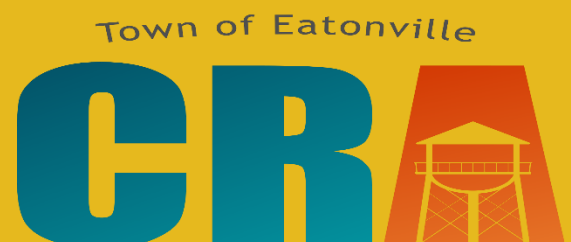

2019 ANNUAL REPORT



FEBRUARY 10

TOWN OF EATONVILLE CRA

Authored by:
MICHAEL JOHNSON
Executive Director



EXECUTIVE SUMMARY

Community Transformation

The Eatonville Community Redevelopment Agency and its Board of Directors during this fiscal year has set out on an exciting master planning and implementation plan consistent with the goals and objectives contained within the CRA Master Plan. The CRA invested funds in several projects which will serve as conduits which will help with transformation of the district for years to come. Additionally, the CRA established valuable partnerships with local businesses, Eatonville Chamber of Commerce and Florida Main Street which will open up development opportunity and provide synergy to spur investment within the CRA District.

“I am happy to welcome Eatonville as the newest Florida Main Street community,” said Secretary of State Laurel M. Lee. **“Eatonville’s designation as the nation’s first incorporated African-American town shows the determination of a community invested in their heritage. I look forward to working with them to rejuvenate their historic downtown.”**

OUR VISION

To create a thriving and economically robust commercial corridor with an emphasis on preserving the town’s historic character and charm where residents and visitors can live, work, play and grow while improving the viability and livability of our neighborhoods.

BOARD OF DIRECTORS

Theodore Washington, Chairman
Marilyn Davis-Sconions, Director
Eddie Cole, Director
Clarice Hopkins, Director

Rodney Daniels, Vice Chairman
Tarus Mack, Director
Brent Gardner, Director

ADVISORY BOARD

Donovan Williams, Chairman
Michael Reese, Member
Chad McKendrick, Member

Linder Greathouse, Vice Chairperson
Todd Jenkins, Member
Leviticus Henderson, Member

CRA STAFF

Michael Johnson, Executive Director

Jasmyne Reese, Community Coordinator

2019 HIGHLIGHTS

- Curb Appeal Grant Program
- Code Compliance Grant Program
- Master Plan Denton Johnson Community Park
- Kennedy Blvd Master Plan
- Residential Façade Improvement Grant
- Economic Redevelopment Proposal Program
- Florida Main Street Program
- Town of Eatonville Municipal Cultural Complex
- Developer In-Fill Pilot Loan Program
- New Agency Brochure
- New Website
- New Facebook Page
- Monthly Financials Reporting

CRA GRANT PROGRAMS

Curb Appeal Grant Program

The Board of Directors have made an annual investment of \$30,000 for this program. Through the Curb Appeal Grant, residents within the CRA District can receive assistance to make minor structural and cosmetic improvements to the exterior of their homes. Up to \$1,500 is available to assist income-eligible homesteaded homeowners in either a full or matching grant. Residents that don't meet the income requirements can apply for a matching grant of up to \$1,500.



421 Sunnyview Exterior Painting

Code Compliance Grant Program

The Board of Directors have made an annual investment of \$30,000 for this program. Up to \$3,000 per unit is available to assist income-eligible homeowners that are homestead, who have received notice of code violations, to make the necessary repairs to bring their home into compliance within the CRA District. Assistance is provided as a zero-interest loan requiring no monthly payments if the homeowner occupies the home for five years after the repairs are complete.



321 Amador Circle Damage Driveway replacement

Master Plan Denton Johnson Community Park

The Denton Johnson Masterplan depicts a complete revitalization and redevelopment of Denton Johnson Park located on the Southwest Corner of Ruffel St and S. West Avenue. Proposed amenities and enhancements include a new community/wedding banquet venue, butterfly garden, restroom buildings throughout the park, an open lawn with an amphitheater to be used for occasional social events, playgrounds, and splash pad.



Kennedy Blvd Master Plan

The CRA board of Directors have invested \$79,000.00 for the completion of the East and West Kennedy Blvd Master. This Master Plan incorporates the already existing construction drawings as designed by Orange County and within its Transportation Division. Contained on the Eastside of Kennedy Blvd changes were recommended through the community charette process which sought to improve the existing streetscape, crosswalk areas, landscaping and traffic issues. On the Westside of Kennedy Blvd in conjunction with Orange county road widening proposed project the plan sought to create connectivity, improve landscaping, undergrounding of utilities and improve lighting and appearance.



Near I-4 Concept Section



Concept with Median



- LEGENDS:**
- 1 Brick Intersection
 - 2 Artistic Crosswalks
 - 3 20' Sidewalk
 - 4 10' Sidewalk
 - 5 Seating Node
 - 6 Planted Spaces
 - 7 On Street Parking
 - 8 Dedicated Bike Lanes
 - 9 Existing Trees
 - 10 Proposed Trees
 - 11 Existing Bus Stop



Economic Redevelopment Proposal Program

The Town of Eatonville CRA Board of Directors allocated \$30,000.00 to complete the Economic Development Proposal to renovate the Eatonville Chamber of Commerce building.



Florida Main Street Program



WELCOME TO
FLORIDA MAIN STREET

Secretary of State Laurel M. Lee announced today the designation of Eatonville as a Florida Main Street community. The designation provides technical assistance from the Florida Main Street Program to support local revitalization and preservation efforts.

“I am happy to welcome Eatonville as the newest Florida Main Street community,” said Secretary of State Laurel M. Lee. **“Eatonville’s designation as the nation’s first incorporated African-American town shows the determination of a community invested in their heritage. I look forward to working with them to rejuvenate their historic downtown.”**

Eatonville Town Shoppes Mix-Use Project

This conceptual proposed project seeks partnership with local landowners which seek to develop a downtown Eatonville mix-use concept. This proposed project incorporates Senior Housing, Residential Housing and Retail business space that maintains the historic character of the community while modernizing housing and business within the CRA District.



Town of Eatonville Municipal Cultural Complex

The Municipal Cultural Complex comprise of 40,000 sq. ft. Museum of African American History, Outdoor Amphitheater with open green space for small events, a new 2-Story-20,000 sq. ft. Municipal Complex which will house all municipal services, open park green space featuring a sculpture walking park with water feature amenity.





COMMUNITY
OUR LIFELINE

Kennedy Boulevard
Birmingham, Alabama

DRAWING NO. 21180801.00
DATE OF ISSUE 01/06/2021
REVISION #

Civic Campus Concept



Kennedy Boulevard
Birmingham, Alabama

ISSUED: 01/06/21
CHECKED: 01/06/21
DRAWN: 01/06/21

Civic Campus Concept



Kennedy Boulevard
Birmingham, Alabama

ISSUED: 01/06/21
CHECKED: 01/06/21
DRAWN: 01/06/21

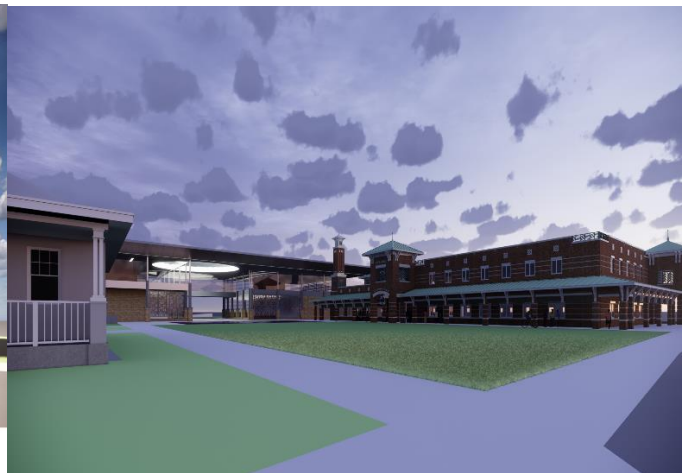
Civic Carrou Concept



Kennedy Boulevard
Birmingham, Alabama

ISSUED: 01/06/21
CHECKED: 01/06/21
DRAWN: 01/06/21

Civic Campus Concept



Developer In-Fill Pilot Loan Program

Florida Redevelopment Association Housing Best Practices Handbook recommended several affordable housing policies and incentives to spark affordable housing within CRA Districts. The Board of Directors responded by implementing this pilot program which would address blighted infill lots throughout the CRA District. The purpose of the Infill Housing Program (Infill Program) is to increase the availability of affordable homes for very low-, low- and moderate-income persons and households, maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.



Administrative Improvements

The Board of Directors through recommendation of the Executive Director and CRA Advisory Board instituted several administrative changes to provide for a more efficient operation of the agency. A new A.D.A. compliant website was launched to start a stronger branding effort. A new Facebook was created to enhance marketing the agencies successes and projects. Additionally, an agency brochure was created to provide general knowledge of the Community Redevelopment Agency. For the first time the administration has provided monthly financials to all board members to assist with the decision making process. The Board of Directors commitment to providing transparency and accountability to the implementation of the CRA Plan has provided for a very successful 2019 and has opened up several possibilities for the future growth and redevelopment of the CRA District. Following the que of the Florida Redevelopment

Association Housing Best Practices the Board of Directors have recommended to the Town Council the Affordable Housing Linkage Fee Ordinance which should receive final approval soon.

2019 Financials

Payment to the Eatonville CRA from the Town of Eatonville
TAX YEAR 2019

Fiscal Year 2019

Current year gross taxable value (DR 422)	\$111,870,469
Base year taxable value	49,855,626
Current year incremental taxable value	62,014,843
Incremental value /1 ,000	62.015
Current year Town of Eatonville millage <1>	7.2938
Estimated incremental advalorem revenues	452,324
95% (per F.S. Chapter 163.387)	95
Current Year CRA Payment to the Eatonville CRA from the Town of Eatonville	\$ 429,707.67

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

Amended Orange County | Town of Eatonville | Eatonville Community Redevelopment
Agency Rebate Calculation

Fiscal Year 2019

Town of Eatonville Current Year CRA Tax Increment Payment	\$ 429,707.67
Orange County Current Year CRA Tax Increment Payment	261,266.36
Total Tax Increment Payment	\$ 690,974.03
Amount of Total Tax Increment Payment Retained in the Trust Fund for FYs 2015 through 2019 (per Interlocal Agreement)	300,000.00
Amount to be Rebated by Eatonville CRA	390,974.03
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	243,141.61
Rebate Distribution to Orange County	147,832.42
Total Rebate	\$ 390,974.03

Budget Summary

TOWN OF EATONVILLE CRA	BUDGET	ACTUAL
<u>REVENUE</u>		
Ad Valorem Taxes Town	185,566.42	185,566.42
Ad Valorem Taxes County	114,433.58	114,433.58
Interest Earnings		
Total Tax Increment Payment	300,000.00	300,000.00
Amount of Total TIF Retained		
Amount Rebated by Eatonville		
Amount Rebated by Orange County		
<u>EXPENDITURE</u>		
Personal Services	302,761.21	302,761.21
Operating Expenses	140,100.00	140,100.00
Capital Outlay	1,175,000.00	1,175,000.00
Grants		
<u>EXCESS OF REVENUES</u>		
Over		
Beginning Fund Balance		
Ending Fund Balance		\$1,617,881.21

Town of Eatonville

