: contact@ekwane.com

PROJECT NAME: 119 Demolition

TO: Michael A. Johnson
 Town Of Eatonville
 Address: 307 East Kennedy Blvd
 Eatonville Fl 32751
 Email: mjohnson@townofeatonville.org

SITE/LOCATION
 Address: 119 SW St Eatonville Fl 32751

DESCRIPTION	QTY / HR	UNIT PRICE / RATE	TOTAL
Demolition and Property Clearing			
Demo existing building & small building in the back of property	0		\$0.00
Remove perimeter fencing from property	0		
Install silt fence around property line	0		
Demo existing drive way	0		
Remove all trees (except remain) Clear & grub property	0		
Grade to existing grade. Clean up after job is complete.			

Remarks / Payment Instructions: Thank you for your business.

SUBTOTAL \$19,500.00

TOTAL RATE 0

TOTAL TAX \$0

BALANCE DUE \$19,500.00



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE:

Approval of Resolution CRA–R– 2025-19 Authorizing the Redevelopment of 119 S. West St Property for an Affordable Housing Development Project of 4 Single Family detached fee simple homes (Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Resolution CRA-R-2025-19
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-19

SUMMARY: In March 2025, the CRA Board of Directors purchased property located at 119 S. West Street which sat on 4 buildable lots. The administration is recommending the redevelopment of said property by building 4 new single-family affordable homes which consist in Orange County housing sales and affordability criteria.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-19

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-R-2025-18**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE REDEVELOPMENT OF 119 S. WEST ST PROPERTY INTO FOUR (4) SINGLE-FAMILY HOMES AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports Affordable Housing Development Initiative which is consistent with 1997 CRA Plan; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to complete the redevelopment located at 119 S. West Street for the development of (4) single-family affordable housing units; and

WHEREAS the TOECRA Board of Directors additionally authorizes the Executive Director to utilize funds allocated in the Infill Home Loan Program and negotiate with Orange County and there lending partner National Lending Partners for construction financing as needed for the project; and

WHEREAS the TOECRA Board of Directors requires all final lending contracts and/or agreements be approved by the Board of Directors prior to use of any funds obtained for construction purposes; and

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: APPROVAL: The TOECRA Board of Directors supports Affordable Housing and Redevelopment opportunities which support the purpose of establishing more affordable within the CRA District. The Board of Directors approves the recommended bidder for demolition services for 119 S. West Street property owned by the TOE CRA.

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE:

Approval of Resolution CRA–R– 2025-20 Authorizing the Executive Director to prepare and submit RFP for the purchase and redevelopment of TOECRA owned property located at 443 & 447 West Kennedy Blvd (Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> • Resolution CRA-R-2025-20
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-20

SUMMARY: The TOE CRA owned property located at 443 & 447 West Kennedy Blvd is a site zoned C-3 in the town’s development code with permitted uses of Convenience store, Retail store, Personal service store, Business and professional office, Business and financial service facilities. Restaurant, Liquor lounge, package store, or night club, Plant nursery, General government facilities Hotel or motel, Essential services, Day care facilities. Total property square footage is 11,376 or 0.26 +/- acres. Successful proposal will place property back on the tax roll while providing much needed new commercial development on the west of town.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-19

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-R-2025-20

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) AUTHORIZING THE REQUEST FOR PROPOSAL FOR REDEVELOPMENT OF 443 & 447 WEST KENNEDY BLVD OWNED BY THE TOE CRA AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports redevelopment initiatives which improve the commercial corridor within the CRA District which are consistent with 1997 CRA Plan; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to complete the Request for Proposal to solicit potential redevelopment project which are consistent with the C-3 General Commercial District zoning classification; and

WHEREAS the TOECRA Board of Directors will select at its discretion the request for proposal which is consistent with the CRA Plan and town needs ; and

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: AUTHORIZATION: The TOECRA Board of Directors supports the issuance of the Request for Proposal (RFP) for the redevelopment of property located at 443 & 447 W Kennedy Blvd. and further authorizes the Executive Director to prepare and submit said RFP for future consideration of the Board of Directors

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Approval of Resolution CRA–R– 2025-21 Authorizing the Executive Director to purchase the ShowMaster Mobile Sound Shell Community Stage MSM 3200 Series (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> • Resolution CRA-R-2025-21 • Mobile Stage Specifications and Price Sheet
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-21

SUMMARY: The TOE CRA and Town of Eatonville conduct up to 15+ events every year and pays the City of Orlando and others over \$1,000.00 for each rental of their stage. By investing in owning a stage will allow for a cost saving to the TOE CRA and the Town of Eatonville. Additionally, this ownership will allow for rentals which will offset cost of time.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-21

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-R-2025-21

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE THE SHOWMASTER MOBILE SOUND SHELL COMMUNITY STAGE MSM 3200 SERIES14'D X 32'L WITH ACCESSORIES AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports events by the TOE CRA and the Town of Eatonville which promote tourism and small business development which attracts patrons and business to the CRA District; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to purchase Mobile Sound Stage for special events as described in the CRA Plan which promotes the Town of Eatonville and the TOE CRA; and

WHEREAS the TOECRA Board of Directors authorizes the purchase of the recommended Mobile Sound Stage not to exceed \$175,000.00 including accessories; and

WHEREAS the TOECRA Board of Directors understands that this capital purchase will also generate additional revenue from rentals from community stakeholders and outside users; and

Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.

SECTION ONE: AUTHORIZATION: The TOECRA Board of Directors authorizes the Executive Director to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3200 series14'd x 32'l with accessories as presented to the Board of Directors. This purchase is not to exceed \$175,000.00 including accessories.

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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 not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

ShowMaster™ Mobile Stage Features



ShowMaster
MOBILE COMMUNITY STAGES

MOBILE SOUND SHELL COMMUNITY STAGES

Add a professional dimension to your outdoor events while saving time and man power. Century's **ShowMaster** Mobile Community stages offer a mobile acoustic shell stage featuring unmatched sound, lighting and visual controls, permitting a range of outdoor special events and performances throughout your entire community.

An onboard, self-contained hydraulic actuation system permits fast, easy, one-person push-button setup for a stage that is ready to go whenever needed.

A choice of stage models permits you to select the stage size best suited to your event and

performance profile needs.

● **Smooth, Seamless Shell** - rugged, damage-resistant stage attractive professional appearance providing a visual backdrop, sound and lighting control, plus security between events. Acoustically active panels enhance audience experience during outdoor performances. Neutral gray interior color enhances skin tones while reducing glare. Smooth, seamless body panels are ideal for large, highly visible promotional graphics.

Section VII. Item #7.

● **All-Weather Stage Deck** - exclusive, seamless, composite Duradeck provides a sound dampened textured surface. Folding front stage deck is the same length as the rear main deck, permitting one-person setup, as no additional assembly is required to achieve the full rated stage width. Stage deck height is adjustable using the built-in leveling jacks. Neutral gray deck color remains cool in direct sun unlike black stage decks.

● **Full-Length Stage Canopy** - extends beyond the front edge of the folding stage deck and the stage sides, providing maximum coverage and weather protection for the stage area on the three crucial sides, while also position the stage lighting beyond the end of the stage for optimum illumination of the stage area and performers.

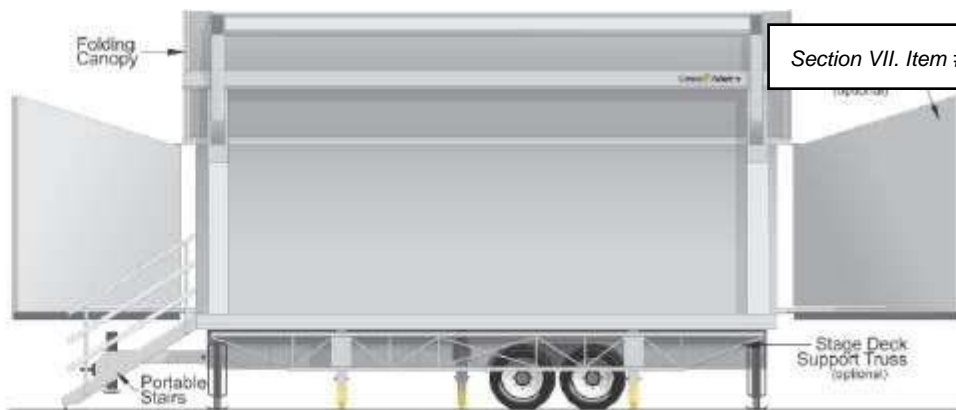
● **Safety Features** - **ShowMaster** stages incorporate numerous safety features including dual canopy locking systems, control safety switches, and the industry's highest independently certified wind-load capacity.

ShowMaster

Series 2000 Mobile Sound Shell

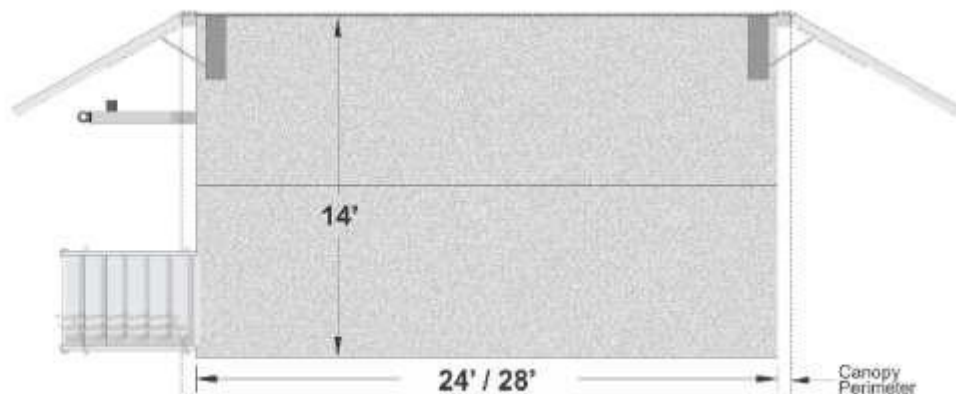


Side View



Front View

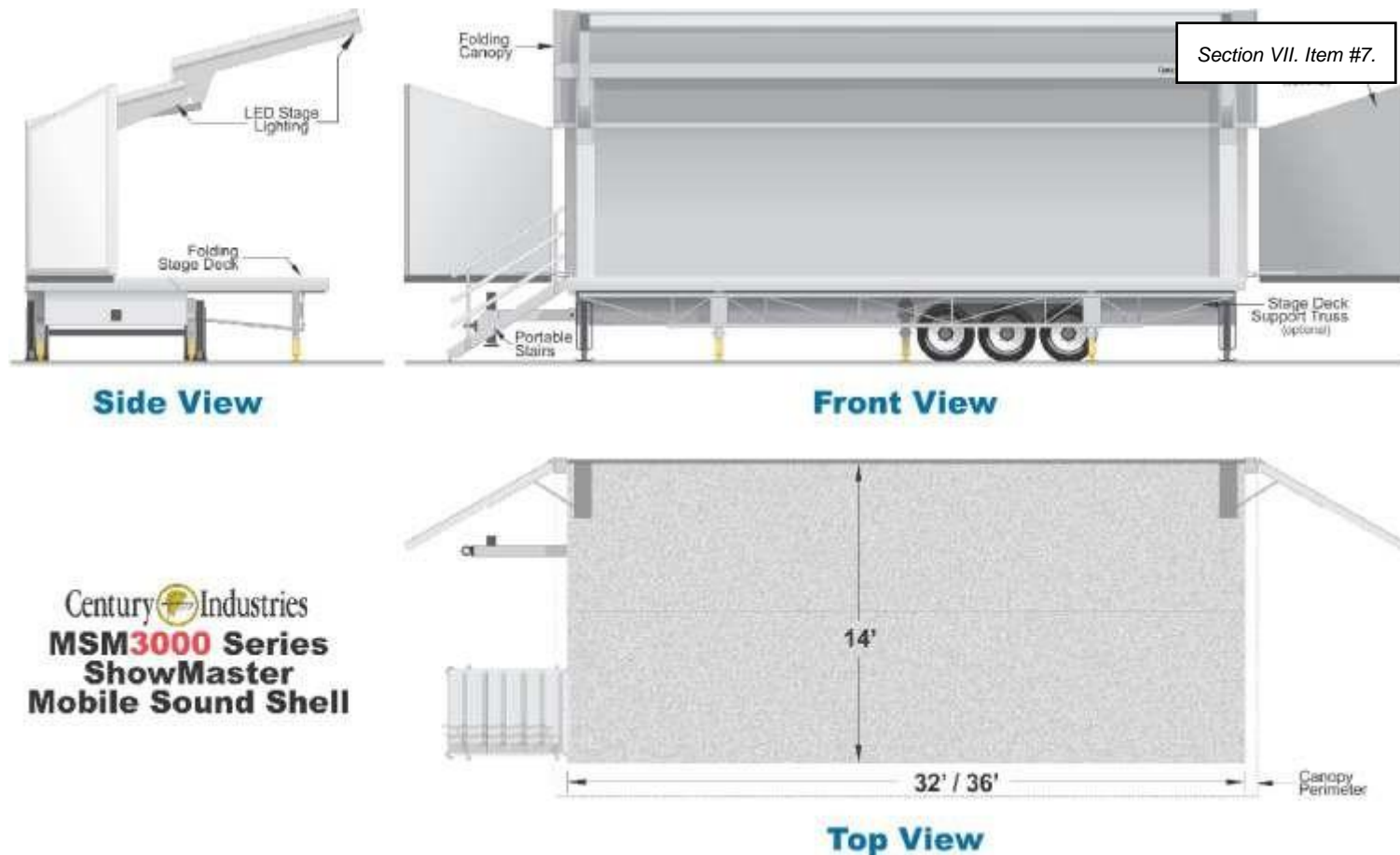
Century Industries
MSM2000 Series
ShowMaster
Mobile Sound Shell



Top View

- Self-contained hydraulic system – with remote control pendant, deep-cycle batteries, and battery charger , for fast, easy, one-person set up.
- Powered protective canopy - extends beyond the front edge and sides of the stage for full coverage, includes automatic mechanical and hydraulic dual safety canopy locking systems
- Powered stage deck - all-weather folding stage deck that is equal in length to the main rear stage deck
- Highway Rated Tires - includes electric brakes on four wheels
- Heavy-duty tandem axle suspension - equalizer system allows towing over curbs and rough ground
- Pintle towing coupler – rugged lunette ring coupler (ball coupler available on request)
- Heavy-duty Tongue Jack – mounted on trailer tongue
- Rugged support frame – dual 18" deep steel-channel backbone main-frame
- capacity, corner jacks pivot for extra ground clearance during towing and reduced cranking during setup.
- leveling/support jacks - four (4) 25,000lb
- Breaker panel – 125 amp capacity, (3) 20 amp breakers, 50ft of 10/3 W cable, receptacles at each inside end of stage, and in mechanical compartment
- LED stage lighting – two rows of dual -tube
- LED stage lights mounted at front edge of canopy and at the canopy hinge line providing maximum stage and performer illumination.
- Storage lockers – two curb-side compartments with locking hardware for equipment and systems security
- Stairs – (2) sets of steel stairs with enclosed ADA tread-plate treads, adjustable leveling legs, and removable safety handrails on two sides. DOT required - signal, marker lights, reflectors, and license light, with 12VDC connector cable
- Stage operation training - provided by factory representative (continental United States)

Model	Stage Deck Size	Crank
MSM2400	14'D x 24'L	
MSM2800	14'D x 28'L	



ShowMaster™ Mobile Stage Standard Features

- Self-contained hydraulic system** – with remote pendant, deep-cycle batteries, and battery breakers, 50ft of 10/3 t cable, receptacles at each charger , for fast, easy, one-person set up.
- Breaker panel** – 125 amp capacity, E3) 20 amp control inside end of stage, and in mechanical compartment
- Powered protective canopy** - extends beyond the edge and sides of the stage for full coverage, automatic mechanical and hydraulic dual- locking systems
- LED stage lighting** – two rows of dual -tube front LED stage lights mounted at front edge of canopy and includes at the canopy hinge line providing maximum stage and safety canopy performer illumination.
- Powered stage deck** - all-weather folding stage deck that is equal in length to the main rear stage deck
- Storage lockers** – two curb-side compartments with locking hardware for equipment and systems security
- Highway Rated Tires** - includes electric brakes on tread-plate treads, adjustable leveling legs, and
- Stairs** – (2) sets of steel stairs with enclosed ADA six wheels
- Heavy-duty tri - axle suspension** - equalizer system allows towing over curbs and rough ground
- removable safety handrails** on two sides.
- Pintle towing coupler** – rugged lunette ring coupler (Eball coupler available on request)
- DOT required** - signal, marker lights, reflectors, and license light, with 12VDC connector cable
- Stage operation training** - provided by factory representative (continental United States)
- Heavy-duty Tongue Jack** – mounted on trailer tongue
- Rugged support frame** – dual 18" deep steel-channel backbone main-frame
- Crank leveling/support jacks** - four (4) 25,000lb

Model	Stage Deck Size
-------	-----------------

capacity, corner jacks pivot for extra ground clearance **MSM3200 14'D x 32'L** during towing and reduced weight during setup.

Section VII. Item #7.

MSM3600

14'D x 36'L



Michael Johnson <mjohnson@townofeatonville.org>

Re: Ticktack Mobile Stage

1 message

jack@ticktackmobilestage.com <jack@ticktackmobilestage.com>

Tue, Feb 18, 2025 at 8:05 PM

To: mjohnson <mjohnson@townofeatonville.org> Dear

Michael,

According to the traffic laws of the US, our stage truck/semi-trailers are not allowed in US, we have two plans for US.

1. Our stage semi-trailer is not allowed to be exported to US, we are currently offering a solution of 40HQ stage container.

You need to buy a truck locally in US to transport it.

Install the stage container on the truck bed and it will work just fine like a TL90

The details of the stage container are attached **in the attachment**, please check, if you are satisfied with it, I will send the quotation to you.

Stage container size can be within 40HQ, we can customize it

2. stage trailer can be imported in US directly :

TL50 Manual Winch(26'x22') more info: <https://ticktackmobilestage.com/mobile-stage-trailer-tl50-manual/>

TL50 Hydraulic Stage Trailer with PVC canopy(26'x22') more info: <https://ticktackmobilestage.com/mobile-stage-trailertl50-hydraulic/>

TL50 Hydraulic Stage Trailer with Aluminum alloy(26'x21') trailer more info: <https://ticktackmobilestage.com/tl50-hydraulicstage-trailer-aluminum/>

The size of the trailer can be smaller than the TL50, we can customize it which

one do you prefer?

Best Regards,

Jack Lee

International Trade Department

Shanghai Ticktack Technology Co., Ltd

Shanghai add: [No.1288, Yecheng Rd, Jiading District, Shanghai, China.](#)

Factory add: North Zhongyao Rd, Changge City, China.

Phone/Whatsapp +86 176 0347 4265

www.ticktackmobilestage.com

TICKTACK Technology is dedicated to designing and manufacturing mobile stage and mobile led screen in high quality and with consistent innovation.

Our goal is to help our customers set the events in a faster, safer, easier way.

**TICKTACK DESIGN AND BUILD MOBILE STAGES & MOBILE LED SCREENS**

TL Series



SL Series



LED Screen Trailers



LED Screen Trucks

From: Michael Johnson

Date: 2025-02-19 09:00

To: jack

Subject: Re: Ticktack Mobile Stage&Mobile LED Screen

Mobile Stage

On Tue, Feb 18, 2025, 7:53 PM jack@ticktackmobilestage.com <jack@ticktackmobilestage.com> wrote:

Dear Michael,

Thanks for contacting Ticktack. I'm Jack and it's a pleasure to serve you.

do you want mobile stage or mobile LED screen ?
which city are you based in?

Best Regards,

Jack Lee

International Trade Department

Shanghai Ticktack Technology Co., Ltd

Shanghai add: [No.1288, Yecheng Rd, Jiading District, Shanghai, China.](#)

Factory add: North Zhongyao Rd, Changge City, China.

Phone/Whatsapp +86 176 0347 4265

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**TICKTACK DESIGN AND BUILD MOBILE STAGES & MOBILE LED SCREENS**

TL Series



SL Series



LED Screen Trailers



LED Screen Trucks

From: info@ticktackmobilestage.com
Date: 2025-02-19 08:29
To: [jack](#)
Subject: Fw: New Entry: Contact Form 1

Your Name

Michael Johnson

Email

mjohnson@townofeatonville.org

Phone Number

4076238906

Your Message

Requesting price qoute and specs

Sent from TICKTACK

2 attachments

 **40HQ Container Stage Technical details.pdf**
2631K

 **Ticktack Container Solution.pdf**
354K



PRICING - 4240 GEN3

CURRENT PRICING IS SUBJECT TO CHANGE

SALESPERSON	CONDITIONS	PAYMENT TERMS	PAYMENT METHODS
JEFF HESS	ALL SALES F.O.B.	TBD	CHECK OR WIRE

QTY	DESCRIPTION	UNIT \$	TOTAL
1	APEX 4240 GEN3 MOBILE STAGE BASE	\$750,000.00	\$750,000.00
4	SUB SPANNER BEAM CENTER	\$998.00	\$3,992.00
4	SUB SPANNER BEAM OUTER	\$388.00	\$1,552.00
1	SOLID VINYL WALL PACKAGE	\$8,082.00	8,082.00
2	COVERED WORK WINGS	\$12,621.00	\$25,242.00
	FEDERAL EXCISE TAX	\$10,245.00	\$10,245.00

GEN 3 INCLUDES:

REMOTE CONTROL
 STEPS (2)
 BANNER KIT
 BILJAX RAILS
 20' SLIDE OUT FLY BEAMS with WIND BEAM
 DOWN STAGE FRONT LOCATED P.A. HANG BEAMS
 HINGE GAP SLATS
 GAS MOTOR
 BELLY BOXES
 CORNER TOWERS
 TOWER CADDIES
 MESH BACKDROP
 SOLID FRONT SKIRT
 TOOLS AND TOOL BOX

CURRENT
 TOTAL

\$799,113.00

OTHER AVAILABLE OPTIONS:

EXTENSION DECKING
 BUILD-OUT SCAFF INFRASTRUCTURE HARDWARE
 L.E.D. HEADER FRAMING ASSEMBLY
 SUPPLEMENTAL TRAILER

3224



3224 LOADED

SALESPERSON	CONDITIONS	PAYMENT TERMS	PAYMENT METHODS
JEFF HESS	ALL SALES F.O.B.	TBD	CHECK OR WIRE

QTY	DESCRIPTION		
1	APEX 3224 MOBILE STAGE BASE	\$216,000.00	\$216,000.00
2	STEPS	\$2,198.00	\$4,396.00
1	BANNER KIT	\$2,340.00	\$2,340.00
4	4x8 EXTENSION DECKS	\$1,600.00	\$3,200.00
1	FRONT SKIRT	\$725.00	\$725.00
1	MESH BACKDROP	\$925.00	\$925.00
1	LIGHT BAR OPTION (Both Roof Panels)	\$3,750.00	\$3,750.00
2	ELECTRIC BACKUP POWER	\$2,600.00	\$2,600.00
4	ROOF OUTLETS	\$405.00	\$1,620.00
1	SOLID VINYL WALL PACKAGE	\$5,500.00	\$5,500.00
1	LED WORK LIGHTS	\$600.00	\$600.00
1	HATCH	\$250.00	\$250.00
1	BELLY BOX	\$875.00	\$875.00
1	80mph WIND KIT	\$2,355.00	\$2,355.00
1	UPSTAGE VID CABLE KIT	\$3,185.00	\$3,185.00
1	DOWNSTAGE IMAG BARS	\$3,584.00	\$3,584.00
1	FRONT THRUST PA SLEEVES	\$1,080.00	\$1,080.00
1	2pt "PULL BACK" AUDIO POINTS	\$3,500.00	\$3,500.00
1	"Z" BAR OPTION	\$3,950.00	\$3,950.00

APEX 3224 MOBILE STAGE

STANDARD FEATURES :

STABILIZERS

HANDRAILS

GAS MOTOR

2,000# RATED ELEVATED SOUNDWINGS

SPARE TIRE

CORNER TOWERS

TOOLBOX W/TOOLS,

HINGE GAPPERS

TOWER SHUTTLES GROUND

LUG

CURRENT
TOTAL

\$260,435.00



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

APRIL 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Requests from David Barney (Tresor Nola) To Sale of Property Located at 426 E. Kennedy Blvd. and for Grant Required \$250,000 Match Payment Schedule. (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: 1. Email #1 Tresor Nola Sale Proposal 2. Email #2 Tresor Nola Grant Match Request
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Requests from David Barney (Tresor Nola) To Sale Property Located at 426 E. Kennedy Blvd. and for Grant Required \$250,000 Match Payment Schedule.

SUMMARY: The Seller Tresor Nola would like to present to the board a proposal for the Sale of Property Located at 426 E. Kennedy Blvd. and for Grant Required \$250,000 Match Payment Schedule .

RECOMMENDATION: Recommendation is for the TOECRA Board to hear requests from David Barney (Tresor Nola) To Sale Property Located at 426 E. Kennedy Blvd. and for Grant Required \$250,000 Match Payment Schedule.

FISCAL & EFFICIENCY DATA: Not Provided



Michael Johnson <mjohnson@townofeatonville.org>

Fwd: 426 E Kennedy blvd/ The Club

1 message

Tresor Nola <tresornola@gmail.com>
 To: Michael Johnson <mjohnson@townofeatonville.org>

Thu, Apr 10, 2025 at 6:27 PM

Sent from my iPhone

Begin forwarded message:

From: Tresor Nola <tresornola@gmail.com>
Date: April 10, 2025 at 10:19:03 AM EDT
To: Michael Johnson <mjohnson@eatonvillecra.org>
Subject: 426 E Kennedy blvd/ The Club

Mr Johnson,

It was great to meet you yesterday.

I have a simple proposal for your review.
 Seller agrees to sell the 'Club' property to the buyer (CRA) for \$1M (not any less).

The buyer (CRA) uses the 'Grant' funds to gradually increase the value of the property.
 Once it reaches a high enough valuation to fulfill the CRA's requirements for funding, (should be at 50% completion and not later than 1 year from the agreement), the sale closes and ownership transfers.

The seller and buyer agree to sign proper documents (Contract for Deed or any acceptable instrument) to secure both party's interest upon acceptance.
 Seller agrees to accept funds from various sources including but not limited to grant(s) and/or CRA's own funds and/or the combination of both.
 Seller agrees to sign an LOI in order to accommodate the requirement of the grant that the CRA applies for in order to get funding (or partial funding) for the acquisition.
 A letter must accompany the LOI that clearly states the entire agreement.

The CRA agrees that upon acceptance the seller is no longer required to make any payments towards the grant and/or the project and the CRA agrees to fulfill the requirements of the grant and complete the project.

Upon the default of the buyer (if the transaction is not closed in one year) the seller agrees to offer the property to the buyer at actual market value upon completion.

For full disclosure:

- Seller's valuation has nothing to do with the grant, the seller is not 'selling the grant'.
 The valuation is based on \$100/sf for a 10,000(+/-) shell.
- The dollar amount that 'the seller is in for' (appr.\$500K) was only disclosed to give you an idea of the seller's reasonable before tax proceeds of \$500K over a 7 yrs holding period.
- The price is not open for negotiation.

The seller's options:

- Selling it to the CRA (CRA has \$1M grant)
- Seller can reinforce the footers and the wall sections and put a gable roof on it and sell it as a shell for \$1.2M
- Seller can demo the walls and build a 'light structure' smaller building w/ adequate parking.- Seller can apply for other grants on his own

Let me know what you think.
Respectfully yours!
David

Sent from my iPhone

Section VII. Item #8.



Michael Johnson <mjohnson@townofeatonville.org>

Fwd: The 'Club' project

2 messages

Tresor Nola <tresornola@gmail.com>

Thu, Apr 10, 2025 at 6:27 PM

To: Michael Johnson <mjohnson@townofeatonville.org>

Sent from my iPhone

Begin forwarded message:

From: Tresor Nola <tresornola@gmail.com>
Date: April 10, 2025 at 11:17:44 AM EDT
To: Michael Johnson <mjohnson@eatonvillecra.org> **Subject:**
The 'Club' project

Mr Johnson,
I have just emailed you a proposal for your review.
In the meantime I'd like to request that the CRA grants me the option to pay my 25% match as it gets billed to the CRA.

The grant required 'Proof of funds' and I fully complied by providing it not once but 3 times.
The previous administration handled it.
It was fully acknowledged and accepted by Tallahassee, the receipt of the 1st installment of \$250K is the proof of that.
The grant does not stipulate how the grantee agrees with the property owner on the match portion, it is at the discretion of the CRA.
I understand that the attorney is protective but you have no reasons to question my motives and/or my financial abilities.
As you know the previous administration of the CRA authorized a partial demo for \$50K that was an approved line item of the grant (bundled up by Theo Smith, have his email stating that).
As it turned out the actual timing of the demo's approval was in progress so I spent \$50K that will not be reimbursed to me as promised nor counted towards the match.
I never blamed anyone and after holding \$300K plus with zero CRA progress for over a year I decided to transfer it into a commercial property that is owned and fully paid off by my non-profit.
I have full access to \$700K and I'd rather keep it there and use it as needed than keeping it on an escrow for a long time.
I'm hoping that it's not an unreasonable ask.

Also the grant does not require a feasibility study that you requested.
While I understand that it is good to have one for future grants I do not wish to invest in it.

Obviously my request only has relevance in case you do not accept my purchase proposal and you decide to keep proceeding with the grant.

In that case I respectfully ask that you'd place my request on the agenda for the next CRA meeting.

Thank you!
David

Sent from my iPhone

To: Greg Jackson <Flageneralcounsel@gmail.com>

FYI

[Quoted text hidden]

Section VII. Item #8.