



**HISTORIC TOWN OF EATONVILLE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA (AMENDED)**

**Thursday, September 18, 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**
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- VI. CONSENT AGENDA**
 - 1. Approval of Board of Directors Meeting Minutes 8-21-25**
 - 2. Approval of Resolution CRA-R-2025-38 August Financials**
- VII. BOARD DISCUSSION**
- VIII. BOARD DECISIONS**
 - 3. Approval of Resolution CRA-R-2025-36 Approval of Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property**
 - 4. Approval of Resolution CRA-R-2025-39 FY 2025-2026 Budget**
- IX. STAFF REPORTS**
- X. BOARD REPORTS**
- XI. 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

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, August 21, 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 6:32 p.m.

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

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

STAFF: (4) Michael Johnson, **CRA Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **CRA Attorney**; Sgt. Fletcher Boone, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION: None.

CONSENT AGENDA:

Chair Gardner motions to APPROVE Consent Agenda approving CRA Meeting Minutes for 6/26/25, 7/15/25, 7/24/25, 8/5/25; approving Resolution CRA-R-2025-30 approving Index Number Reassignment; approving CRA Financials April through July by Resolutions: CRA-2025-31, CRA-2025-32, CRA-2025-33, CRA-2025-34; **moved** by Director Randolph, **second** by Vice Chair Washington; **AYE: ALL, MOTION PASSES.**

BOARD DECISIONS:

Approval of Resolution CRA-2025-35 Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property. – Executive Director Michael Johnson asked Chair Gardner that the resolution be tabled, as the supporting documents are not ready yet. **Chair Gardner motions to TABLE** of Resolution CRA-2025-35 Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property; **moved** by Director Critton; **second** by Director Randolph; **AYE: ALL, MOTION PASSES.**

Approval of Resolution CRA-2025-36 Approval of Code Compliance & Emergency Minor Repair Applications 200/206 Moseley/38 Bethune (Administration). – (Preamble read) **Chair Gardner motions to APPROVE** Resolution CRA-2025-36 Approval of Code Compliance & Emergency Minor Repair Applications 200/206 Moseley/38 Bethune; **moved** by Vice Chair Washington; **second** by Director Critton. **Discussion/comments:** Director Randolph – Confused about the documentation that has been submitted. It says there are two applications for demolition and one for minor rehab. I was looking at the picture and I am familiar with the old structure on Moseley street, but I was trying to understand where the other demolitions are located. Executive Director Michael Johnson – There are two properties right next to each other, but one is covered by trees. Director Randolph asks for clarification on the application for minor repair. Mr. Johnson states that it is Mrs. Evans' house. Director Randolph – I have a question about the demolition. I remember when we had the demolition program, we were supposed to go back and redefine it. Mr. Johnson – I do not know about that program, but this particular program is reimbursable. They have to get the work done first, then they can be reimbursed up to \$10,000. Director Randolph – On page 103, the total is \$23,000 for the demolition. So, that means out of the \$23,000 it will be reimbursable up to ten thousand dollars? Mr. Johnson confirms. Director Daniels – Does the applicant have to get multiple or is it just one demolition? Mr. Johnson – That is up to the applicant, most people go through the permit process. Director Ruthi Critton – How do we go about determining how much we will

reimburse? Mr. Johnson – So, when he submits the proposal, for me, the reimbursement should not exceed fifty percent. If the bid is \$20,000, then he cannot get more than \$10,000 in reimbursement. Director Randolph – If we are to have a demolition program, we should go back and revisit the previous one. Mr. Johnson – The only reason these applications are coming before you is because they have code violations. Both of those properties were cited. Director Randolph – I am in agreement on the demolition of those two homes, but what I am saying is, when you [Mr. Johnson] are referring to violations and code compliance, we need to go back [to the previous program] and put the language in here for this particular program. Mr. Johnson – I understand what you are saying, and I have no problem looking at the previous demolition program, but it was just tied to code compliance. Mr. Johnson – Attorney Jackson, correct me if I am wrong, but in the 1997 plan, there is nothing that talks about demolition. It is in the one you just adopted recently which includes demolitions; cleaning up slums and blight. Director Critton – I was under the impression that the current program was operating under the code compliance program. That is why I was asking about the terms of the agreement to see if some of the other stuff is in there. I know we talked about taking liens out and there were some other requirements attached to it. I do not know if we will take a look at it. Mr. Johnson – This developer is actively building in the community and that property is slum and blighted, and to know that two new homes are going to be there pretty quickly, I would ask this board to consider the long term benefits. Director Randolph – The rehab on Mrs. Evans house, I just think it should have come to us in a separate resolution, because it is a different project from the demolition. Also, it would be nice if we could see the effects of the home, its condition, and why we need to repair it. Could we pull that one out and make it a separate resolution and present it again? Attorney Jackson – My understanding is that there is one application [resolution] for three projects. Director Randolph – Attorney Jackson, can we go ahead and approve the demolition and table the item and come back? Attorney Jackson – You can amend a motion to do that. Director Critton supports putting the projects into three separate resolutions and voting on each. Chair Gardner RESCINDS the motion to APPROVE Resolution CRA-2025-36; Vice Chair Washington RESCINDS his move; Director Critton RESCINDS her second. (NO ACTION on Resolution 2025-36)

Chair Gardner motions to APPROVE the demolition of 200 Moseley; moved by Director Randolph; second by Director Daniels. ALL: AYE, MOTION PASSES.

Chair Gardner motions to APPROVE the demolition of 206 Moseley; moved by Director Randolph; second by Director Critton. ALL: AYE, MOTION PASSES.

Chair Gardner motions to APPROVE the rehabilitation of 38 Bethune; moved by Director Randolph; second by Director Critton. ALL: AYE, MOTION PASSES. (The Board of Directors was given copies of the application for 38 Bethune before voting.)

Approval of Resolution CRA-2025-37 Approval of Rhodes & Brito Piggyback Agreement for Architectural & Engineering Services for 140 S. West Street Design & Engineering for Senior Center Project – (Preamble read) Chair Gardner motions to APPROVE Resolution CRA-2025-37; moved by Director Mack; second by Director Critton. Discussion/comments: Director Randolph – Due to the timing of getting the package to look at it, I have a couple of concerns. First, I know that this project needs to be done, but also did we get the signed contract from the owner? Michael Johnson confirms. Director Randolph – What is the price? Mr. Johnson – The total architectural engineering fee is \$130,000, but you are not asked to spend \$130,000; they are billing us monthly based on the service that is provided per the schedule. Director Randolph – So, we do not have an estimate on the renovations? Mr. Johnson – Right. The engineer has given us a rendering, now he has to do the architectural renovations and determine a price. Chair Gardner resumes the motion to APPROVE; AYE: Director Williams, Director Critton, Director Mack, Vice Chair Washington, Chair Gardner NAYE: Director Daniels, Director Randolph. MOTION PASSES 5/2.

STAFF REPORTS: None.

Michael Johnson (Executive Director) – No Report

Greg Jackson (CRA Attorney) – No Report

BOARD REPORTS:

Director Williams – No Report

Director Critton – No Report

Director Mack – No Report

Director Daniels – Under your personal email, this meeting was set for 5:30pm. Mr. Johnson – Mrs. King advertised for 6:30pm, that is why we waited until 6:30pm, which is the normal meeting time.

Director Randolph – I feel a little happiness in my heart for doing something for a resolution and I know there is more out there that needs some attention. One gentleman filled out an application a couple of months ago with the previous program in conjunction with health and he ended up getting assistance from Orange County because he said no one got back to him. Mr. Johnson – Regarding Help CDC and Rebuild Together, the CRA has no control over that. I am just as much in the dark as the Board of who those approved applicants are. I know the number we thought we were getting approved for was not the number we received. Director Randolph – The perception of the community is that it is Eatonville. People are mentioning our name when it comes to that program. Once they see that we are doing something positive in the community, I think it will help us a lot. This may be a question for the town, but we still have a lot of potholes on our streets, is there any way we can have them repaired? Mr. Johnson clarifies that it is a town issue.

Vice Chair Washington – I am happy that we helped Mr. Evans’ house and thanking Brad for his services he gives to the community. I hope we stay and support him, and he support us. For the FRA class I went to, and for a city, we are behind on property purchases.

Chair Gardner – No Report

ADJOURNMENT Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Mack; **SECOND** by Director Critton; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 7:14 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair

Cover Sheet (UPDATED)

ITEM TITLE: Approval of Resolution CRA-R- 2025-38 Approving the August 2025 Financials (**Administration**)

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none"> RESOLUTION CRA-R-2025-38
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

RESOLUTION CRA-R-2025-38

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE AUGUST 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 18th day of SEPTEMBER 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

**Bank**

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Section V. Item #2.

E

STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA
TRUST ACCOUNT
307 E KENNEDY BLVD
EATONVILLE FL 32751

Page: 1 of 4
Statement Period: Aug 01 2025-Aug 31 2025
Cust Ref #:
Primary Account #:

Municipal Advantage Checking

TOWN OF EATONVILLE CRA
TRUST ACCOUNT

Account #

ACCOUNT SUMMARY

Beginning Balance	1,345,422.63	Average Collected Balance	1,191,909.57
Deposits	3,514.06	Interest Earned This Period	0.00
Electronic Deposits	100.00	Interest Paid Year-to-Date	18,664.89
Other Credits	1,922.69	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Checks Paid	73,963.64		
Electronic Payments	7,963.17		
Other Withdrawals	253,077.51		
Ending Balance	1,015,955.06		

DAILY ACCOUNT ACTIVITY**Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
08/20	DEPOSIT	3,514.06
	Subtotal:	3,514.06

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
08/05	DEBIT CARD CREDIT, AUT 080425 VISA DDA REF FLORIDA REDEVELOPMENT TALLAHASSEE * FL 4085404032590766	100.00
	Subtotal:	100.00

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
08/15	CREDIT INTEREST, ANALYSIS INT	1,922.69
	Subtotal:	1,922.69

Checks Paid

No. Checks: 17

*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
08/04	7810	16,159.00	08/06	7819	469.83
08/04	7814*	5,073.00	08/14	7820	6,600.00
08/05	7815	10,120.00	08/12	7821	165.15
08/06	7816	3,025.00	08/08	7822	248.64
08/15	7817	11,431.50	08/18	7823	86.80
08/04	7818	5,501.00	08/22	7825*	162.00

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How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance	1,015,955.06
2	Total Deposits	+
3	Sub Total	
4	Total Withdrawals	-
5	Adjusted Balance	

2	DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
	Total Deposits		2

4	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
	Total Withdrawals		4

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

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Section V. Item #2.

STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA
TRUST ACCOUNTPage: 3 of 4
Statement Period: Aug 01 2025-Aug 31 2025
Cust Ref #:
Primary Account #:

DAILY ACCOUNT ACTIVITY

Checks Paid (continued)

*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
08/14	7826	5,091.22	08/28	7829	7,755.00
08/18	7827	1,525.50	08/28	7830	250.00
08/27	7828	300.00			

Subtotal: 73,963.64

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
08/05	DBCRD PUR AP, AUT 080425 VISA DDA PUR AP HTL HILTONWESTPALM 203 299 8000 * TX 4085404032590766	1,299.64
08/05	DBCRD PUR AP, AUT 080425 VISA DDA PUR AP FLORIDA REDEVELOPMENT 850 2229684 * FL 4085404032590766	395.00
08/06	DBCRD PUR AP, AUT 080525 VISA DDA PUR AP SQ US TRUSS GOSQ COM * FL 4085404032590766	2,463.60
08/11	DBCRD PUR AP, AUT 080625 VISA DDA PUR AP OFFICE DEPOT 149 WINTER PARK * FL 4085404032590766	44.50
08/11	DBCRD PMT AP, AUT 081025 VISA DDA PUR AP MICROSOFT G107115058 MSBILL INFO * WA 4085404032590766	23.10
08/12	DBCRD PUR AP, AUT 081125 VISA DDA PUR AP AMAZON MKTPL M20QZ1A43 AMZN COM BILL * WA 4085404032590766	104.01
08/13	DBCRD PUR AP, AUT 081225 VISA DDA PUR AP ORLANDO REGIONAL REALTOR 407 513 7554 * FL 4085404039298058	1,597.50
08/13	DBCRD PUR AP, AUT 081125 VISA DDA PUR AP AMAZON MKTPL FR9RU9Z63 AMZN COM BILL * WA 4085404032590766	436.46
08/14	DBCRD PUR AP, AUT 081325 VISA DDA PUR AP WAL MART 0955 APOPKA * FL 4085404039298058	42.86
08/14	DBCRD PUR AP, AUT 081325 VISA DDA PUR AP SAM S CLUB 6189 APOPKA * FL 4085404039298058	11.98
08/15	DBCRD PUR AP, AUT 081425 VISA DDA PUR AP GRAPHIC MARKETING INC 140 76478999 * FL 4085404039298058	142.00
08/18	DBCRD PUR AP, AUT 081425 VISA DDA PUR AP SHELL OIL 12637125001 ORLANDO * FL 4085404039298058	17.52

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Section V. Item #2.

STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA
TRUST ACCOUNT

Page: 4 of 4
Statement Period: Aug 01 2025-Aug 31 2025
Cust Ref #: 430-8986368-808-E-#44
Primary Account #: 430-8986368

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
08/20	DBCRD PUR AP, AUT 081925 VISA DDA PUR AP FLORIDA REDEVELOPMENT 850 2229684 * FL 4085404039298058	495.00
08/20	DBCRD PUR AP, AUT 081925 VISA DDA PUR AP FLORIDA REDEVELOPMENT 850 2229684 * FL 4085404039298058	395.00
08/21	DBCRD PUR AP, AUT 082025 VISA DDA PUR AP FLORIDA REDEVELOPMENT 850 2229684 * FL 4085404039298058	495.00

Subtotal: 7,963.17

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
08/12	WIRE TRANSFER OUTGOING, Nona Title Inc DBA Red Door Title	5,000.00
08/20	WIRE TRANSFER OUTGOING, Nona Title Inc DBA Red Door Title	248,077.51

Subtotal: 253,077.51

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
07/31	1,345,422.63	08/14	1,281,651.14
08/04	1,318,689.63	08/15	1,272,000.33
08/05	1,306,974.99	08/18	1,270,370.51
08/06	1,301,016.56	08/20	1,024,917.06
08/08	1,300,767.92	08/21	1,024,422.06
08/11	1,300,700.32	08/22	1,024,260.06
08/12	1,295,431.16	08/27	1,023,960.06
08/13	1,293,397.20	08/28	1,015,955.06

Town Of Eatonville
Statement of Revenue and Expenditures - Standard

Section V. Item #2.

Revenue Account Range: 303-271-0303 to 303-390-0000**Include Non-Anticipated:** Yes**Year To Date As Of:** 09/11/25**Expend Account Range:** 303-0515-515-0000 to 303-0539-539-5240**Include Non-Budget:** No**Current Period:** 08/01/25 to 08/31/25**Print Zero YTD Activity:** No**Prior Year:** 08/01/24 to 08/31/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
303-311-1000	CRA TAXES - CURRENT	0.00	132,483.98	0.00	132,482.74	1.24-	100
303-319-0000	TIF PAYMENT FROM TOWN	0.00	218,016.01	0.00	218,017.26	1.25	100
303-361-0000	INTEREST EARNINGS	2,255.18	24,000.00	1,922.69	25,798.14	1,798.14	107
303-369-0100	CRA BALANCE FORWARD	0.00	593,000.00	0.00	0.00	593,000.00-	0
303-369-0110	HISTORICAL GRANT PROGRAM	250,000.00	750,000.00	0.00	0.00	750,000.00-	0
303-369-1000	MISCELLANEOUS REVENUE	0.00	0.00	3,614.06	17,877.20	17,877.20	0
	CRA Revenue Totals	252,255.18	1,717,499.99	5,536.75	394,175.34	1,323,324.65-	22

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
303-0515-515-0000	COMMUNITY DEVELOPMENT DEPT.	0.00	0.00	0.00	0.00	0.00	0
303-0515-515-1200	REGULAR WAGES - CRA	0.00	75,000.00	8,654.40	57,892.63	17,107.37	77
303-0515-515-1300	CRA REGULAR SALARIES PART TIME	2,573.03	103,012.00	13,507.50	65,702.81	37,309.19	64
303-0515-515-1301	CRA TEMPORARY/SEASONAL SALARIES	0.00	3,600.00	0.00	0.00	3,600.00	0
303-0515-515-2100	FICA TAXES	196.83	13,893.00	1,695.38	9,426.08	4,466.92	68
303-0515-515-2300	HEALTH & LIFE INSURANCE	0.00	9,888.00	0.00	0.00	9,888.00	0
303-0515-515-3100	PROFESSIONAL SERVICES	4,367.50	25,000.00	5,446.10	30,049.88	5,049.88-	120
303-0515-515-3200	ACCOUNTING AND AUDITING	0.00	10,000.00	0.00	5,000.00	5,000.00	50
303-0515-515-3400	CONTRACTUAL SERVICES	9,197.00	60,336.00	17,274.25	131,980.82	71,644.82-	219
303-0515-515-3420	PLANNING & COMM DEMOLITION ASSISTANC	0.00	50,000.00	0.00	0.00	50,000.00	0
303-0515-515-3430	PLANNING & COMM SMALL BUS FACADE	0.00	60,000.00	0.00	0.00	60,000.00	0
303-0515-515-4000	TRAVEL	445.00	3,750.00	2,108.43	4,251.10	501.10-	113
303-0515-515-4100	COMMUNICATION	418.20	3,000.00	0.00	5,370.01	2,370.01-	179
303-0515-515-4200	MAIL AND FREIGHT	0.00	2,000.00	0.00	226.19	1,773.81	11

Town Of Eatonville
Statement of Revenue and Expenditures

Section V. Item #2.

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
303-0515-515-4300	UTILITY SERVICES	87.26	2,900.00	0.00	861.64	2,038.36	30
303-0515-515-4400	RENTALS AND LEASES	108.82	3,047.00	623.53	3,562.46	515.46-	117
303-0515-515-4500	INSURANCE	0.00	40,000.00	0.00	0.00	40,000.00	0
303-0515-515-4600	REPAIRS & MAINTENANCE	0.00	1,000.00	0.00	0.00	1,000.00	0
303-0515-515-4622	GRANT PROGRAM - PAINT, PLANT & PAVE	0.00	50,000.00	0.00	4,000.00	46,000.00	8
303-0515-515-4632	HOME LOAN PROGRAM - THE PILOT INFILL	0.00	200,000.00	0.00	0.00	200,000.00	0
303-0515-515-4700	PRINTING & BINDING	0.00	1,000.00	446.00	515.20	484.80	52
303-0515-515-4800	PROMOTIONAL ACTIVITIES	0.00	2,500.00	0.00	4,584.17	2,084.17-	183
303-0515-515-4900	LEGAL ADS	0.00	1,000.00	0.00	0.00	1,000.00	0
303-0515-515-5100	OFFICE SUPPLIES	0.00	3,000.00	639.81	4,114.83	1,114.83-	137
303-0515-515-5210	OPERATING SUPPLIES	0.00	1,000.00	0.00	298.80	701.20	30
303-0515-515-5290	GAS & OIL	0.00	1,500.00	104.32	441.63	1,058.37	29
303-0515-515-5400	BOOKS, PUBLICATIONS, SUBSCRIPTS	171.98	1,000.00	23.10	2,228.90	1,228.90-	223
303-0515-515-5900	MISCELLANEOUS EXPENSE	0.00	1,000.00	5,091.22	20,548.98	19,548.98-	***
303-0515-515-6200	KENNEDY MASTER PLAN DEVELOP.	0.00	0.00	0.00	12,614.30	12,614.30-	0
303-0515-515-6202	REDEVELOPMENT & GRANT PROGRAMS	0.00	20,000.00	0.00	339,263.76	319,263.76-	***
303-0515-515-6210	HISTORICAL GRANT PROGRAM	0.00	995,000.00	0.00	7,385.70	987,614.30	1
303-0515-515-6301	INFRASTRUCTURE IMPROVEMENT	0.00	285,157.99	253,077.51	284,977.51	180.48	100
CRA Expenditure Totals		17,565.62	2,028,583.99	308,691.55	995,297.40	1,033,286.59	49

303 CRA	Prior	Current	YTD
Revenues:	252,255.18	5,536.75	394,175.34
Expenditures:	17,565.62	308,691.55	995,297.40
Net Income:	234,689.56	303,154.80-	601,122.06-

Town Of Eatonville
Statement of Revenue and Expenditures

Grand Totals	Prior	Current	YTD
Revenues:	252,255.18	5,536.75	394,175.34
Expenditures:	17,565.62	308,691.55	995,297.40
Net Income:	234,689.56	303,154.80-	601,122.06-



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR CRA MEETING

SEPTEMBER 18, 2025, AT 6:30 PM

Cover Sheet (**UPDATED**)

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

ITEM TITLE: Approval of Resolution CRA–R– 2025-36 Approving the loan and term for property located at 140 S. West St. (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Resolution CRA-R-2025-36
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-36

SUMMARY: The TOE CRA has entered into a lease purchase agreement with Distressed Properties with lease term of 90 days. Florida Community Loan Fund (FCLF) has agreed to finance the purchase of property located at 140 S. West Street, Eatonville, FL 32751. The loan terms are financed 60% Loan to Value (LTV) based upon a new appraisal amount. The contract price is \$650,000.00. The TOE CRA is responsible for 40% of all cost.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-36

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-2025-36 (UPDATED)

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOE CRA) APPROVING THE LOAN TERMS FROM FLORIDA COMMUNITY LOAN FUND (FCLF) FOR THE PURCHASE OF PROPERTY LOCATED AT 140 SOUTH WEST STREET, EATONVILLE, FLORIDA 32751 AND WHOSE LEGAL DESCRIPTION IS HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3; PROVIDING 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 seeks to acquire property located at 140 S. West St. whose parcel I.D. is (36-21-29-3660-03-010) and legal description is HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3; and

WHEREAS the TOECRA Board of Directors acknowledges and agrees to the loan and terms of the purchase by the Florida Community Loan Fund as presented in attachment “A” of this resolution; and

WHEREAS the TOECRA Board of Directors authorize the Executive Director to acquire 140 S. West St. per the loan and terms as presented by the Florida Community Loan Fund; and

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

SECTION ONE: BACKGROUND: The Town of Eatonville CRA Board of Directors has entered into a Lease Purchase contract for 140 S. West St., Eatonville, FL 32751 and authorizes the closing of such Lease Purchase with the terms as listed within the loan documents as presented by the Florida Community Loan Fund. The Lease Purchase terms as approved were \$100.00 for 90 day lease period and a purchase price of \$650,000.00 with Distressed Solutions LLC.

SECTION TWO: PURPOSE: Florida Statute Chapter 163.370 (c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. [163.380](#) for uses in accordance with the community redevelopment plan.

3. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

4. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise, to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

SECTION THREE: CONFLICTS: All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

SECTION FOUR: 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.

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

PASSED AND ADOPTED this 18TH day of SEPTEMBER 2025.

ATTEST:

Veronica L. King, Town Clerk

Angie Gardner, Chairwoman

September 10, 2025

Mr. Michael Johnson
Executive Director
Town of Eatonville Community Redevelopment Agency
307 E. Kennedy Boulevard
Eatonville, Florida 32751

Ms. Angie Garder
Chair
Town of Eatonville Community Redevelopment Agency
307 E. Kennedy Boulevard
Eatonville, Florida 32751

RE: Acquisition Loan Commitment – Land acquisition in Eatonville, Orange County, FL (the “Project”)

Dear Mr. Johnson,

This letter constitutes the Commitment of the Florida Community Loan Fund, Inc. (the “Loan Fund”) to make a land acquisition loan (the “Loan”) to the entity described below as the borrower (the “Borrower”). The terms and conditions of this Commitment are as follows:

1. BORROWER: Town of Eatonville Community Redevelopment Agency, a public body corporate and politic.
2. PRINCIPAL AMOUNT OF LOAN: \$365,000.00
3. INTEREST RATE: A fixed rate of eight and one-quarter percent (8.25%)
4. MATURITY DATE: The date seven (7) years from the date of Loan closing
5. REPAYMENT TERMS: Commencing on the last day of each month following the Loan closing date, monthly payments of principal and interest, with the interest rate stated above and a 25-year amortization, until the Maturity Date, at which time any outstanding principal balance of the Loan, together with any unpaid interest or costs, will be due and payable in full.
6. LOAN COMMITMENT FEE: One-half of one percent (0.50%) of the maximum principal amount of the Loan, of which \$912.50 is due and payable upon acceptance of this Commitment, with the balance of \$912.50 due and payable at the Loan closing.
7. EFFECTIVE DATE: Notwithstanding the date this Commitment Letter is issued, executed, or delivered, the “Effective Date” shall be deemed to be August 21, 2025, and all terms and obligations set forth herein shall be binding as of that date.

8. COLLATERAL PROPERTY: First mortgage on approximately 0.92 acres of land (the "Land") and the improvements located at 140 S West St. located in Maitland, Orange County, Florida (the "Improvements"). The Land and Improvements are collectively called the "Collateral" or "Property".
9. LOAN PURPOSE AND TOTAL PROJECT FUNDING: To provide funds for the purchase of the Property , which will potentially be developed into a Senior Wellness Center serving low-income seniors. The closing of this Loan is conditioned upon Borrower having all sources of funding for the acquisition in place and approved by the Loan Fund.
10. LOAN DOCUMENTS AND ITEMS REQUIRED FOR LOAN CLOSING: Each document and item required to be submitted to the Loan Fund pursuant to this Commitment shall be satisfactory in form and substance to the Loan Fund.
 - 10.1 Mortgage and Security Agreement: a first lien on the Property, together with a security interest in any fixtures and tangible and intangible personal property necessary for the operation of the Property.
 - 10.2 Assignment of Rents and Leases: a first priority collateral assignment of Borrower's interests in all leases of the Property and all rents and profits arising therefrom, if any.
 - 10.3 Borrowing Authority Documents: the Borrower will provide to Loan Fund documents which evidence the authorization for the actions to be taken by Borrower in connection with this Commitment and the Loan, including the Town of Eatonville Community Redevelopment Agency Resolution, Town Charter, By-laws, a borrowing resolution, and any other required organizational documents. These documents will be attorney-reviewed for approval.
 - 10.4 Note: including provisions for collection of late payment charges of five percent (5.0%) of the amount of any late payment and no prepayment penalty.
 - 10.5 Appraisal: conducted by a state certified appraiser satisfactory to the Loan Fund and not more than one hundred eighty (180) days old, which must indicate an "as-is" market value of the Property. The loan-to-value ratio on the Property shall not exceed sixty percent (60%). Borrower acknowledges that the Loan Fund was induced to make the Loan based upon this specific loan-to-value ratio (the "Original Loan-to-Value Ratio") and the Loan Fund will conduct periodic reviews of Property value. Loan documents will provide that if any updated appraisal received by the Loan Fund reflects that the appraised value of the Property has decreased from the original appraised value, and if such decrease results in a loan-to-value ratio which is higher than the Original Loan-to-Value Ratio, Borrower shall, within thirty (30) days of Loan Fund's written request, either: (a) make a principal payment (the "Prepayment") under the Note in an amount sufficient to maintain the Original Loan-to-Value Ratio; or (b) pledge such additional collateral for the Loan that is acceptable to the Loan Fund in its sole discretion. Any Prepayment shall not entitle Borrower to the release of any of the Property, other than a prepayment in full for all outstanding Loan amounts.
 - 10.6 Title Insurance: a standard ALTA mortgagee title policy, providing coverage for the full principal amount of the Loan, listing only those title exceptions acceptable to the Loan Fund in its sole discretion, and all requested title endorsements required by the Loan Fund.
 - 10.7 Survey: recent survey of the Property, by a registered surveyor, certified to the Loan Fund, the title insurance company and Borrower, with the Loan Fund's standard Surveyor's Certification.
 - 10.8 Purchase and Sale Agreement: fully-executed copy between Borrower and Seller of the Property and all amendments thereto for the acquisition of the Property.
 - 10.9 Loan Agreement: between Borrower and the Loan Fund which will include but not limited to provisions for the general loan conditions set forth in Term 11.
 - 10.10 Management Agreement: agreement between Borrower and Property Management Company outlining the management services to be provided, if any.

- 10.11 Tenant Lease Agreement: lease agreement to be utilized between Borrower and Tenant(s), which must contain a clause subordinating the rights of the tenants to the Loan Fund, as mortgagee, if any.
 - 10.12 Environmental Site Assessment ("ESA") and Environmental Compliance and Indemnity Agreement: a current (within past 6 months) Phase I Environmental Site Assessment of the Property performed in accordance with ASTM 1527-21. The ESA must be prepared by a firm selected from the attached Phase 1 Approved Consultants Addendum, signed and sealed by a Florida licensed professional geologist or engineer (as well as have the EP Certification required under ASTM 1527-21), and must be satisfactory in all respects to Loan Fund in its sole discretion. This Commitment will be null and void if Loan Fund's environmental counsel's review of the ESA or additional reports indicates any continuing environmental risk or concerns as determined by Loan Fund. In addition, the Borrower will be required to sign an agreement indemnifying the Loan Fund from any environmental hazards that may be present.
 - 10.13 Flood Hazards: evidence as to whether or not the Property is located within an area identified as having special flood hazards pursuant to the Flood Disaster Protection Act of 1973. If the Property is located in a special flood hazard area, flood insurance naming the Loan Fund as mortgagee will be required.
 - 10.14 Insurance: evidence of adequate comprehensive general liability coverage for Borrower provided on an ACORD 25 form, and of a property insurance policy on ACORD 27 or 28, as applicable, with the Loan Fund named as certificate holder and additional insured as appropriate, granting the Loan Fund at least 30 days' notice of intended cancellation, and such other insurance coverage as is customarily provided in loan transactions of this type. Co-Insurance is not acceptable.
 - 10.15 Compliance with Laws: satisfactory evidence that intended uses of the Property are in compliance with all applicable laws, regulations and ordinances, including local zoning laws, site plan approval, and local requirements for parking spaces and parking ratios.
 - 10.16 Sources of all Funds for Acquisition: the Borrower shall provide evidence of the remaining equity that will be used to fund the Property acquisition.
 - 10.17 Miscellaneous: any other Loan documents or items that are customarily provided in Loan transactions of this type.
11. GENERAL CONDITIONS:
- 11.1 Assignments: neither this Commitment nor any interest in it may be assigned by Borrower without the Loan Fund's prior written approval.
 - 11.2 Financial Statements: Borrower shall submit annual and interim financial statements. Audited financial statements shall include a Statement of Activities (revenues and expenses) and a Statement of Financial Position (balance sheet) prepared by a certified public accountant and submitted within one hundred twenty (120) days of Borrower's fiscal year end.
 - 11.3 Budget: Borrower shall submit their annual budget ninety days (90) days prior to the beginning of the new fiscal year.
 - 11.4 Additional Debt: during the term of this Loan, Borrower will not incur any additional debt without the prior written permission of the Loan Fund.
 - 11.5 Community Impact Reporting: Borrower agrees that regular reporting of community and social impact criteria will be required as a condition of Loan Fund's financing. This reporting will be made no less than annually and may include, but not be limited to such items as: number of temporary and permanent jobs created and other job creation details; specific education or social services to clients; environmentally sustainable outcomes in the project; the pro-active involvement of the surrounding community in the project; or any other such information as the Loan Fund deems necessary.
 - 11.6 Publicity: the Loan Fund shall have the right to secure printed publicity through newspapers and other media concerning the Project and its financing. Borrower shall provide the Loan

Fund with photographs of the Project and demographic information regarding the clients who receive housing and other services from Borrower.

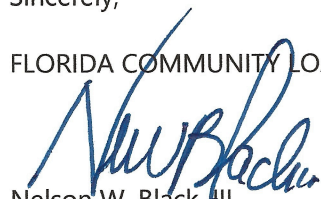
- 11.7 Loan Application: the issuance of this Commitment is based upon the accuracy of Borrower's representations and statements, any loan application and all additional information, representations, exhibits and other matters submitted to the Loan Fund for consideration. The Loan Fund shall have the option to declare this Commitment to be breached, and therefore, void, if there shall have been any material misrepresentation or misstatement or any material error in anything submitted to the Loan Fund.
- 11.8 Expenses: all costs and expenses in connection with the Loan, including, but not limited to, the cost of appraisals, documentary stamp and intangible taxes, title insurance, recording fees and attorneys, shall be paid by Borrower.
- 11.9 Termination: The Loan Fund may terminate this Commitment if: (a) the Borrower fails or refuses to comply with any of its provisions, (b) any material information submitted or communicated by any person to the Loan Fund in connection with the Loan is inaccurate or misleading, or (c) in the Loan Fund's sole discretion, there has been a material adverse change in any of the Borrower or Guarantor's business operation or financial condition or any other facts, circumstances, or conditions which were considered in deciding to make the Loan.
- 11.10 No Waiver: No condition or other term of this Commitment may be waived or modified without a written document signed by both Borrower and Loan Fund. No party other than Borrower shall be entitled to rely on this Commitment. This Commitment is not assignable. In no event shall the Borrower or Loan Fund be liable to the other for indirect, special, or consequential damages, including loss of profits. This Commitment and the Loan transaction are governed by Florida Law.

12. **COMMITMENT EXPIRATION AND ACCEPTANCE**: This Commitment shall remain valid and enforceable for a period of one hundred twenty (120) days from the Effective Date. Unless expressly extended in writing by Lender, in its sole and absolute discretion, this Commitment shall automatically terminate and be of no further force or effect upon the expiration of such 120-day period, without further notice or action required by Lender.

Please indicate acceptance of the terms and conditions of this Commitment by signing the enclosed duplicate originals of this Commitment letter. **Return a check for one-half of the Loan Commitment Fee and one original Commitment letter to the Orlando office of the Loan Fund at: 800 N. Magnolia Ave., Ste. 106, Orlando, FL 32803, within fourteen (14) days of the date of this letter.**

Sincerely,

FLORIDA COMMUNITY LOAN FUND, INC.



Nelson W. Black, III
Chief Lending Officer

(SIGNATURE PAGE TO FOLLOW)

The undersigned accepts the foregoing commitment on behalf of Borrower.

Town of Eatonville Community Redevelopment Agency, a public body corporate and politic

By: _____
Name: Angie Gardner
Title: Chair
Date: _____

Witness:

By: _____
Name: Veronica King
Title: Secretary
Date: _____

Phase I Addendum

FCLF Approved Phase I Consultants

FIRM	CONTACT	GEOGRAPHIC LOCATION
GHD	Brian Moore O: 813-971-3882 D: 813-257-0658 C: 813-335-2147 Brian.Moore@ghd.com	Tampa Orlando Ft. Myers West Palm Beach
SCS	Kirk Blevins C: 904-616-0481 kblevins@scsengineers.com	NE Florida to Daytona Central Florida Southeast Florida Tampa Bay I-4 Corridor Vero Beach area
LANGAN	Michael Schackne D: 813-439-6113 C: 813-918-1925 mschackne@langan.com	Tampa Bay Ft. Lauderdale Miami
Taylor Environmental	Lee Taylor C: 407-864-1115 lee.taylor@taylorenv.com	Tampa Bay Orlando Miami
Mechling Engineering & Consulting	Mark Mechling 904-346-5468 mmechling@mechlingeng.com	Jacksonville (NE Florida)
ERMI	Jonathan Ascher O: 239-415-6406 x226 C: 239-560-6596 jascher@ermi.net	Fort Myers No limit to distance from office, but preferred range within 3 hr travel each way
GSE	Jay Nordqvist O: 352-377-3233 C: 352-318-3313 JNordqvist@gseengineering.com	Statewide Gainesville (preferred)
APEX	Janet Peterson O: 786-652-9142 M: 305-923-9935 Janet.Peterson@apexc.com	Tampa Bay Jacksonville Miami

****PLEASE INFORM THE CONSULTANT THAT THE PHASE I IS FOR FCLF TO QUALIFY FOR
PREFERRED PRICING*****



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

SEPTEMBER 18, 2025, AT 6:30 PM

Cover Sheet (**UPDATED**)

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

ITEM TITLE: Approval of Resolution CRA–R– 2025-39 Adopting the Fiscal Year 2025-2026 Annual Budget (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> Resolution CRA-R-2025-39
NEW BUSINESS	YES	
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA–R–2025-39

SUMMARY: Florida Statutes states "Each local governmental entity shall begin its fiscal year on October 1 of each year and end it on September 30. "Local Governmental Entity" to include special districts, such as TOECRA; and separate, distinct, and independent from the governing board of the County and Municipality. section 218.33(1), Florida Statutes, in order to be in compliance with the requirement to adopt a budget on or before September 30, 2023, to prevent any adverse impact to the TOECRA and/or general Town Government

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-39

FISCAL & EFFICIENCY DATA:

Resolution CRA–R– 2025-39

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS ADOPTING THE FISCAL YEAR 2025/2026 BUDGET, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS section 218.33(1), Florida Statutes, states "Each local governmental entity shall begin its fiscal year on October 1 of each year and end it on September 30"; and

WHEREAS Section 218.31 defines "Local Governmental Entity" to include special districts, such as TOECRA; and separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA shall adhere to section 218.33(1), Florida Statutes, in order to be in compliance with the requirement to adopt a budget on or before September 30, 2023, to prevent any adverse impact to the TOECRA and/or general Town Government; and

WHEREAS the Board of Directors wishes to adopt the Fiscal Year 2025-2026 Annual Budget; and

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

SECTION ONE: RECITAL: The recitals above are acknowledged and in keeping with Section 163, Part III, of the Florida Statutes.

SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency (TOECRA) 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.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year as indicated above.

PASSED AND ADOPTED this 18 TH day of SEPTEMBER 2025.

Angie Gardner, Chair

ATTEST

Veronica King, Town Clerk

DEPARTMENT ACCOUNT NAME CRA REVENUE	ACCOUNT NUMBER	FISCAL YR 2025- 2026 PROPOSED BUDGET
311 AD VALOREM TAXES		
TIF - from Orange County	303-311.1000	120,250.00
319 Other General Taxes		
TIF - from Town of Eatonville	303-319.0000	230,250.00
369 Other Miscellaneous Revenue		
Grant Funds (AACH Grant)	303-369-0110	212,671.00
Miscellaneous Revenue	303-369-1000	
DUE TO CRA FROM TOE GF		322,000.00
CRA Balance Forward	303-369-0100	750,000.00
361 Interest & Other Earnings		
Interest Earnings	303-361.0000	20,000.00
TOTAL CRA REVENUES		1,655,171.00
CRA - 303-515		
EXPENDITURES		
PERSONAL SERVICES		
Salaries & Wages - Regular		
CRA Executive Director	303-0515-515-1200	82,500.00
CRA Admin Asst PT	303-0515-515-1200	31,200.00
CRA Executive Assistant/Program Coordinator FT	303-0515-515-1200	41,600.00
CRA Fiscal Coordinator PT	303-0515-515-1200	39,000.00
TOTAL SALARIES & WAGES		194,300.00
FRINGE BENEFITS		
FICA Taxes - 7.65%	303-0515-515.2100	9,493.65
Retirement 5%	303-0515-515-2200	6,070.00
Health/Life Insurance	303-0515-515-2300	19,368.00
Unemployment Compensation	303-0515-515.2500	0
Workers' Compensation	303-0515-515.2400	2,760.00
TOTAL FRINGE BENEFITS		37,691.65
TOTAL PERSONAL SERVICES		231,991.65
OPERATING SERVICES		
Professional Services	303-0515-515.3100	200,000.00
Contractual Services	303-0515-515.3400	60,000.00
Accounting & Auditing	303-0515-515.3200	10,000.00
Rental Leases	303-0515-515 .4400	3,000.00
Gas & Oil	303-0515-515.5290	1,500.00

Travel & Per Diem	303-0515-515.4000	7,500.00
Communication Services	303-0515-515.4100	5,000.00
Mail & Freight	303-0515-515.4200	2,000.00
Utility Services	303-0515-515 .4300	7,340.00
Insurance	303-0515-515 .4500	43,269.00
Bldg. Repair & Maintenance	303-0515-515.4611	0.00
Printing & Binding	303-0515-515.4700	1,000.00
Promotional Activities	303-0515-515 .4800	2,500.00
Legal Ads	303-0515-515.4900	1,000.00
Office Supplies	303-0515-515 .5100	3,000.00
Operating Supplies	303-0515-515.5210	3,000.00
Books, Publications, Subscriptions	303-0515-515.5400	7,000.00
Contingency	303-0515-515-5800	0.00
Miscellaneous Expenses	303-0515-515 .5900	7,500.00
TOTAL OPERATING EXPENSES		364,609.00
CAPITAL OUTLAYS		
CRA Projects/ Loan Reserves/ Acquisitions	303-0515-515 .6301	610,382.35
Programming & Grants	303-0515-515-6202	70,000.00
AACH Grant	303-0515-515-6200	212,671.00
BOD Reserves		165,517.00
TOTAL CAPITAL OUTLAYS		1,058,570.35
TOTALS		1,655,171.00