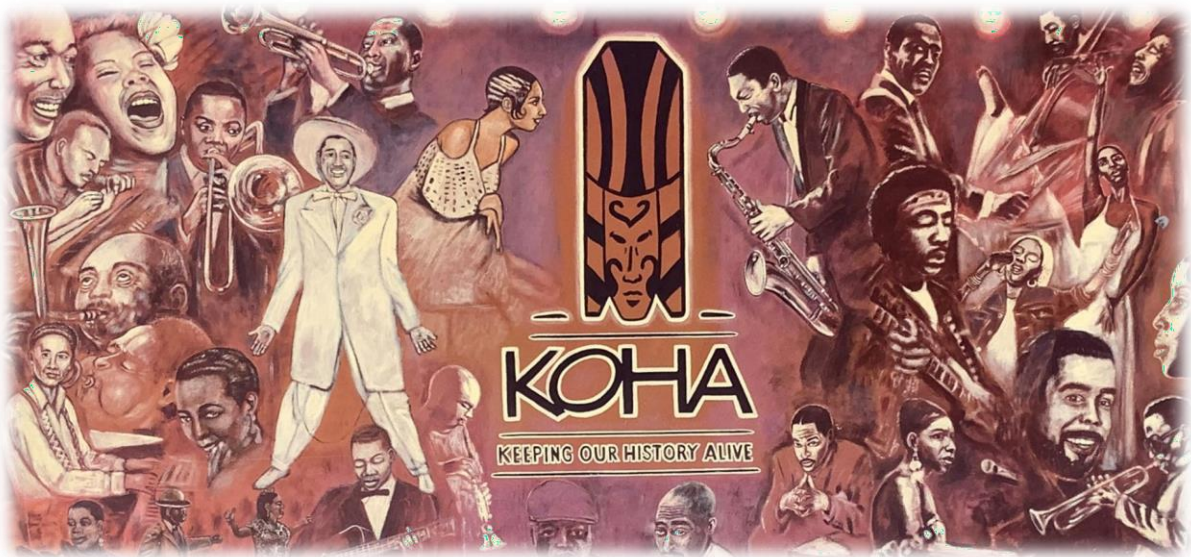




**Town of Eatonville  
Community Redevelopment Agency  
Annual Report  
Fiscal Year Ending  
September 30, 2024**



Town of Eatonville





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# Board of Directors



**Mayor Angie Gardner,  
Chairman**  
agardner@townofeatonville.org



**Vice Mayor Rodney Daniels,  
Director**  
rdaniels@townofeatonville.org



**Councilman Theodore Washington,  
Vice Chairman**  
twashington@townofeatonville.org



**Councilman Tarus Mack,  
Director**  
tmack@townofeatonville.org



**Councilwoman Wanda Randolph,  
Director**  
wrandolph@townofeatonville.org

**Board of Directors Not Pictured:**

**Ruthi Critton, Director**

(\*Appointed by the Town of Eatonville)

**\*Donovan Williams, Director**

**(\*Appointed by Board of County Commissioners)**

The Town of Eatonville CRA's governing Board of Director's is comprised of the Mayor and Members of the Eatonville Town Council plus (2) additional members appointed by each taxing authority. In addition, the CRA has an advisory Committee that is appointed by the governing board. The Town of Eatonville Community Redevelopment Agency is an independent government agency tasked with eliminating slum and blight in a designated area. The TOECRA does this by using increases in taxable values, for a limited period within a deteriorating area, to transform that area into one that again contributes to the overall health of the community.



**Town of Eatonville Community Redevelopment Agency**

370 East Kennedy Blvd, Eatonville, Florida 32751

Phone (407-960-1361 Email: [agardner@townofeatonville.org](mailto:agardner@townofeatonville.org))

Dear Citizens,

We are pleased once again to report on the activities and progress of the Town of Eatonville Community Redevelopment Agency (CRA) for Fiscal Year 2023-2024. The CRA is required by Florida Statutes 163 Part III to issue this Annual Report updating the citizens and each taxing authority (Town of Eatonville and Orange County) on the progress of implementing the CRA Plan.

The purpose of the CRA as a dependent special district in which any future increases in property values are set aside to support economic development projects within that district. Under Florida law (Chapter 163, Part III), local governments can designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include but are not limited to the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area. There are currently over 220 Community Redevelopment Areas in the State of Florida.

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five- to seven-member CRA "Board" created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and other individuals appointed by the local government. Although one local government may establish multiple CRA districts, there generally may be only one CRA Board. Each district must maintain separate trust funds and expend those funds only in that district.

The Town of Eatonville Community Redevelopment Agency, despite some challenges this year, was able to persevere and accomplish multiple goals contained within the CRA Plan. We look forward to moving forward and transforming the CRA District by continuing to build strong collaborative partnership which creates economic opportunity for all.

Sincerely,

*Angie Gardner*

Angie Gardner

Chairman, CRA Board of Directors



**Town of Eatonville Community Redevelopment Agency**

307 East Kennedy Blvd, Eatonville, Florida 32751

Phone (407-623-8906 Email: [mjohnson@townofeatonville.org](mailto:mjohnson@townofeatonville.org))

I am honored to have been hired to serve as the Executive Director of the Town of Eatonville Community Redevelopment Agency (TOE CRA).

While I began my new position in late December 2024, the activities and projects acknowledged in our FY2023- 2024 Annual Report were under the leadership of the CRA Board, my predecessor and the CRA staff.

With new commercial developments continuously underway, an increasing trend in total property value is expected to increase. Real estate growth is also escalating, and there continues to be a rising interest in the town of Eatonville from both the commercial and residential sectors. The TOE CRA plan focuses on redevelopment and economic development as a tool to drive growth in tax increment revenues, which can then be reinvested into additional strategies identified by the plan, such as, community benefits, infrastructure, affordable housing, and neighborhood enhancement. The plan focuses on Mainstreet development, including arts and culture, mixed-use and residential development.

Additionally, we will strive to capitalize on existing industry clusters to grow the TOECRA, and drive investment to major corridors. We are certain that the Town can host economically viable businesses, arts, and restaurants, as an overall cultural destination that we must obtain.

This report outlines the TOECRA activities and outcomes from October 1, 2023, through September 30, 2024.

Sincerely,

*Michael A. Johnson*

TOE CRA  
Executive Director



## CRA INTRODUCTION

Pursuant to Florida Statutes, Chapter 163 Part III, The Community Redevelopment Act of 1969 as amended (hereinafter referred to as the “Act”), the Town of Eatonville Community Redevelopment Agency (hereinafter referred to as the “CRA”) was created for the purpose of facilitating the revitalization of designated “slum” and/or “blighted” areas within the Town of Eatonville.

In accordance with Section 163.355 (5) of the Act, the principal mission of the CRA is the preservation or enlargement of the community redevelopment area’s tax base from which taxing authorities the Town of Eatonville and Orange County receive tax revenues to carry out public initiatives that stimulate the rehabilitation and redevelopment of the designated area mainly by private enterprises.

The Tax Increment Financing (TIF) mechanism, unique to community redevelopment agencies, is intended to serve as a stable, recurring source of funds to jump start and catalyze redevelopment within the community redevelopment area during the period in which the tax base of a designated slum and blighted area is increasing.

Community Redevelopment Agencies are a common governmental tool for redevelopment in Florida, and they operate on a budget generated by the increase in property tax revenue within the area. Once the CRA is established, a percentage of the increase in real property taxes goes to the CRA. This tax increment is used to fund and finance the redevelopment projects outlined in the Community Redevelopment Plan.

# OUR HISTORY

In 1997 the original redevelopment plan was intended to be a strategic plan for the subsequent fifteen years, with the primary objective of building the infrastructure needed to support a themed community concept. The intent was to concentrate on the “downtown business core,” which needed to be better defined to provide necessary guidelines for development. Having been primarily a residential community since inception, Eatonville’s commercial areas developed as an accessory to the community, providing groceries and personal services to its residents. The improvements based on this initial plan have included the streetscaping of East Kennedy Boulevard and the gateway enhancements. Additional resources have been provided as grants to homeowners and businesses for physical improvements.

The key elements of the original Finding of Necessity identified in the 1997 plan included:

- + Inadequate roadways and public transportation
- + Deterioration of site and other improvements
- + Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area
- + Faulty lot layout in relation to size adequacy, accessibility, and usefulness.

As quoted in the 1997 plan “these conditions as they exist in the Town of Eatonville, negatively affect the general welfare of the residents of the area, as well as impairing the progressive economic growth that the city need to prosper.”

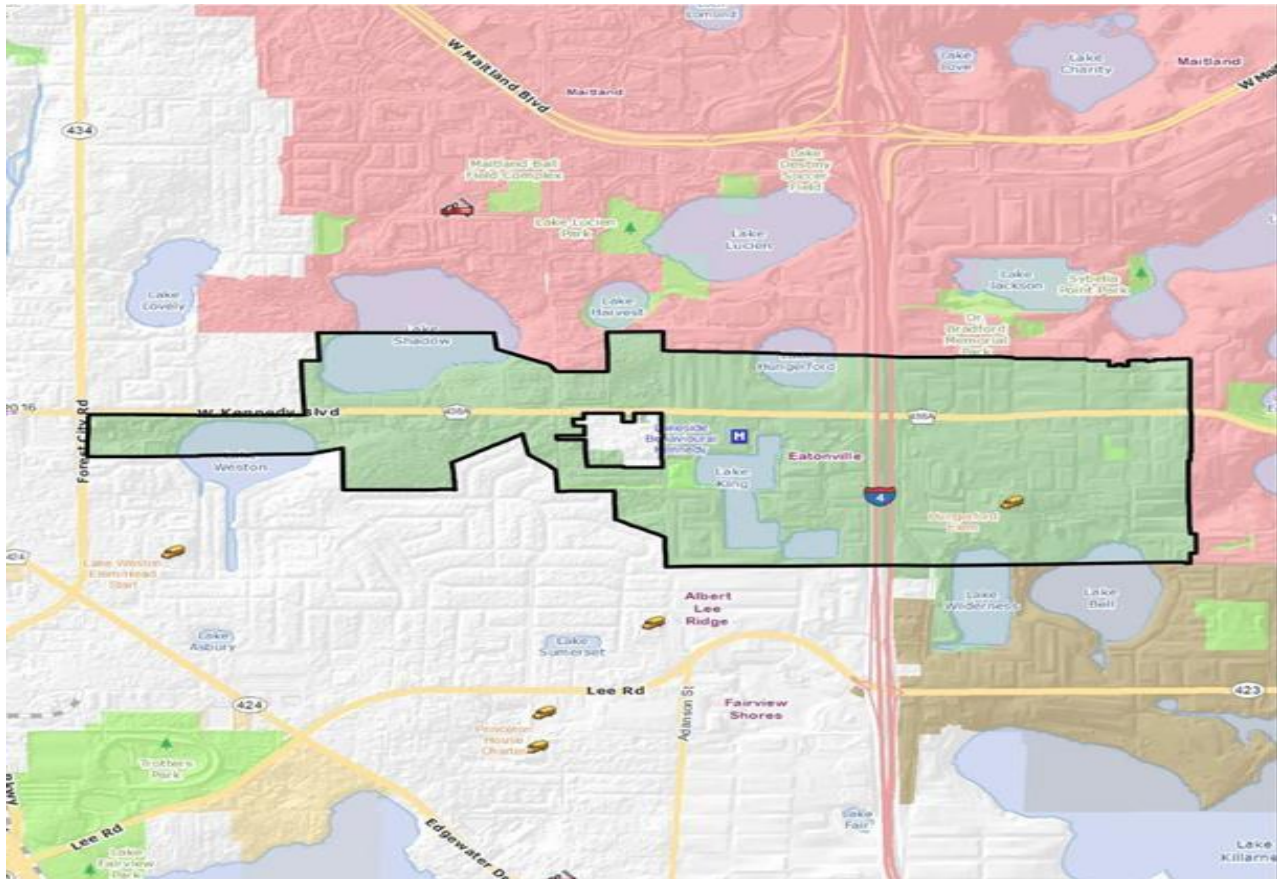
The redevelopment plan included four goals.

1. Develop guidelines for Eatonville’s proposed themed development
2. To create unified leadership and direction
3. Attract and accommodate new business
4. Create an attractive and viable sense of place

Projects identified in the plan included Kennedy Boulevard streetscaping, extension of South Lake Destiny to Lee Road, infrastructure and utility upgrades, parking improvements, gateway enhancements, design guidelines, planning and engineering support, incentive grants and loans, market analysis, and planning.

# Town of Eatonville CRA District Boundary Map

The Community Redevelopment Area legal boundaries are coterminous with the incorporated town limits.



## Interlocal Agreement

The Interlocal Agreement between the Town of Eatonville, Orange County, and the CRA was executed and effective in 1997 and delineates the delegation of powers as provided in Florida Statutes §163.370. The Interlocal Agreement establishes the term of the CRA, procedures for coordination between the County and the Town and the CRA and delineates required approval procedures for certain redevelopment activities and for the CRA's annual budget.



# OUR OUTCOMES

## Grant Program

### Projects within the CRA District

#### **The “Circuit” Performing Arts & Entertainment Event Center – Awarded**

\$1,000,000 from the Florida African American Cultural and Historical Grant funds. Ranked 95 out of 152. Total available funding is \$60,000,000. Awaiting the Governor approval of 2023 State of Florida FY Budget. This is a collaborative partnership between the CRA as fiscal agent and project management and the Floridian Heritage Society (owner)

#### **Florida Department of Economic Opportunity’s (DEO)**

**Rebuild Florida Mitigation General Infrastructure Program** - During FY 2022 CRA was awarded a grant in the amount of **\$5,986,105** to harden the existing water system to provide critical supply during natural disasters. On Governor Ron DeSantis announced more than \$64 million awarded to eight communities, the Town of Eatonville received full funding of requested amount. The CRA invested over \$28,000 for grant preparation services. Project development started in fiscal year 2023-2024.

**Weatherization Program** – The CRA partnered with the Osceola Council on Aging to assist with qualifying homeowners with weatherization assistance:

- Mechanical Measures
- Building Shell Measures
- Health & Safety Measures
- Electrical & Water Measures
- Client Education Activities

This service is Free to qualifying Low-income households.

**Orange County Housing Rehabilitation Program & Minor Repair Grant Program** – The CRA establishes a pre-application process to assist homeowners within the CRA District (Town Boundaries) with up to \$75,000 of assistance.

#### **Grants and Partnerships**

- Paint, Paint & Pave Program
- Small Business Façade Program
- Demolition Program
- Pilot Infill Home Loan
- 4 Roots Mobile Market
- Business of the Month
- Street Banner Program
- Community Policing Grant
- Orange County CDGB Grant for Renovation of CRA Office building (Eatonville Works Center)



## CRA Powers

Monies in the Redevelopment Trust Fund may be expended as described in the CRA Plan (and adopted budget) for multiple purposes, including:

- Administrative and overhead expenses directly or indirectly necessary to implement the CRA Plan.
- Expenses of redevelopment planning, surveys, and financial analysis.
- The acquisition of real property in the redevelopment area.
- The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the CRA as provided in F.S. §163.370.
- The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
- The development of affordable housing within the community redevelopment area.
- The development of community policing innovations.
- Expenses that are necessary to exercise the powers granted under F.S. §163.370, as delegated under §163.358.



# FINANCIAL OVERVIEW

## Payment to the Eatonville CRA from the Town of Eatonville Tax year 2023

	Fiscal Year 2024
Current year gross taxable value (DR 422)	<b>219,172,766</b>
Base year taxable value	49,855,626
Current year incremental taxable value	169,317,140
Incremental value / 1,000	169,317
Current year Town of Eatonville millage (1)	<b>7.2938</b>
Estimated incremental ad-valorem revenue	1,234,965
<b>95% (per F.S. Chapter 163.387)</b>	<b>95%</b>
<b>Current Year CRA Payment to the Eatonville CRA From the Town of Eatonville</b>	<b><u>\$1,173,217.09</u></b>

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



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

	<b><u>2024</u></b>
Town of Eatonville Current Year CRA Tax Increment Payment	\$1,173,217.09
Orange County Current Year CRA Tax Increment Payment	<u>\$702,437.18</u>
Total Tax Increment Payment	\$1,875,654.27
Amount of Total Tax Increment Payment Retained in the Trust Fund For FY's 2020 through 2027 (per Interlocal Agreement)	<u>\$350,500.00</u>
Amount to be Rebated by Eatonville CRA	<u>\$1,525,154.27</u>
Pro-rata Contribution Share for the Town of Eatonville	62.5498%
Pro-rata Contribution Share for Orange County	37.4502%
Rebate Distribution to the Town of Eatonville	\$953,980.21
Rebate Distribution to Orange County	\$571,174.06
Total Rebate	<u>\$1,525,154.27</u>



## Looking Ahead

With recent heightened interest in development of the Orange County School Board property sites over 100 acres of new development and other large tracts of property within the CRA District a much anticipated change for the CRA District is on the horizon. The CRA is already working on new strategies to support the changes and challenges such progress brings.

The CRA Board in conjunction with the Town of Eatonville Town Council, and staff understand the necessity for delivering information about new programs, events, and projects to the public. The CRA Board and staff will continue to utilize its social media platform, website, and phone tree system to distribute information that is transparent to the citizens and businesses within the CRA District. As funding becomes available from previous and existing funding years the CRA will seek to implement CRA grant programs which support Code Enforcement, Affordable Housing, Job creation, Special events, Business grant and incentives that support growth and spur economic development. The CRA will continue to engage in partnerships which support small businesses and encourage more local commerce within the CRA District.

Over the past years the CRA has endured several setbacks, but the Town of Eatonville continues to prove that we as a community care and support our residents and businesses. The Town of Eatonville CRA appreciates the opportunity to work with each taxing authority leader to build a stronger more vibrant community that celebrates our rich cultural heritage and historical significance.



## The Agency Staff

**Michael Johnson**  
CRA Executive Director

**Gregory Jackson, Esq.**  
CRA Attorney

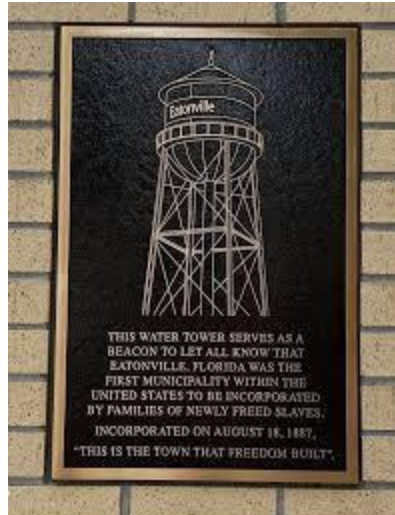
**Veronica King**  
Board Clerk

**Executive Assistant** – Laurie Nossair

**Office Assistant** – Chenea Henson

**Fiscal Coordinator** – Paula Bradshaw

**Program Coordinator** – Shakeila Jones



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 CRA Executive Director  
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