



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Thursday, March 16, 2023 at 6:30 PM

Town Hall - 307 E Kennedy Blvd

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- I. CALL TO ORDER
 - II. ROLL CALL
 - III. INVOCATION AND PLEDGE OF ALLEGIANCE
 - IV. PUBLIC PARTICIPATION
 - V. CONSENT AGENDA
 1. Approval of TOECRA Meeting Minutes for 2-16-2023 (Town Clerk)
 2. Approval of TOECRA Meeting Minutes for 1-19-2023 (Town Clerk)
 3. Approval of TOECRA FY23 Rebate Calculation (Administration)
 - VI. BOARD DISCUSSION
 4. To Discuss TOECRA Financials for February 2023 (Administration)
 5. To Discuss Funding for 2024 Zora Festival (Administration)
 6. To Discuss Neighborhood Stabilization (Administration)
 - VII. BOARD DECISIONS
 - VIII. STAFF REPORTS
 - IX. BOARD REPORTS
 - X. ADJOURNMENT

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

****PUBLIC NOTICE****

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



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 19, 2023 AT 06:30 PM

Cover Sheet

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

ITEM TITLE:		Approval CRA Meeting Minutes – February 16, 2023
COMMUNITY REDEVELOPMENT ACTION:		
CRA DECISION		Department: LEGISLATIVE (CLERK’S OFFICE) Exhibits: <ul style="list-style-type: none">CRA Meeting Minutes – February 16, 2023
CONSENT AGENDA	YES	
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of the CRA Meeting Minutes for the February 16, 2023 meeting.

SUMMARY: The CRA Meeting was held on the 3rd Thursday, February 16, 2023, 6:30 p.m. and minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: For Board of Directors to approve the February 16, 2023 CRA meeting minutes.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, February 16, 2023 at 6:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 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 – Chair Gardner called the meeting to order at 6:30 p.m.

ROLL CALL – Quorum was established through roll call by Mrs. Veronica King

PRESENT: (7) Chair Angie Gardner, Vice Chair Rodney Daniels, Director Wanda Randolph, Director Marlin Daniels, Director Leviticus Henderson (Arrived after roll call), Director Ruthie Critton, Director Theo Washington.

STAFF: (5) Veronica King, **Town Clerk**, Demetrius Pressley, **Interim Administrative Officer**, Nicole Bonds, **CRA Executive Director**, Greg Jackson, **CRA Attorney**, Joseph Jenkins, **Deputy Chief**.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PUBLIC PARTICIPATION - (The Three-minute rule was strictly enforced)

Lavonda Wilder – Inquired about status updates on a property lien as well as updates on neighboring property activity previously reported to the Board.

APPROVAL CONSENT AGENDA – Chair Gardner Motions to approve Consent Agenda (Moved by Director Washington; Second by Director M. Daniels; **AYE: ALL, MOTION PASSES.**

- Approval of TOECRA Meeting Minutes - January 19, 2023 – **TABLED** for next CRA Meeting (3/16/23)
- **Approval of Audit Firm Carr, Riggs & Ingram CPA, and Advisors Engagement Letter for FY 2022 Financial Audit - APPROVED as part of the consent agenda.** Director Randolph has some follow up questions to address.

BOARD DISCUSSION

- **Discussed the Town of Eatonville CRA FY23 First Quarter Budget** – Chair Gardner will get with Finance Director to get clarity on concerns raised about the accuracy of budget.

BOARD DECISIONS

- **Approval of the Bylaws of The Town Of Eatonville Community Redevelopment Agency** - Chair Gardner **Motions to TABLE** the Bylaws of The Town Of Eatonville Community Redevelopment Agency for discussion at the next Council Workshop; (Moved by Director Washington; Second by Director M. Daniels; **AYE: ALL, MOTION PASSES.** **Discussion:** Discussions were made to desired changes.
- **Approval of RFP for Investigation Establishing Budget Perimeters** - Chair Gardner **Motions to APPROVE** the RFP for Investigation Establishing Budget Perimeters with recommendations (Moved by Vice

Chair R Daniels; Second by Director M. Daniels with discussion; **DISCUSSION:** CRA Executive Director along with CRA Attorney recommends to Council a budget cap at \$15,000 up to 90 days.

(Roll Call Requested) Director Ruthie Critton – AYE ; Director Wanda Randolph – AYE; Director Leviticus Henderson – AYE; Director Theo Washington – NAYE; Director Marlin Daniels – AYE; Vice Chair Rodney Daniels – AYE; Chair Angie Gardner – NAYE; **AYES HAVE IT, MOTION PASSES.**

STAFF REPORTS

Nicole Bonds - Executive Director – **No Report**

Attorney Jackson – Provided updates on the Dixon Property, the Lien matter on the Chambers, and on the considering other platforms for live broadcasting.

Town Clerk – Brought matter before Council pertaining to Resolution CRA-R-2022-23; Due to the quick turnaround of requested Board packages, the time needed to provide detailed transcribed meeting minutes is insufficient. Through a consensus of the Board, minutes can be abbreviated; will discuss at the next meeting.

BOARD REPORTS

1. **Director Ruthie Critton** – **No Report**
2. **Director Wanda Randolph** -
3. **Director Leviticus Henderson** – Reiterated his position on the CRA Investigation; Accountability is required.
4. **Director Theo Washington** – **No Report**
5. **Director Marlin Daniels** – Addressed decency and respect.
6. **Vice Chair Rodney Daniels** – Recommended putting meeting order standards/protocols in place address to ensure decency and respect.
7. **Chair Angie Gardner** – Spoke about Resolution 2012-28 that speaks to meeting standards and protocols. Apologized for any offense to any Board member. Introduced the Interim Administrative Officer Mr. Demetrius Pressley

ADJOURNMENT Chair Gardner Motions for Adjournment of Meeting (Moved by Director M. Daniels; Second by Director Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned AT 8:17 P.M.**



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 19, 2023 AT 06:30 PM

Cover Sheet

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

ITEM TITLE:

Approval CRA Meeting Minutes – January 19, 2023

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: LEGISLATIVE (CLERK’S OFFICE)
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none"> CRA Meeting Minutes – January 19, 2023
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of the CRA Meeting Minutes for the January 19, 2023 meeting.

SUMMARY: The CRA Meeting was held on the 3rd Thursday, January 19, 2023, 6:30 p.m. and minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: For Board of Directors to approve the January 19, 2023CRA meeting minutes.

FISCAL & EFFICIENCY DATA: N/A

TOWN COUNCIL
COMMUNITY DEVELOPMENT BOARD MEETING
MINUTES
January 19, 2023

Section V. Item #2.

PRESENT: Chair Angie Gardner, Vice Chair Rodney Daniels, Director Wanda Randolph, Director Marlin Daniels, Director Leviticus Henderson, Director Ruthie Critton, Director Theo Washington. **STAFF:** Greg Jackson, **CRA Attorney**, Nicole Bonds, **CRA Executive Director**, Randy Singh, **Town CAO**, Veronica King, **Town Clerk**, Joseph Jenkins, **Deputy Chief**.

CALL TO ORDER & VERIFICATION OF QUORUM: Chair Gardner called to order the CRA meeting for 6:38pm and confirmed a quorum through roll call with Mrs. King.

INVOCATION & PLEDGE OF ALLEGIANCE: Chair Gardner led a Moment of Silence, followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION: (Added to agenda by consensus of the Board) – (None)

APPROVAL OF CONSENT AGENDA: Motion for approval of meeting minutes for December 20, 2022; moved by Director Washington, seconded by Director Randolph; **AYE: ALL, MOTION PASSES.**

BOARD DISCUSSION ITEMS:

Property 225 W. Kennedy Blvd. – Director M. Daniels requested for updates on the property; currently doing a vacate on the property which goes through the courts. Ms. Bonds contacted Attorney Jackson to start the eviction; will place a letter on the property informing owner of the forthcoming proceedings. The property's water and utilities have been paid by someone. Board discussed returning the property; need to determine next of kin. Must follow the CRA codes. Investigation – According to legal's opinion, the conveyance of the property was done inappropriately; recommend reversing the action done by the previous invalid board, the current board have to provide instructions to move forward. Director M. Daniels, the action was reverse by resolution; Chair should ensure actions are consistent with the decision of the board. Chair requested date of the resolution; just because there is a resolution, does not mean to brake the law. No law broken has been determined. Cannot dispose of CRA property to a person unless it is for public goods otherwise you have to sell it. Five (5) members are required for a CRA Board; on the date of the vote, there was only three (3) members, other members were added at later. Does this make the vote null and void; it was an invalid board because it did not make up the governing body of the municipality, per Statues and Bylaws. Based upon the perceived incompetency (expressed by two board members) of the individual the property was purchased from, any action from that point should have ceased with effort to identify a guardian or representing person on the individual's behalf. The acting CRA attorney who stepped in to represent the individual after hearing the statements of the two board members is concerning. This meeting, the board should have presented a scope of work so that a RFP can go out. A resolution has been approved; the hold up is with the Chair who is to ensure the next steps towards the investigation. Ms. Bonds has reached out to the attorney; the board has not presented the scope of work identifying the time and dollar amount. The CRA owns the property now that Mr. Dixon has passed; the family is going through probate and have secured an attorney (Anderson & Associates, Sanford Florida). This can be a long process and not easily resolved. Florida Constitution Article 7 Section 10 states that public money can not be used to access private or personal financial matters; public money has to be spent for public purposes. The deal was not right, and it is the desire to ensure the property is returned. CRA has brought several vacant lots; how is this illegal to purchase a property with structure on it using CRA dollars? Public dollars can be used to purchase property; cities do it all the time. CRA cannot pay personal bill. The next steps are to establish the scope of work, put forth the RFP, and start the eviction process. Attorney Jackson will provide the RFP to Ms. Bonds by Monday (January 23, 2023).

Bylaws For Revision – Director M. Daniels spoke to Attorney Jackson and Attorney Shepard about Bylaws; will present at the next meeting a revised clean set of Bylaws. Whether the Executive Director or a Board Member seeks to make changes, the Executive Director should prepare the Bylaws to present to the Board with the assistance of legal; send requested changes to the Executive Director.

December Financials and Budget – Ms. Bonds has updated the budget. There were questions pertaining to the ledger account and the check registry; Ms. Bonds will submit updates to include the expenditures and line items at the next meeting. Request expenses incurred year-to-date and balances for the line items; need to see what we are spending to determine line items funded more than others. (Under the Quarterly Report) The \$948,000 amount is what the Town of Eatonville (TOE) paid the CRA; expenditures appear to be top heavy. The highlighted areas noted represent the CRA expenses. Request breakout of the CRA expenses from the TOE expenditures. What is the burn rate; Ms. Bond will provide information.

Records and Location – Requested records on applicants for the Curb Appeal grant; were not available through Ms. Bonds. On July 14, 2020, same information was requested and received through a paid public record request. Concerned that previous records previously produced by the CRA are no longer available; other records pertaining to grants and lien information were received on August 26, 2020, August 7, 2020 and they are no longer available. There are issues with records missing; Mayor Gardner will get with Ms. Bonds to locate records. Is the town clerk, the custodian of records; yes, the town clerk should have access to all records. If the clerk does not receive the requested records, the records do not exist to the town clerk. If someone fails to give public records over to the clerk or requester, it is a violation. The CRA building was locked with keys in another person's possession. There should be a responsibility and accountability as to where public records/documents pertaining to the agency are located. Missing records need to be addressed; how do we classify records missing out of a government building? It is dangerous to say that record's missing does not exist. Moving forward, a system needs to be established where documents are properly maintained; establishing a clear retention policy with the CRA. There are hopes that missing records can be retrieved and put back. Department of Justice (DOJ) have enforcement arms to ensure records are found. Focus should be on the policy moving forward. There are records of some minutes. When the building was locked down, do we know who had access at that time. The locks were changed by the former Mayor; when the former Executive Director was removed, Mayor Gardner took keys into her possession. Building was occupied by staff, Bradshaw and Code Enforcement Officer.

TOECRA Emails – Director M. Daniels was approached by the former Executive Director requesting to check his emails between him and the former Mayor about the forensic audit; was given access to the emails and to the computer. Files are missing off the computer. November 4, 2022 about 12:23pm, the former Executive Director emails were assessed; emails were read, and email addresses were deleted, changed to include creation of a new email; Bradshaw had access, access was needed to continue the CRA business. Who had administrative rights to establish emails; Mr. Johnson had to have made the changes. Mr. Johnson gave information to Mayor Gardner and then the Mayor gave information to Mr. Singh (CAO). There is an issue with an former employee (being terminated) having access to critical information; grave concerns about the I.T. People can use the town's name for business. There needs to be protocols in place; there are concerns if things have been done and procured under the false understanding that someone is still active with the Town of Eatonville (TOE). We do not want to deactivate but rather change the code; need access to information and emails. Emails need to be secured on both sides; the CRA and the TOE.

Inventory List – Ms. Bonds confirmed following items in the CRA Inventory: Four (4) desktops, one (1) HP Laptop, three (3) iPads, and a iPad was purchased.

(No Further Board Discussions outside of the above discussion items)

STAFF REPORTS:

Chief Administrative Officer (Randy Singh) – (CRA Budget) Understand what you are getting for what you are spending. In review, this could not be determined without any return or investment. There is still time to review and modify; determine if there is need for a program. What is the plan; what you want to achieve at the end of the fiscal year.

Executive Director (Ms. Bonds) – No Reports

DIRECTOR’S REPORTS:

- Director Ruthie Critton – No Reports
- Director Marlin Daniels – No Reports
- Director Wanda Randolph – No Reports
- Director Leviticus Henderson – No Reports
- Director Theo Washington – No Reports
- Vice Chair Rodney Daniels – No Reports
- Chair Angie Gardner – No Reports

ADJOURNMENT: Motion was made to adjourn meeting, move by Director Theo Washington; seconded by Director Marlin Daniels; **AYE: ALL, MOTION PASSES; MEETING ADJOURNED** at: 7:56PM.

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 16, 2023 AT 06:30 PM

Cover Sheet

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

ITEM TITLE:

Approval of TOECRA FY23 Rebate Calculation

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Exhibits: TOE FY2023 payment calculation Orange County / Town of Eatonville FY2023 Calculation Report Certificate of Final Taxable Value Computation of CRA payment Orange County Millage Rates
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: To Discuss the Town of Eatonville CRA Rebate Calculation.

SUMMARY: Pursuant to the delegation contained in Orange County Resolutions, the Town adopted Resolution No. 97-23 in accordance with section 163.355, Florida Statutes, containing the Town's finding of necessity for the creation of the Community Redevelopment Agency, and the Town, by Resolution No. 97-23 created the Community Redevelopment Agency. The Orange County Resolutions required Orange County, the Town, and the Community Redevelopment Agency to enter into an Interlocal Agreement obligating the Town to rebate back to Orange County each year, as a consideration for the delegation of powers, a portion of the amount deposited by Orange County into the CRA Trust Fund.

RECOMMENDATION: Staff is recommending that the TOECRA Board discuss the Town of Eatonville CRA Rebate Calculation Report.

FISCAL & EFFICIENCY DATA: N/A

**Orange County / Town of Eatonville / Eatonville Community
Redevelopment Agency Rebate Calculation**

	<u>2023</u>
Town of Eatonville Current Year CRA Tax Increment Payment	\$948,489.91
Orange County Current Year CRA Tax Increment Payment	<u>\$576,691.00</u>
Total Tax Increment Payment	\$1,525,180.91
Amount of Total Tax Increment Payment Retained in the Trust Fund for FYs 2020 through 2027 (per Interlocal Agreement)	<u>\$350,500.00</u>
Amount to be Rebated by Eatonville CRA	<u><u>\$1,174,680.91</u></u>
Pro-rata Contribution Share for the Town of Eatonville	62.1887%
Pro-rata Contribution Share for Orange County	37.8113%
Rebate Distribution to the Town of Eatonville	\$730,518.57
Rebate Distribution to Orange County	<u>\$444,162.33</u>
Total Rebate	<u><u>\$1,174,680.91</u></u>

ENTERED
DEC 19 2022
BY: KN

Payment to the Eatonville CRA from the Town of Eatonville

TAX YEAR 2022

	Fiscal Year 2023
Current year gross taxable value (DR 422)	186,740,436
Base year taxable value	49,855,626
Current year incremental taxable value	136,884,810
Incremental value / 1,000	136,885
Current year Town of Eatonville millage ⁽¹⁾	7.2938
Estimated incremental ad-valorem revenues	998,410
95% (per F.S. Chapter 163.387)	95%
Current Year CRA Payment to the Eatonville CRA from the Town of Eatonville	\$ 948,489.91

(1) The source for the current year Town of Eatonville millage is the Property Appraiser's website Millage Rates.



CERTIFICATION OF FINAL TAXABLE VALUE

Section V. Item #3.

R 5/13

Rule 12D-16.002

Florida Administrative Code

Effective 5/13

Provisional

Year 2022	County ORANGE	Is VAB still in session? <input type="checkbox"/> Yes <input type="checkbox"/> No
Principal Authority EATONVILLE	Check type <input type="checkbox"/> School District <input type="checkbox"/> County <input type="checkbox"/> Municipality <input type="checkbox"/> Independent Special District <input type="checkbox"/> Water Management District	
Taxing Authority EATONVILLE CRA	Check type <input type="checkbox"/> Principal Authority <input type="checkbox"/> MSTU <input type="checkbox"/> Dependent Special District <input type="checkbox"/> Water Management District Basin	

SECTION I: COMPLETED BY PROPERTY APPRAISER

1. Current year gross taxable value from Line 4, Form DR-420	\$	188,653,377	(1)
2. Final current year gross taxable value from Form DR-403 Series	\$	186,740,436	(2)
3. Percentage of change in taxable value (Line 2 divided by Line 1, minus 1, multiplied by 100)		-1.01 %	(3)

The taxing authority must complete this form and return it to the property appraiser by 5:00 pm, **October 7, 2022**.

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my know ledge.	
	Signature of Property Appraiser <i>Amy Mercado</i>	Date	October 4, 2022

SECTION II: COMPLETED BY TAXING AUTHORITY

MILLAGE RATE ADOPTED BY RESOLUTION OR ORDINANCE AT FINAL BUDGET HEARING UNDER s.200.065(2)(d), F.S.

If this portion of the form is not completed in full your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is inapplicable, enter NA or -0-.

Non-Voted Operating Millage Rate (from resolution or ordinance)

4a. County or municipal principal taxing authority		per \$1,000	(4a)
4b. Dependent special district name		per \$1,000	(4b)
4c. Municipal service taxing unit (MSTU)		per \$1,000	(4c)
4d. Independent special district		per \$1,000	(4d)
4e. School district	Required Local Effort	per \$1,000	(4e)
	Capital Outlay	per \$1,000	
	Discretionary Operating	per \$1,000	
	Discretionary Capital Improvement	per \$1,000	
	Additional Voted Millage	per \$1,000	
4f. Water management district	District levy	per \$1,000	(4f)
	Basin	per \$1,000	

Are you going to adjust adopted millage?☐ YES☐ NO**If No, STOP HERE, Sign and Submit.**

Continued on page 2

Taxing Authority: EATONVILLE CRA

DR-422
R. 5/13
Page 2

COUNTIES, MUNICIPALITIES, SCHOOLS, and WATER MANAGEMENT DISTRICTS may adjust the non-voted millage rate only if the percentage on Line 3 is greater than plus or minus 1%. (s.200.065(6), F.S.)

5.	Unadjusted gross ad valorem proceeds (Line 1 multiplied by Line 4a, 4e, or 4f as applicable, divided by 1,000)	\$	(5)
6.	Adjusted millage rate (Only if Line 3 is greater than plus or minus 1%) (Line 5 divided by Line 2, multiplied by 1,000)	per \$1000	(6)

MSTUs, DEPENDENT SPECIAL DISTRICTS, and INDEPENDENT SPECIAL DISTRICTS may adjust the non-voted millage rate only if the percentage on Line 3 is greater than plus or minus 3% (s.200.065(6), F.S.)

7.	Unadjusted gross ad valorem proceeds (Line 1 multiplied by Line 4b, 4c, or 4d as applicable, divided by 1,000)	\$	(7)
8.	Adjusted millage rate (Only if Line 3 is greater than plus or minus 3%) (Line 7 divided by Line 2, multiplied by 1,000)	per \$1000	(8)

S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s.200.065 and the provisions of either s.200.071 or s.200.081, F.S.	
	Signature of Chief Administrative Officer		Date	
	Title	Contact Name and Contact Title		
	Mailing Address	Physical Address		
	City, State, Zip	Phone Number	Fax Number	

INSTRUCTIONS

SECTION I: Property Appraiser

1. Initiate a separate DR-422 form for each DR-420, *Certificate of Taxable Value*, and DR-420S, *Certificate of School Taxable Value*, submitted.
2. Complete Section 1 and sign.
3. Send the original to the taxing authority and keep a copy.

SECTION II: Taxing Authority

1. Complete Section II and sign.
2. Return the original to the property appraiser.
3. Keep a copy for your records.
4. Send a copy to the tax collector.
5. Send a copy with the DR-487, *Certification of Compliance*, to the Department of Revenue at the address below. Send separately if the DR-487 was previously sent to the Department.

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315 - 3000

All taxing authorities must complete Line 4, millages adopted by resolution/ordinance at final budget hearing.

Counties, municipalities, schools, and water management districts may complete Line 5 and Line 6 only when Line 3 is greater than plus or minus 1%. (s. 200.065(6), F.S.).

MSTUs, dependent special districts, and independent special districts may adjust the non-voted millage rate only when Line 3 is greater than plus or minus 3%. (s. 200.065(6), F.S.)

Adjusted millage rate must comply with statutes. The adjusted millage rate entered on Line 6 or Line 8 cannot exceed the rate allowed by other provisions of law or the state constitution.

Multi-county and water management districts must complete a separate DR-422 for each county.

Computation of CRA Payment								
Eatonville CRA								
0001-023-0420-8310								
	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22		
A. Current Year Taxable Value	2018 Tax Roll	2017 Tax Roll	2018 Tax Roll	2019 Tax Roll	2020 Tax Roll	2021 Tax Roll	2022 Tax Roll	
1. OMB Estimate	101,670,366	114,733,750	121,715,070	130,054,029	143,106,304	157,719,591	177,357,422	
Percent Change	-0.7%	-2.6%	-1.0%	1.4%	2.7%	0.9%	5.3%	
2. Prop. Appr. Best Estimate	101,060,389	111,798,561	120,528,576	131,861,503	146,937,902	159,211,547	186,776,678	
Percent Change	3.0%	0.0%	0.1%	0.9%	2.7%	3.7%	1.0%	
3. DR 420	104,034,381	111,789,561	120,592,553	133,058,020	150,873,896	165,066,260	188,653,377	
Percent Change	1.8%	0.1%	0.5%	0.0%	1.3%	-0.1%	-1.0%	
4. DR 422 (1st Final Tax Roll)	105,940,674	111,870,469	121,205,992	133,122,143	152,829,061	164,830,318	186,740,436	
Percent Change	0.0%	0.0%	0.0%	0.0%	-0.1%	0.0%		
5. Post VAB (2nd Final Tax Roll)	105,940,674	111,870,469	121,205,992	133,122,143	152,833,288	164,830,318		
B. Base Year Taxable Value	49,855,626	49,855,626	49,855,626	49,855,626	49,855,626	49,855,626	49,855,626	
C. Cur Yr Incremental Taxable Val. [A - B]								
1. OMB Estimate	51,814,730	64,878,124	71,859,444	80,198,403	93,250,678	107,863,965	127,501,796	
2. Prop. Appr. Best Estimate	51,144,763	61,942,935	70,670,950	82,005,877	97,082,276	109,355,921	136,921,052	
3. DR 420	54,178,755	61,933,935	70,736,927	83,202,394	101,018,270	115,210,634	138,797,751	
4. DR 422	56,085,048	62,014,843	71,350,366	83,266,517	102,973,435	114,974,692	136,884,810	
5. Post VAB	56,085,048	62,014,843	71,350,366	83,266,517	102,777,662	114,974,692		
D. Current Year Countywide Millage	4.4347	4.4347	4.4347	4.4347	4.4347	4.4347	4.4347	
E. Est. Incremental Tax Rev [(C/1000)*D]								
1. OMB Estimate	229,783	287,715	318,675	355,656	413,539	478,344	565,432	
2. Prop. Appr. Best Estimate	226,812	274,696	313,404	363,671	430,531	484,961	607,204	
3. DR 420	240,267	274,658	313,697	368,978	447,986	510,925	615,526	
4. DR 422	248,720	275,017	316,417	369,262	456,656	509,878	607,043	
5. Post VAB	248,720	275,017	316,417	369,262	455,788	509,878		
F. Amount Due to CRA [E*.95]								
1. OMB Estimate	218,294	273,329	302,741	337,873	392,862	454,427	537,161	
2. Prop. Appr. Best Estimate	215,471	260,963	297,734	345,488	409,004	460,713	576,844	
3. DR 420	228,253	260,926	298,012	350,529	425,586	485,378	584,750	
4. DR 422	236,284	261,266	300,597	350,799	433,823	484,384	576,691	
5. Post VAB	236,284	261,266	300,597	350,799	432,999	484,384		
G. Adj for Prior FY Over-/Under-Pmt.	(11,563)	0	0	0	0	(825)	0	
H. Payment Due [F + G]								
1. OMB Estimate	206,730	273,329	302,741	337,873	392,862	453,602	537,161	
Percent Change	-1.4%	-4.5%	-1.7%	2.3%	4.1%	1.4%	7.4%	
2. Prop. Appr. Best Estimate	203,908	260,963	297,734	345,488	409,004	459,888	576,844	
Percent Change	6.3%	0.0%	0.1%	1.5%	4.1%	5.4%	1.4%	
3. DR 420	216,690	260,926	298,012	350,529	425,586	484,554	584,750	
Percent Change	3.7%	0.1%	0.9%	0.1%	1.9%	-0.2%	-1.4%	
4. DR 422	224,721	261,266	300,597	350,799	433,823	483,560	576,691	
Percent Change	0.0%	0.0%	0.0%	0.0%	-0.2%	0.0%		
5. Post VAB	224,721	261,266	300,597	350,799	432,999	483,560		
I. Budget Proposed (Workshop)								
Payment								
J. Budget Adopted (Based on DR 420)								
Payment	224,100	280,000	298,012	350,529	434,098	494,245	584,750	
K. Budget Required (Per on DR 422)								
Payment	224,721	261,266	300,597	350,799	433,823	483,560	576,691	
L. Budget Adjustment Required [K - J]								
Payment								
M. Adjusted Current Budget [J + L]								
Payment								
N. Computation of Over-/Under-Payment								
Actual Paid	224,721	261,266	300,597	350,799	433,823	483,560		
Should Pay (Based on Post VAB)	224,721	261,266	300,597	350,799	432,999	483,560		
Amount Over-/ (Under-) Paid	0	0	0	0	825	0		
Taxable value growth rate used for OMB est.	4.6%	8.3%	8.8%	7.3%	7.5%	3.2%	7.6%	
Footnotes:								

Section V. Item #3.

AMY MERCADO

ORANGE COUNTY
PROPERTY APPRAISER
2022 FINAL MILLAGE RATES

Section V. Item #3.

ORLANDO (ORL)	RATE
	6.6500
MILL CODE	TOTAL
7	19.1189
8	18.1189
13	19.1189
22	18.1516
25	18.1516
26	18.1516
27	18.1516
28	18.1189
36	18.1516
71	18.1189
77	19.1189
78	18.1189
88	18.3850
89	18.3850
90	19.1373
91	19.2974
92	19.2974
93	19.1373
94	18.5451
95	18.1516

WINTER PARK (WP)	RATE
	4.3570
MILL CODE	TOTAL
2	15.4511
4	15.4511
6	15.4511

WINTER GARDEN (WG)	RATE
	4.5000
MILL CODE	TOTAL
11	15.9689
63	15.9689
64	15.9689
65	15.9689

APOPKA (APK)	RATE
	4.1876
MILL CODE	TOTAL
5	15.6565
11	15.6565
65	15.6565

MAITLAND (MTL)	RATE
	4.5633
MILL CODE	TOTAL
6	15.6574

OCOE (OCO)	RATE
	4.9500
MILL CODE	TOTAL
35	16.4516
65	16.4189

WINDERMERE (WND)	RATE
	3.7425
MILL CODE	TOTAL
35	15.2441
75	15.4969

OAKLAND (OAK)	RATE
	6.3000
MILL CODE	TOTAL
65	17.7689

EATONVILLE (EVL)	RATE
	7.2938
MILL CODE	TOTAL
11	18.7627
34	18.7627

BAY LAKE (BAY)	RATE
	2.1279
MILL CODE	TOTAL
70	27.5295

LAKE BUENA VISTA (LBV)	RATE
	2.0991
MILL CODE	TOTAL
35	13.6007
70	27.5007

BELLE ISLE (BI)	RATE
	4.4018
MILL CODE	TOTAL
10	15.9034
11	15.8707
20	16.2814

EDGEWOOD (EDG)	RATE
	5.2500
MILL CODE	TOTAL
11	16.7189
20	17.1296
83	19.7189
87	17.3734

UNINC. REEDY CREEK (RC)	RATE
	1.8043
MILL CODE	TOTAL
70	27.2059

UNINCORPORATED (ORG)	RATE
	4.4347
MILL CODE	TOTAL
10	15.5496
11	15.5169
12	15.5169
13	16.3982
14	16.3655
15	15.8050
16	15.7723
17	16.3782
18	17.5531
19	16.9599
20	15.9276
21	16.7045
23	16.0169
24	15.5496
29	15.5496
30	15.5169
31	16.9041
32	15.5169
33	15.5988
35	15.5496
37	15.6874
38	16.1369
39	17.5169
40	17.5297
41	18.0500
42	18.8997
43	18.3060
45	17.2760
47	16.7079
53	15.6870
54	15.5169
65	15.5169
66	16.1490
67	16.1160
68	16.4020
70	27.2059
75	15.8020
82	16.1710
83	18.5160
84	17.0200
85	16.4260
88	15.7830
89	15.7830
90	16.5350
92	16.6950
93	16.5350
94	15.9430



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 16, 2023 AT 06:30 PM

Cover Sheet

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

ITEM TITLE:

Discuss TOECRA Financials for February 2023

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> February 2023 General Ledger Report
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: To Discuss the Town of Eatonville CRA monthly financial report

SUMMARY: By the enactment of an Orange County Ordinance #97-M-14 in 1997, the Town Council of the Town of Eatonville, Florida, created a community redevelopment trust fund for the community redevelopment area as provided by section 163.387, Florida Statutes. The TOECRA Board desires to have a full accounting of the financial actions taken by or on behalf of the TOECRA from month to month in order to make proper financial decisions for the Agency. The Town of Eatonville CRA financial report provides financial data for February 2023.

RECOMMENDATION: Staff is recommending that the TOECRA Board discuss the Town of Eatonville CRA Financial Report.

FISCAL & EFFICIENCY DATA: N/A

Town of Eatonville Community Redevelopment Agency
Check Detail
February 1 through March 7, 2023

Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount	Account Type	Notes
Check	7593	02/15/2023	Orange County	VOID: printer ...		1010100 - CRA CAS...	0.00	0.00	Bank	
TOTAL							0.00	0.00		
Check	7594	03/03/2023	Orange County	2023 Rebate ...		1010100 - CRA CAS...		-444,162.33	Bank	
				Orange Count...		3419000 - CRA From...	-444,162.33	444,162.33	Income	
TOTAL							-444,162.33	444,162.33		
Check	7595	03/03/2023	Town of Eatonville	2023 Rebate ...		1010100 - CRA CAS...		-730,518.57	Bank	
				2023 Rebate ...		3419000 - CRA From...	-730,518.57	730,518.57	Income	
TOTAL							-730,518.57	730,518.57		

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Town of Eatonville Community Redevelopment Agency

Section VI. Item #4.

03/07/23

General Ledger

Accrual Basis

As of March 7, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
1010100 · CRA CASH - CRA Trust Acct							593,180.72
Town of Eatonville CRA Trust Ac							0.00
Total Town of Eatonville CRA Trust Ac							0.00
1010100 · CRA CASH - CRA Trust Acct - Other							593,180.72
Deposit	02/15/2023			Deposit	-SPLIT-	1,525,180.91	2,118,361.63
Check	02/15/2023	7593	Orange County	VOID: printer ...	3419000 · CRA...	0.00	2,118,361.63
Check	03/03/2023	7594	Orange County	2023 Rebate ...	3419000 · CRA...	-444,162.33	1,674,199.30
Check	03/03/2023	7595	Town of Eatonville	2023 Rebate ...	3419000 · CRA...	-730,518.57	943,680.73
Total 1010100 · CRA CASH - CRA Trust Acct - Other						350,500.01	943,680.73
Total 1010100 · CRA CASH - CRA Trust Acct						350,500.01	943,680.73
1020000 · CRA Petty Cash - CRA							50.00
Total 1020000 · CRA Petty Cash - CRA							50.00
3692000 · CRA Miscellaneous Reven - Refund							-7,108.36
Total 3692000 · CRA Miscellaneous Reven - Refund							-7,108.36
11000 · Accounts Receivable							0.00
Total 11000 · Accounts Receivable							0.00
12000 · Undeposited Funds							0.00
Total 12000 · Undeposited Funds							0.00
12100 · Inventory Asset							0.00
Total 12100 · Inventory Asset							0.00
15000 · Furniture and Equipment							0.00
Total 15000 · Furniture and Equipment							0.00
1619000 · LAND PURCHASE							330,100.00
225 W KENNEDY BLVD							91,500.00
Total 225 W KENNEDY BLVD							91,500.00
343 E KENNEDY BLVD							100,000.00
Total 343 E KENNEDY BLVD							100,000.00
349 E KENNEDY BLVD							54,655.00
Total 349 E KENNEDY BLVD							54,655.00
443 W KENNEDY BLVD							45,000.00
Total 443 W KENNEDY BLVD							45,000.00
447 W KENNEDY BLVD							38,945.00
Total 447 W KENNEDY BLVD							38,945.00
1619000 · LAND PURCHASE - Other							0.00
Total 1619000 · LAND PURCHASE - Other							0.00
Total 1619000 · LAND PURCHASE							330,100.00
1629000 · INFRASTRUCTURE							0.00
NEW HISTORIC TRAIL MARKERS							0.00
Total NEW HISTORIC TRAIL MARKERS							0.00
1629000 · INFRASTRUCTURE - Other							0.00
Total 1629000 · INFRASTRUCTURE - Other							0.00
Total 1629000 · INFRASTRUCTURE							0.00
164900 · BUILDING ASSESTS							0.00
UPGRADE TO NEW COLUMN LIGHTS							0.00
Total UPGRADE TO NEW COLUMN LIGHTS							0.00
164900 · BUILDING ASSESTS - Other							0.00
Total 164900 · BUILDING ASSESTS - Other							0.00
Total 164900 · BUILDING ASSESTS							0.00
1669000 · IMPROVEMENTS							0.00
TOSHIBA COPIER							0.00
Total TOSHIBA COPIER							0.00
1669000 · IMPROVEMENTS - Other							0.00
Total 1669000 · IMPROVEMENTS - Other							0.00
Total 1669000 · IMPROVEMENTS							0.00
17000 · Accumulated Depreciation							0.00
Total 17000 · Accumulated Depreciation							0.00

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Town of Eatonville Community Redevelopment Agency

Section VI. Item #4.

03/07/23

General Ledger

Accrual Basis

As of March 7, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
20000 · Accounts Payable							-100.00
Total 20000 · Accounts Payable							-100.00
Retainer Deposit - Dean Mosley							0.00
Total Retainer Deposit - Dean Mosley							0.00
24000 · Payroll Liabilities							0.00
Total 24000 · Payroll Liabilities							0.00
30000 · Opening Balance Equity							-330,150.00
Total 30000 · Opening Balance Equity							-330,150.00
32000 · Retained Earnings							-633,716.15
Total 32000 · Retained Earnings							-633,716.15
2070001 · CRA Due to General Fund							0.00
Total 2070001 · CRA Due to General Fund							0.00
2710000 · CRA Fund Balance							0.00
Total 2710000 · CRA Fund Balance							0.00
3111000 · CRA CRA TAXES - CURRENT							0.00
Total 3111000 · CRA CRA TAXES - CURRENT							0.00
319000 · CRA TIF Payment FROM Town							0.00
Deposit	02/15/2023	44373	Town of Eatonville	Deposit	1010100 · CRA...	-948,489.91	-948,489.91
Deposit	02/15/2023	11212	Town of Eatonville	Payment from ...	1010100 · CRA...	-576,691.00	-1,525,180.91
Total 319000 · CRA TIF Payment FROM Town						-1,525,180.91	-1,525,180.91
3419000 · CRA From GF -Interlocal Agreeeme							0.00
Check	02/15/2023	7593	Orange County	2023 Orange ...	1010100 · CRA...	0.00	0.00
Check	03/03/2023	7594	Orange County	Orange Count...	1010100 · CRA...	444,162.33	444,162.33
Check	03/03/2023	7595	Town of Eatonville	2023 Rebate ...	1010100 · CRA...	730,518.57	1,174,680.90
Total 3419000 · CRA From GF -Interlocal Agreeeme						1,174,680.90	1,174,680.90
3610000 · CRA Interest Earnings							-990.36
Total 3610000 · CRA Interest Earnings							-990.36
3690000 · CRA Misc Rev							0.00
Total 3690000 · CRA Misc Rev							0.00
3691000 · CRA Miscellaneous Rev							0.00
Total 3691000 · CRA Miscellaneous Rev							0.00
47900 · Sales							0.00
Total 47900 · Sales							0.00
50000 · Cost of Goods Sold							0.00
Total 50000 · Cost of Goods Sold							0.00
Capital Outlays							0.00
Total Capital Outlays							0.00
Ependitures							0.00
Total Ependitures							0.00
Fiscal Coordinator							0.00
Total Fiscal Coordinator							0.00
Fringe Benefits							0.00
2300 · Health/Life Insurance							0.00
Total 2300 · Health/Life Insurance							0.00
Fringe Benefits - Other							0.00
Total Fringe Benefits - Other							0.00
Total Fringe Benefits							0.00
Operating Services							0.00
Total Operating Services							0.00
Personal Services							0.00
Admin Support Specialist							0.00
Total Admin Support Specialist							0.00
Fiscal Coordinator							0.00
Total Fiscal Coordinator							0.00
Project Manager							0.00
Total Project Manager							0.00

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03/07/23

Accrual Basis

Town of Eatonville Community Redevelopment Agency

General Ledger

As of March 7, 2023

Section VI. Item #4.

Type	Date	Num	Name	Memo	Split	Amount	Balance
Personal Services - Other							0.00
Total Personal Services - Other							0.00
Total Personal Services							0.00
PROFESSIONAL SERVICES							0.00
3100 · 303-0515-515.3100							0.00
Total 3100 · 303-0515-515.3100							0.00
PROFESSIONAL SERVICES - Other							0.00
Total PROFESSIONAL SERVICES - Other							0.00
Total PROFESSIONAL SERVICES							0.00
2210000 · Fed Taxes Payable - Employee							0.00
Total 2210000 · Fed Taxes Payable - Employee							0.00
2210001 · CRA Taxes Payable - Employer							0.00
Total 2210001 · CRA Taxes Payable - Employer							0.00
5151200 · CRA Salaries & Wages							0.00
Total 5151200 · CRA Salaries & Wages							0.00
5152100 · CRA FICA Taxes							0.00
Total 5152100 · CRA FICA Taxes							0.00
5152200 · CRA Retirement							0.00
Total 5152200 · CRA Retirement							0.00
5152300 · CRA Health, Dental & Vision							0.00
Total 5152300 · CRA Health, Dental & Vision							0.00
5153100 · CRA Professional Services							0.00
Total 5153100 · CRA Professional Services							0.00
5153200 · CRA Accounting & Auditing							0.00
Total 5153200 · CRA Accounting & Auditing							0.00
5153400 · CRA Contractual Services							7,528.85
Total 5153400 · CRA Contractual Services							7,528.85
5154000 · CRA Travel							0.00
Total 5154000 · CRA Travel							0.00
5154100 · CRA Communication							315.95
Total 5154100 · CRA Communication							315.95
5154200 · CRA Mail & Freight							0.00
Total 5154200 · CRA Mail & Freight							0.00
5154300 · CRA Utility Services							294.54
Total 5154300 · CRA Utility Services							294.54
5154400 · CRA Rentals & Leases							3,264.32
Total 5154400 · CRA Rentals & Leases							3,264.32
5154500 · CRA Insurance							36,445.00
Total 5154500 · CRA Insurance							36,445.00
5154611 · CRA Building Repairs and Maint							520.00
Total 5154611 · CRA Building Repairs and Maint							520.00
5154700 · CRA Printing & Binding							0.00
Total 5154700 · CRA Printing & Binding							0.00
5154800 · CRA Promotional Activities							0.00
Total 5154800 · CRA Promotional Activities							0.00
5155100 · CRA Office Supplies							0.00
Total 5155100 · CRA Office Supplies							0.00
5155210 · CRA Operating Supplies							0.00
Total 5155210 · CRA Operating Supplies							0.00
5155290 · CRA Gas & Oil							0.00
Total 5155290 · CRA Gas & Oil							0.00
5155400 · CRA Books, Subscrips, Membershi							365.49
Total 5155400 · CRA Books, Subscrips, Membershi							365.49
5155900 · CRA Miscellaneous Expenses							0.00
Total 5155900 · CRA Miscellaneous Expenses							0.00

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Town of Eatonville Community Redevelopment Agency

Section VI. Item #4.

03/07/23

General Ledger

Accrual Basis

As of March 7, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
5156101 · CRA Acquisition & Demolition							0.00
Total 5156101 · CRA Acquisition & Demolition							0.00
5156200 · CRA Redevelopment & Grant Progr							0.00
Total 5156200 · CRA Redevelopment & Grant Progr							0.00
5156202 · CRA Redevelopment & Grant Progra							0.00
Total 5156202 · CRA Redevelopment & Grant Progra							0.00
5156203 · CRA Infrastructure Projects							0.00
Total 5156203 · CRA Infrastructure Projects							0.00
5156301 · CRA Infrastructure Improvement							0.00
Total 5156301 · CRA Infrastructure Improvement							0.00
5156400 · CRA Main Street Program							0.00
Total 5156400 · CRA Main Street Program							0.00
60400 · Bank Service Charges							0.00
Total 60400 · Bank Service Charges							0.00
61000 · Legal Services							0.00
Total 61000 · Legal Services							0.00
62400 · Depreciation Expense							0.00
Total 62400 · Depreciation Expense							0.00
63400 · Interest Expense							0.00
Total 63400 · Interest Expense							0.00
66000 · Payroll Expenses							0.00
Total 66000 · Payroll Expenses							0.00
66700 · Professional Fees							0.00
Total 66700 · Professional Fees							0.00
66900 · Reconciliation Discrepancies							0.00
Total 66900 · Reconciliation Discrepancies							0.00
67100 · Rent Expense							0.00
Total 67100 · Rent Expense							0.00
67200 · Repairs and Maintenance							0.00
Total 67200 · Repairs and Maintenance							0.00
68100 · Telephone Expense							0.00
Total 68100 · Telephone Expense							0.00
80000 · Ask My Accountant							0.00
Total 80000 · Ask My Accountant							0.00
No acct							0.00
Total no acct							0.00
TOTAL						0.00	0.00



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 16, 2023 AT 6:30 PM

Cover Sheet

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

ITEM TITLE: To Discuss Funding for 2024 Zora Festival.

COMMUNITY REDEVELOPMENT ACTION:

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

REQUEST: Preserve the Eatonville Community (PEC) is requesting funding from CRA for 2024 Zora festival.

SUMMARY: N. Y. Nathiri, Executive Director of the Association to Preserve the Eatonville Community, Inc. (P.E.C.) would like for the TOE Board to consider funding towards the 2024 ZORA! Festival Season. NY Nathiri will be present to address the TOECRA Board

RECOMMENDATION: Staff is recommending that Board of Director to discuss the possibility of funding towards 2024 Zora Festival.

FISCAL & EFFICIENCY DATA:



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MARCH 16, 2023 AT 6:30 PM

Cover Sheet

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

ITEM TITLE: To Discuss Neighborhood Stabilization

COMMUNITY REDEVELOPMENT ACTION:

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

REQUEST: To Discuss A Neighborhood Stabilization Program

SUMMARY: March 1, 2023, Mr. Anthony Grant expressed a concern that seems to be a critical turning point for the Eatonville community. Mr. Grant is home builder and community activist and has observed a tremendous influx of rental owners within the community over the past six years. It is the opinion of Mr. Grant that if this trend continues a major section of Eatonville residential housing market will be non-homeowners.

As expressed by Mr. Grant, The Town of Eatonville once enjoyed a substantially high homeownership rate only to see those numbers drastically decline during the past six years. The sure volume of absentee owner investors will continue to erode the ownership population unless the Town and or the TOECRA board take emergency steps to address the issue. Eatonville will ultimately become a rental community. Mr. Grant is encouraging staff to aggressively look to implement a neighborhood stabilization program. There are federal funds available to address this crucial issue and will assist with providing help with foreclosures and other issues with respect to the sustainability of homeownership. There should be a program that provides a blueprint and financial resources to encourage and assist with homeownership. If Eatonville acts with urgency, the community of Eatonville can begin to turn the tide and start the increase with homeownership levels.

RECOMMENDATION: Staff is recommending that the Board of Directors hear Mr. Grant presentation and consider a Neighborhood Stabilization Program.

FISCAL & EFFICIENCY DATA: N/A