



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, October 21, 2025, at 7:30 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 AND VERIFICATION OF QUORUM

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. PRESENTATIONS AND RECOGNITION

[A.](#) Presentation On The New Water Treatment Plant Design (**Public Works**)

V. CITIZEN PARTICIPATION (Three minutes strictly enforced)

VI. CONSENT AGENDA

1. Approval of Town Council Meeting Minutes (Clerk Office)

a. Council Meeting - September 19, 2025, 7:30pm

b. Special Council Meeting – September 25, 2025, 6:30pm

VII. REPORTS

CHIEF ADMINISTRATIVE OFFICER'S REPORT

TOWN ATTORNEY'S REPORT

TOWN COUNCIL REPORT/DISCUSSION ITEMS

MAYOR'S REPORT

VIII. ADJOURNMENT

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****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

TOWN COUNCIL MEETING

OCTOBER 21, 2025, AT 07:30 PM

Cover Sheet

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

ITEM TITLE:

Presentation On The New Water Treatment Plant Design
 (Public Works)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: Public Works Department
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: N/A
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request for Town Council to hear a Presentation On The New Water Treatment Plant Design presented by the Public Works Director, CPH and the design team.

SUMMARY:

Engineering firm CPH and the design team will be presenting the design for the new Water Treatment Plant. The New Water Treatment Plant Project is at the 30% design phase.

The purpose of this project is to construct the proposed Lake Bell WTP to support existing and future potable water demands within the Town's service area. Proposed design documents will include plans and technical specifications for the following:

1. Site plans and technical specifications to accommodate Equip and Connection of two (2) existing Upper Floridan Aquifer (UFA) wells with Variable Frequency Drive (VFD) motors with provisions to construct, equip and connect one (1) future Lower Floridan Aquifer (LFA) well.
 2. Plans and technical specifications for a new 0.5-MG Ground Storage Tank (GST).
 3. Plans and technical specifications a new Operations Building (approximately 50' x 70')

RECOMMENDATION: Request for Town Council to hear a Presentation On The New Water Treatment Plant Design presented by the Public Works Director, CPH and the design team.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

OCTOBER 21, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Approval of Town Council Meeting Minutes (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: COUNCIL MEETING MINUTES: - Council Meeting, September 16, 2025, 7:30pm - Special Council Meeting, September 25, 2025, 6:30pm
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Approval of meeting minutes for the Town Council Meetings as listed below:

- Council Meeting, September 16, 2025, 7:30pm
- Special Council Meeting, September 25, 2025, 6:30pm

SUMMARY: The Town Council Meetings were held in the month of September 2025. Minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: Approval of Town Council meeting minutes as listed below:

- Council Meeting, September 16, 2025, 7:30pm
- Special Council Meeting, September 25, 2025, 6:30pm

FISCAL & EFFICIENCY DATA:N/A



Meeting Minutes for Council Meetings For September 16th

****Forthcoming prior to
the day of the meeting**



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING

SPECIAL MEETING MINUTES

Thursday, September 25, 2025, at 6:30 PM

Denton Johnson Center 400 Ruffel St, Eatonville, FL 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 6:30 p.m. and a quorum was established by Mrs. King.

PRESENT: (5), Councilman Tarus Mack, Councilwoman Wanda Randolph, Councilman Rodney Daniels, Vice Mayor Theo Washington, Mayor Angie Gardner

STAFF: (8) Demetrius Pressley, **Chief Administrator Officer;** Marlin Daniels, **Interim Chief Administrator Officer;** Veronica King, **Town Clerk;** Clifford Shepard, **Town Attorney;** Katrina Gibson, **Finance Director;** Valerie Mundy, **Public Works Director;** Brittani Gragg, **Executive Assistant to the Mayor;** Sgt. Fletcher Boone, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation through a moment of silence led by Mayor Gardner followed by the Pledge of Allegiance.

Before Citizen Participation, Mayor Gardner and Terry Prather from Dr. P. Phillips Charities made opening remarks.

Mayor Gardner – First, I take all responsibility for what got us here and I want to start by giving an apology to the Council; because what has been seen as disrespect and isolated dealings is only protectionary measures that were taken to get to a point of open discussion and full transparency. I am actually relieved that we can talk about it, in my eyes it is truly is a blessing. As Chief Murray said: without information, people will use their imagination. Here is what the Council knew: they knew about the master planning sessions and what was going on with them. They knew that we had stakeholders' meetings which provided updates, as well as updates with the Hungerford property. They also knew that my desire for a Community Land Trust. They also knew about a proposal for a lease with the option to purchase the School Board property. But here is what changed along the way that was kept confidential for purposeful reasons: When Dr. Phillips Charities approached me, it was to fund the master planning that the citizens of town pulled together. There are people outside rooting for Eatonville—and that is how I started seeing Dr. P. Phillips Charities, the charity stated, "This is what we do." With a land trust, it would require much more than what we could give, I was fully aware that I would receive some pushback, however, this is worth it. We are not guessing what this developer is going to do because Dr. P. Phillips Charities is a charity—not a developer. The master plan is the guiding document—not just for the Hungerford property but the whole town. In times past, the Town Council had not been included in potential developments in Eatonville. This agreement with Dr. Phillips Charities will follow the master plan. We are trying to turn around the reputation of the Town of Eatonville. We are beginning the process of negotiations and we are ready to talk about it. The School Board and Dr. P. Phillips Charities' position will change, but right now they are working together for the town. If the land were to come back to the town and the bids go out, developers are going to hear all about it and circle like vultures.

Terry Prather (Dr. P. Phillips Charities) – For those of you who may not know who Dr. P. Phillips Charities is, or why we are in Eatonville, Dr. Phillips was an entrepreneur and philanthropist who gave most of his time towards supporting Central Florida. Dr. Phillips' name has been in major economic and have a philanthropic presence in Central Florida for over 100 years. The organization has invested over a quarter of a billion dollars in the community of Central Florida. Dr. P. Phillips Charities honors the Phillip's family legacy through its support of local non-profit organizations that live up to the family's motto: helping others help themselves in the areas of health, education, arts and culture, youth and social services within the Central Florida community; as well as organizations that preserve free enterprise and protect private property rights. Some of the organizations we have supported over the years include Four Roots Foundation, Advent Health, Orlando Health, Boys and Girls Clubs, YMCA, United Way, Junior Achievement, Orange County, and Osceola County Public Schools. We also support lesser known organizations that support young Black architects and young classical students. Another organization we have been supporting is Cardio Care which is formally the Dr. Phillips Memorial Hospital which opened in 1958 on land donated by Dr. Phillips to provide care for African American families in the days of segregation. To the Mayor, we are grateful for the relationship and vision, and to OCPS for considering this historic proposal. This bold step creates an exciting opportunity for Dr. P. Phillips Charities to build on our experience, resources, and relationships to address community needs and partner with the Town of Eatonville. If this MOU is approved by the OCPS School Board we will need more contributions and more workshops to ensure we hear from the residents. We are committed to developing a process that is transparent and inclusive expanding opportunities for residents of Eatonville. **(Mayor Gardner moved on to Citizen Participation)**

CITIZEN PARTICIPATION – (11)

N.Y. Nathiri – Thank you Councilwoman Randolph for requesting this special meeting and thanks to Dr. Phillips Charities for being willing to help preserve the legacy of Eatonville. If the charity intends to use the site plan concepts as a guiding framework for development, then it will be embarrassing; because the Baker Barrios work in historic Eatonville has been sloppy and superficial. I am not an attorney and not licensed to practice law in the State of Florida, however I can participate. The people in the historic Town of Eatonville must protect the future of their beloved community and there is an opportunity here with OCPS and Dr. P. Phillips Charities, if they are willing to engage in best practices in creating a Community Land Trust; that promotes sustainability and economic development. This is not a non-profit where you just take the money, these are business opportunities for licensing and revenue that comes to the town. What we are talking about is a real possibility in developing this community by keeping with our assets and identity.

Julian Johnson Sr. – (Spoke on the behalf of his son by reading a letter) Julian Johnson Jr., founder of 1887 First and the 1887 Night Market. I discern the true intentions behind this so-called free master plan. I attempted to be proactive by creating presentations, by raising concerns and sharing what I saw coming. Instead of being heard, I was ostracized. False narratives were spread to derail real community engagement and dismissed what I was saying. Our Council can still correct the course to protect Eatonville's land and future. Press the School Board immediately before the September 30th vote. Stop attending master planning meetings and planning sessions. Your voices are and will be used against you. Stand together. We have stopped land deals before and can do it again. This is a betrayal by our Mayor—a Black woman, a mother, a wife—who should protect our future and not throw it away. If you have any questions or concerns, you can meet with Julian next Saturday at the Night Market. Stay calm, stay organized, and keep Eatonville first.

Theo McWhite – I have lived in Eatonville since the age of four. As a young teenager growing up, I was always proud of the town. As I grew older, I knew that I wanted to go to college which I attended Rollins College. In order to grow up and become the man that I am today, I needed to learn certain things. I have taught 35 years in Orange County Public Schools and I live in the Doctor Phillips community. I have nothing

against Dr. Phillips. If we want to see the Town of Eatonville grow and see other students like me come back and be proud of Eatonville, we must do the right thing. The Council must work together because you cannot make decisions by yourself, especially when you have citizens looking for you to make the right decisions. We need to do something with the Hungerford property.

Eddie Cole – I understand the position you are in right now. I sat on Council on and off for 25 years. It is easy for me to get up here and say what is wrong, but I am happy to know that these citizens put you in office to sit down and make whatever is wrong, right. I know every person that is dealing with the Dr. P. Phillips Charity. When I first moved here, Dr. Phillips was a part of us. So, I trust that we can get together (Council) and say what is wrong and ask what we can do to make it right. When I got out of office we had a developer come in and offer \$16 million which came to the Council and OCPS. We would have gotten \$9 million from the deal. It did not happen. We can come back now and make it right. I would never sit here and bash any of you because I sat there myself. We have a board now that can come back and fix what is wrong. I believe all parties can still exist, but the Town has to be the main role. Our future depends on us making wise decisions.

Taylor Sheryl – I have been in the tourism industry for 30 years and within those years, I have been involved in the legacy of Eatonville. And tonight, I just wanted to say—you can have it all. There is no need to pick and choose or put one side against the other. You have the historic records and an authentic place in history—not just African American history but U.S. history. You have proximity to the number one tourist destination in the world. You have a downtown that has been developed. I have watch Maitland, Winter Park, Winter Garden, and Ocoee create and develop an identity that makes them a destination. Eatonville as a destination is so authentic and the residents deserve to have the benefit of economic empowerment. You get to decide how that is going to happen, but we cannot decide not to do anything. We wasted 10 years of innovative technology which would have supported companies, workers, and jobs. As I said, working 30 years in one way shape or form—being proud of a community I do not live in, but it is important to me. I was here as part of the first Zora Neale Hurston Festival which I have marketed and helped ever since. The town is ripe and I fault no one, ultimately our leaders make the decision which is best for everyone. I have seen [Prather] bring amazing exposure for the tourist industry [in Central Florida]. Please allow the opportunity for us all to support your goals.

Angela Johnson – I stand here as one of those individuals that sat through 18-months of master planning meetings. I stand here as a person who had opposition and some reservation for the agreement that was signed, we all knew that something was coming at the end, nothing is for free. What I ask of you: what is the direct benefit for the Town of Eatonville? The School Board wants to vote to sell the property that is 100 acres plus 17 acres west of I-4 to Dr. P. Phillips Charities for \$1 million, when those properties are sold and developed—who profits? We are told that those funds will go to Dr. P. Phillips Charities. Mr. Prather just stood before you and named six Black non-profit organizations. My question is: what percentage of the quarter of a billion dollars has Dr. P. Phillips Charities given to Black communities or organizations? I ask that you also consider this transfer to a non-profit agency, and I ask the attorney to comment, these non-profit agencies are potentially exempt for state property taxes. If that is the case, what is the financial benefit to the Town of Eatonville? Should we not be in control of our own economic development and financial future? We have struggled as a town for years and have been under the oversight of the State for our financial position. At what time do we take accountability? I encourage each of you tonight to email your Orange County Public School representative Stephanie Thanos. Please do not sit still and be in the background and come in after transactions are made. We are urging that the School Board consider transferring the property to the town. I know the Mayor is saying that there is no financial benefit, but again I question whether or not a non-profit agency is exempt from those taxes, which keeps us in the same position.

Michelle Fort – We get an opportunity to have something. Past administrations have spoken for our town, taken our dreams, and here we have the opportunity—an organization that had the first Black hospital. “We should do it ourselves,” have you seen our financials? Have you seen the staff? People sell you a lot but let us hear the full truth. Year 2, Dr. P. Phillips will give us back the land they developed—the green spaces and the pavilion. When we have festivals, that goes back to our pockets (the town). In year 3, there will be an early learning center. We need better education for our kids. A better community has good jobs, education, and a healthy community. Everybody in this room has a decision to make. This is an organization that has been doing this work for 150 years. I never ask God where my blessing is coming from, I just want my blessing. This is a blessing for the town and future residents. Everyone who makes a vote against it, remember, there will be an election and you have to decide: do you want to be here to move it forward or take it back? Progress is built with partnership. Hungerford did not come here because of the Black residents; it was another man who thought Black people should have a better life. If we mess this up, we have messed up our future. Go with what we have and build on the master plan created. I read this book about Martin Luther King Jr. which stated: there were some of us that did not want to help with civil rights, they stayed on the bus and did not walk.

Karen Castor Dentel – I am the current Supervisor of Elections for Orange County, but my relationship with [the town] began when I was a teacher at Dommerich Elementary School, when I had students from Eatonville in my class. I was also on the School Board representing Eatonville. I worked with Mayor Cole on a deal that fell through, but now we have a chance for a better one (deal). I am not on the School Board anymore, but I know what it is like. I have worked and been a champion on the School Board, using the research by N.Y. Nathiri and telling them the history of Eatonville and how OCPS received the property. I fought behind closed doors and in the open. I attended community meetings and I know how you care (Council). I am so amazed that OCPS has come to this level of agreement. This is an amazing accomplishment for OCPS to relent. There are people who would like to continue to hold on to the property and sell it to the highest bidder. I trust Dr. P. Phillips Charities. This is like a down payment on the behalf of the town. They are putting up the finances for the town to implement their vision. I fear what will happen if the town and the residents do not support this today. I know that you all are not voting on this. The School Board members have finally come around and I will go back and tell them what I need to tell them. I know that there is a history of mistrust with OCPS and it is deserved. This is an opportunity you may not see again. I know how hard Demetrius (CAO) has worked. I know all the conversations he has had with them (OCPS), trying to do the right thing. Attorney Shephard has been in those meetings as well. I support this plan.

John Beacham – My name is John Beacham and I am from the historic town of Eatonville. People from Eatonville do not hold back, we speak our mind. Mr. Terry Prather was appointed to Dr. P. Phillips to come take these Negroes out. When I see Julian Johnson’s market, I see freedom and people enjoying life. In 1887, Lewis Lawrence, Joe Clark and Josiah Eaton decided that we would have a freedom colony of all-Black self-government. Karen Castor Dentel just spoke—she does not know the Black experience and she has let us down. Mr. Pressley has backstabbed us. We cannot turn our backs on this land. Dr. Phillips has never sold their land, they lease it—that is an economic impact. Economic impact is tourism, cultural heritage, and art. I believe in Black power and in Black people. I believe we can get for ourselves and do for ourselves; faith only looks risky. Where is your vision? Fear not. We got this. I am here because I got a vision from God to fight for my historical town and to tell the story. The white men who sold the land to create Eatonville did not interfere in our business. We have many notable residents that is a product of integration. They stole our land and sent us [as youth] to different schools which we have thrived at [Edgewater High School]. Do not give up and sell our land and our freedom, once you do that we will need curfews and restrictions. Dr. P. Phillips Charities supports Project 2025 and want to erase Black history by the Heritage Foundation. I say: land back.

Millard Livatt Jr. – The Council promised us transparency, the Mayor keeping this deal confidential is not transparent. If it is concerning citizens of Eatonville and our future for our children and grandchildren, you cannot let somebody convince you to keep something confidential of this magnitude from us. You did not let your own Council know about this. You say you want to work together, but you are leaving them ignorant. You talk about transparency but lately it seems like you are telling us what we are going to do, and deal with it. In Catalina Park, you said you were going to give us a community center but found out it is a Department of Justice center. We cannot use it for birthday parties or meetings unless the police department is part of it. I feel like somebody is trying to take something. When somebody wants to come in the back door with confidentiality asking our legal not to let us or Council know anything—it sounds to me somebody is trying to take something. Communication is a two way street.

Mayor Gardner asks Mr. Prather if he would like to respond to citizen comments about Lift Orlando. Prather declines. Gardner opens up discussion for the Council.

COUNCIL DECISIONS:

Discussion and Council Decision of the Memorandum of Understanding between the Dr. Phillips Foundation and the School Board of Orange County, Florida for the Hungerford Property – Councilman Mack thanks all of those who came out to the Council meeting. As a leader, I will do everything in my might to protect the town of Eatonville. My issue is not with Dr. P. Phillips Charities; I want them to be a part of the development moving forward. My problem is with the Mayor, feels like she lied to us. Anytime that you keep things from Council, it is wrong and you cannot make it right, what is done is done. I do not want to continue the conversation; I have proposed an amendment. I was also one of the Council members that called this special meeting. For me to not know anything about what was proposed by the Mayor and not including the Council, it is not okay and is shameful. I had no recollection of what was going on until I saw your video on social media. Where is the transparency? There are stakeholders in the community. I hope we do not put ourselves in a position that will be detrimental to the community. Mayor, shame on you for doing what you did and God be with this town. Councilman Daniels – After finding out about this situation, and speaking with the attorney and Mr. Pressley, I had only one question: who requested that this be confidential? And since Dr. P. Phillips Charities came and said they did, I was relieved a little. I believe our staff and administration should have informed the Council. For me it was disheartening to hear the Mayor say that things would have been messed up if Council got involved. The Council should have been informed and involved in the negotiations. I am disappointed but we have to find a way to move forward. Councilwoman Randolph – As a member of the governing body, I was surprised when I received this information. However, in regard to the Mayor's comments, I find that the way this was handled was not with respect. In looking at the documents that were presented to me, it appeared to me that this effort was already preplanned. We have 5-6 days before September 30th, and for that to be a pending vote by OCPS, the dialogue between OCPS and Dr. P. Phillips (Charities) had to have been ongoing. It is very insulting when we have gone through over 20 years of debates on this property. To sell Eatonville property for \$1 million for 117 acres is a slap in our faces. We deserve better respect. This is not about race; it is about the land. Do you know the struggles our people went through to keep their land and we are going to give it away? We are going to stand strong. This is not about fighting; it is about trying to come together and work together as partners. The Mayor has voiced strong support for this action, but she did not come to Council about this. As far as Dr. P. Phillips (Charities), there could have been a town hall to share with us that you were interested in the property. I am looking at the long term as well as short term. If Orange County can make negotiations with Dr. P. Phillips (Charities), they can do the same for the town of Eatonville. Sell it to Eatonville for \$1 million and we will develop it based on the community needs. I appreciate all of you who came out today. If you have an issue, it is important that you contact your leaders, and if you have leaders that are not getting back to you, then you need to say something. Thank you to Councilman Mack for putting together a resolution. Vice Chair Washington – I would like for the School Board to table their decision on September 30th until the Council passes a resolution approving any transaction

on the Hungerford property. I would like for this Council to have another meeting with an MOU as to what we would like to see happen. There should have been a meeting with the Council to let us know the outcome. I ask that we have a report of all community meetings regarding the development presented to this Council because everyone has their own opinions of what they want to see. Let us review it and give a resolution to the School Board. I want Dr. P. Phillips to partner with us. I cannot support the MOU on September 30th, it is disrespectful of the School Board to not come to town Council. Councilman Mack – I had the opportunity to prepare a resolution. If the Council can agree with it, I am hoping the School Board would consider the proposal. It is a good proposal for the staff and for the betterment of this community. Councilwoman Randolph – I would like to ask Mrs. King to read the resolution in its entirety. Mack – The resolution is long and I would not recommend her do that. I recommend Mrs. King to read section 5 for the benefit of the community to hear. The reason I am putting this forward is to ensure we have something in place. I do not want to table this item. I would like to motion that Mrs. King read the amendment section 5 and 2 on the record. Mayor Gardner The request was not just to read section 5, but the whole resolution. I agree because if we are talking about transparency, then everyone should hear the whole business. Mrs. King – I will read Resolution 2025-30, the amended draft, to include Section 5 amendment with the additional adjustments in the sequential order. ***Mrs. King reads the Preamble and Resolution 2025-30 in its entirety.*** Councilman Tarus Mack ***MOTIONS to APPROVE Resolution 2025-30 with Amendments adding Section 5, adjusting Sections 6 and 7, and adding Section 8; moved by Councilman Mack, second by Councilwoman Randolph.*** ***Discussion/comments:*** Demetrius Pressley – For correction and understanding, in the MOU, the request for this resolution is to be based on what was offered to Dr. P. Phillips Charities. There are two sections I want to make sure we leave it for clarity, paragraph 6 it states, “any funds generated in excess will be Dr. P. Phillips Charities direct costs.” There is no marketing. It will be reinvested into the projects in the form of grants to further enhance the community efforts that support the long-term success that is best for Eatonville. Next, it is important to understand where it states, “parties agree to negotiate a fair purchase price for the holding property.” Dr. P. Phillips will pay \$1 million of the agreed upon price, as up front with the School Board. The expectation is that the final price will be negotiated, it says that the School Board of Orange County will transfer the property. The remaining will be forgiven upon the achievement of the following milestones, whatever the final amount negotiated stays in place and will be required to be paid. Also understand that the release of the exchange does not go away from that amount until those projects are achieved; meaning that you would have to find funding to support those projects, to complete the milestones, or whatever is decided by the Council or the community as to what they are going to do, then those funds that have been negotiated outside of the \$1 million up front would have to be shaved off at that point. The project is not being sold for \$1 million; it is the upfront amount; the remaining amount has to be negotiated between parties that they [OCPS] decide. Vice Chair Washington – What does it mean if they get the deed? Attorney Shepard – When you get your home, you get a deed to it, but it is subject to a mortgage. This would be a different kind of mortgage, where the payments for the mortgage are based on the completion of the project, in order to keep the property and pay off whatever the price is—there is no suggestion of what this would be. Vice Chair Washington – I do not see it in this MOU, so we do not know. Councilman Mack – The resolution does not negate or take away from the organizations that want to work with us, we want them (Dr. P. Phillips Charities) at the head, and we be the stakeholders, we want to control the narrative. Mayor Gardner – We have had MOUs that we have done in the town, do not see this any different even though it is stated, “she did something wrong,” I did not do anything wrong. This MOU was prepared and put together like any other MOU. There will be another one coming before you because MOUs are done administratively and as presented, this is also where you still get to provide input. The September 30th vote does not mean that this is finished. Mr. Pressley already mentioned the \$1 million, it says in the last “whereas” clause on the first page that you want middle-income market-rate housing. Well, middle-income market-rate housing would require median incomes of \$77,000, affordable housing is based on the \$4.1 million we received (for housing). The middle-income market is going to outpace many of our residents, if we are doing this for them, that (middle-income market-rate housing) is not for them. This is talking about the CRA authorization to go for the land. If the CRA were to go for the land, the town still

handles the procurement process which is part of the problem in the beginning. If the town is in charge of this, this would be a big fight for staffing, under the CRA, we did have Main Street but our main street is no longer in existence because of manpower. Section 5 to me, is not an option. This should be two different resolutions. Mayor Gardner asks Attorney Shepard for his legal opinion. Attorney Shepard – I cannot say, because there is no standard way to do a resolution. What is unusual and perhaps problematic is that the CRA stands alone. It is a dependent special district under the governing body of the Council. The Council cannot direct CRA to do anything until it is sitting as the CRA at a properly noticed meeting. It cannot authorize CRA to do anything. It would be interpreted as a non-effective portion of the resolution, it would essentially be overlooked, legally it does not mean that the CRA itself had a proper routine with all members present. Councilman Mack – Could you show me a law that identifies all of that? Is it within the guidelines of the charter? Attorney Shepard – It is statutory. Community Redevelopment Agencies come under statute 163 part 3 and the Special Districts Act in Chapter 189. They are governed by both statutes because they are a special district. Most of the rules that apply to CRAs are statute 163, chapter 3, others like reports that have to be filed, how you terminate are under Chapter 189. It is called an Independent Special District. An example of those would be the Soil and Water Conservation districts, there is no governing body over it (Soil and Water Conservation). A dependent (special district) has a governing body—the Council because it was established by whoever was on the Council at the time. Once the Council establishes it, it can either serve as the board itself, or it can have an appointed board of citizens, or, as you have, a board of yourselves and some appointed citizens. They have their own separate budget, rules about what you can and cannot spend money on, and in ordinary circumstances—Eatonville is not ordinary—in Eatonville, your CRA is the entire town limit. Your boundaries and the CRA boundaries are the same, this is important because CRA funds can only be spent on certain specific things as authorized by statute, in statute, one of the authorizations is to purchase property. As the CRA, you could use your money to purchase the property. What you could do with it after that is a different story. Councilman Mack – I know we have an interlocal agreements between the town and the CRA, they are two different entities within the town. There has been a lot of false pretenses within the grounds of this Council and the Mayor—I am going to hold you accountable. We can possibly table the item and disregard her proposal (MOU), because I do not want to move forward with anything that she proposed in terms of going to the School Board for a vote on Tuesday, September 30th. Councilwoman Randolph – On September 30th, is it a pending vote or is it an actual vote? Mayor Gardner – On September 30th, they are going to vote for Dr. P. Phillips Charities to move with development of that land, but the MOU is not finalized. If there is something else that you want, the MOU has been started, you can give your input to this MOU, this is the negotiation, I did not negotiate anything for the town. Mr. Pressley – We cannot control what the School Board does. I think it has been recommended to reach out if you want to voice your opinion on it, but we do not own the property. The purpose of the communication was to establish a collaborative effort to come to something that would benefit all parties. Councilman Mack – That is why we are in this position right now because of the lack of communication amongst this Council and the Mayor. It is disgraceful and I am unhappy about everything that has taken place. And for you to sit here as a CAO and tell me that it is out of our control is even more problematic for me. Vice Mayor Washington – I would like to pass this resolution as a Council then take it to the CRA Board to look at. Mr. Pressley – I am just bringing the information and not trying to sway you one way or the other. To proceed forward with the resolution, it still has to be approved by the board and that is going to require a vote from them. Councilman Mack – What is the difference between selling it to Dr. P. Phillips Charities for \$1 million versus the town? I heard former Mayor Cole stating that we could have possibly made \$9 million that we did not move forward with. There is an injustice also, we have to move forward with doing something, I would want to be the stakeholder to hold that torch, to do things in our community that our people want. I have to protect the land of Eatonville. Why can we not have the opportunity to buy [the land] for \$1 million dollars? I respect the land of the law, and Mr. Shepard I respect you tremendously and I trust you (and Mr. Pressley). When I feel like something is not right, I am going to voice my opinion on it, and I am going to make the best educated decision for the people. If this gets approved, we will deal with whatever it is. Whoever is at the negotiating table, let us sit down with them and see if they can

help us. Councilman Daniels – Can we address the School Board and ask them to hold up? Mr. Pressley – You can send letters or show up at the meeting. Daniels – I am asking to make a call. Mr. Pressley – I cannot call. Councilman Mack – We have been dealing with this for fifteen years with different proposals. I suggested that we move forward with the UP development and that was shot down, we (the Council) are sitting bickering about what we will be able to do. We all have things that we want to do in this community. The motion is on the floor. Mayor Gardner – You are asking for them to help us find somebody else to buy the land. That does not make sense. Councilman Mack – Who else would buy the land if we do not sit here and introduce the possibility of someone buying the land, Mayor? When I went to the Orange County meeting, I suggested that they give us back the land. We can move forward because there is a motion on the floor. Mrs. King – For clarity, I know Councilman Mack motioned, Councilwoman Randolph moved it, who seconded it? Mack clarifies that he made the motion, moved it, and Councilwoman Randolph seconded. Mrs. King – Before you render the vote, are we voting with Amendment 5 with the CRA, or are we doing the CRA separately? Attorney Shepard – That (Resolution) was read and moved and seconded, regardless of what I said about that particular part being unenforceable. **(Mayor Gardner calls for question) AYE: Councilman Mack, Councilwoman Randolph, Councilman Daniels, Vice Mayor Washington; NAY: Mayor Gardner. MOTION PASSES, 4/1.**

STAFF COMMENTS:

MAYOR GARDNER: I think we have proven the point I was making. The land has not been developed when we have the opportunity to develop it. We have not changed our ways enough for anything to be different now. I still support and I know it is the best for the town. It would be lovely for all of us to agree, but I do not think we will agree in the next century.

VICE MAYOR THEO WASHINGTON: We still do not have the results from the stakeholders' meetings that we need for the MOU. We are still having stakeholder meetings to find out what the town wants and what they came up with. Mayor Gardner – We are also setting up a community meeting on October 3rd. We can workshop the MOU in a council meeting.

COUNCILMAN TARUS MACK: Moving forward, anything that is being negotiated with you [Mayor Gardner] or anybody else concerning the town, please identify and let this council know. Mayor Gardner – That is why the MOU was brought to council. Mack – Just please respect my wishes. Anything that is going on that consists of approval or vote, please let the council know. Mayor Gardner agrees.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:19pm.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor