



COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
**JANUARY 21, 2020**  
**5:00 P.M.**

**MEMBERS PRESENT:** Director Hopkins, Director Sconions, Director Cole, Chairman Washington, Vice Chairman Daniels, Director Mack and, Director Gardner.

**Also, in attendance:** Michael Johnson, **Consultant**, Cathlene Williams, **Town Clerk**, Joseph Jenkins, **Deputy**, and Jasmyne Reese, **Community Coordinator**.

Chairman Washington called the CRA Meeting to order at 5:30 PM, followed by silent Prayer and the Pledge of Allegiance.

**I. CALL TO ORDER AND VERIFICATION OF QUORUM**

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

**III. PRESENTATION AND AWARDS**

**IV. PUBLIC COMMENTS-NONE**

**A. Review of December 2019 Financial Report- TABLED**

**B. Florida Statute Comments/Correction (Recording of Minutes)**

**C. Dean Mosely**

**D. Ashley Major**

**V. ADMINISTRATIVE/BOARD OF DIRECTORS DECISION**

**A. Appointment of Interim Legal Counsel (Jaimon H. Perry/Perry Law Group).** Mr. Johnson stated that during the December 10, 2019 Special Session Minutes, the Board terminated the contract between Gregory Jackson as Legal Counsel for the CRA Board, in light of that, this will give us proper time to advertise to go through the hiring process to bring back to the board to get legal Counsel in place; I am recommending that Jaimon H. Perry, his Resume' is included in your packet; he has strong political background. Director Cole asked Mr. Johnson is this the same company that is part of the Monroe Property? Mr. Johnson replied, Yes, he holds the title. Director Gardner asked Mr. Johnson when this will go out to bid; Mr. Johnson replied he will start this process tomorrow. No further

questions from the Board of Directors. Chairman Washington put a motion on the floor to appoint Jaimon H. Perry/ The Perry Law Group as interim Legal Counsel; motion by Director Sconions, the motion was seconded by Director Mack; **AYE: ALL, MOTION PASSES unanimously.**

**VI. CONSENT AGENDA**

**A. Approval of TOECRA B.O.D. December 10, 2019 Special Session Minutes.**

**B. Reaffirmation of board of directors' decisions made during the December 10, 2019 Special Session Meeting due to recording malfunction.**

Mr. Johnson stated that item (B) was added just as a back-up to statute language just to re-affirm all the actions that were taken during the 12/20/2019 Special Session meeting. Motion by Director Mack, the motion was seconded by Director Sconions to approve the Consent Agenda; **AYE:** Director Sconions, Chairman Washington; Director Mack and Director Gardner; **NAYE:** Director Hopkins, Director Cole, and Chairman Daniels; **MOTION PASSES.**

**VII. OLD BUSINESS ACTION ITEMS**

**A. Approval of funding request for Positive Flow Inc.,** Motion by Director Mack, the motion was seconded by Director Sconions; Mr. Johnson, just to bring everyone up to speed, during the December 10, 2019 special session meeting; PEC and Positive Flow came before the Board requesting sponsorships; Positive Flow presented a presentation, which is included in your packet; this is a follow-up from the 12/10/2019 meeting, which no action was taken, Mr. Baruti asked for this item to come back to this Board. **Mr. Baruti:** Positive Flow has put in a request for funding for the Juneteenth Festival, last year's event according to everyone was amazing, by coming in and getting some support we are confident that this year's event will be greater. Chairman Washington asked Mr. Baruti will he be doing other events? Mr. Baruti replied YES, he presented two (2) packages, but he narrowed it down to just the Juneteenth event, we felt the community would feel more confident once we completed the Juneteenth event. **Mr. Johnson:** one of the major things as far as events, we have to consider bringing people into the Community, last year, this event brought in new people to the Community; the CRA Plan calls for doing these types of events for the Town, and I recommend that the board approves this. **Director Cole:** I enjoyed the event last year; we have Martin Luther King,

and Founder's Day, those are Town functions; we raise these funds. I'm not sure what the cost was last year to put on the Juneteenth event, it came out good, I can not support this, has nothing to do with the person. We have other obligations that we need to do of building this community; a structure of growth. We have three (3) seniors right now trying to figure out how to get their roof fixed, I can't support giving funds for this event. Vice Chairman Daniels asked Mr. Baruti how much did the Juneteenth event cost last year? Mr. Baruti replied; around \$10,000. Director Sconions; Positive Flow does more than just the Juneteenth Event; they have done 5K runs; tutoring for the children without asking for any assistance, they have been working and working for the community; I think Juneteenth is one that we should celebrate; I don't see a problem with this because they give back to the community. **Director Mack**; according to everything that is in front of me this will be entertaining to the community, and everything is broken down; I understand what Director Cole mentioned earlier about things in the community that need to be done. There are programs associated with this that they could get things done if they applied for it. Director Hopkins; asked Mr. Baruti is he still going into the schools; Mr. Baruti replied no, we are not in the schools the way we were initially, one of the things we did was expanded our program, we still have our outreach program that we did with the Boys & Girls Program, and with construction had to be put on hold. With that program we had close to 218 children; this program was once a month on a Saturday evening. Mayor Cole stated that we have the neighborhood for families in Eatonville that have organizations for people that need help daily, we can't do everything for everyone. For the last 30 years EKO is at the schools every day we have never asked for money from the Town, I go out and raise it. Director Cole stated that we need to put a program together, we can't pick and choose who we give funds to. **Vice Chairman Daniels**; asked Mr. Baruti did he have the Jazz B-Que in November? Mr. Baruti replied, no we did not; this was presented prior to and then when it appeared as though it was going to be a delay; the intention was to bring this request to the Board in 2019. Motion by Director Mack, the motion was seconded by Director Sconions; **AYE:** Director Hopkins, Director Sconions, Chairman Washington, Director Mack, and Director Gardner; **NAYE:** Director Cole, and Vice Chairman; **MOTION PASSES.**

## VIII. NEW BUSINESS ACTION ITEMS

**Approval of Resolution #2020-1 Attorney Client Privileges. PREAMBLE READ BY TOWN CLERK- A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) WAIVING ATTORNEY CLIENT PRIVILEGES FOR FORMER GENERAL COUNSEL ATTORNEY GREGORY A. JACKSON, ESQ FOR THE PURPOSE OF DEPOSITION AND FLORIDA BAR REVIEW, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Mr. Johnson stated that we will be seeking depositions of several individuals that was identified to me by the Attorney, one of which is Mr. Jackson because of certain things that Mr. Jackson had done regarding the Brishaun Enterprise litigation. Brishaun enterprises filed a lawsuit September 2019, to this date the Agency nor any CRA individual been served. In a lot of correspondence Mr. Jackson made certain statements. We just want to get a clearer understand of everything Mr. Jackson may or may not have done while serving as our Counsel but not actually the attorney representing the CRA Board. The only way this can happen is the Board has to waive the attorney client privilege with him, to be able to depose him. Director Cole asked Mr. Johnson who put this resolution together since we have no legal representation. Mr. Johnson replied he put the Resolution together based upon what Mr. Mosely asked me to. Motion by Director Mack, the motion was seconded by Director Gardner. Director Cole stated for the record that since we have no legal representation here tonight and during the 12/10/2019 Special Meeting the Bylaws were suspended; I don't want to vote on something that legal is not giving me clear representation on. **AYE:** Director Sconions, Chairman Washington, Director Mack, and Director Gardner; **NAYE:** Director Hopkins, Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

**A. Approval of Resolution #2020-2 Awarding Banking RFP.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) AWARDING THE BANKING RFP TO TD BANK AND AUTHORIZING TRANSFER OF TRUST ACCOUNT TO TD BANK; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated that an RFP process was performed, members of the committee that made the recommendation were me, Attorney Jackson, Katrina Gibson, Finance Director and Paula Bradshaw, banking representative. This recommendation was made at the 12/10/2019 Special Session Workshop; Mr. Wess is the Regional Vice President,

and Mr. Ledbetter did the presentation. Three (3) Banks applied, Colonial Bank, TD Bank and a bank in Winter Park that only submitted a letter; Colonial Bank chose not to do their presentation; TD Bank was clearly the best option. No questions from the Board members. Motion by Director Mack, the motion was seconded by Director Sconions; **AYE: ALL, MOTION PASSES.**

**B. Approval of Resolution #2020-3 Ratification of Administrative Actions pertaining to Orange County Comptroller Finding #1.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) ADDRESSING THE ORANGE COUNTY FINDING #1; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated that the controllers report was utilized at the December court hearing prior to becoming an official document of the comptroller's office. Vice Chairman Daniels asked Mr. Johnson what he is asking for with this Resolution? Mr. Johnson replied we are asking the board to ratify all the actions that were taken so we are consistent with the policy and procedure manual. Motion by Director Mack, the motion was seconded by Director Sconions, **AYE:** Director Sconions, Chairman Washington, Director Mack, and Director Gardner; **NAYE:** Director Hopkins, Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

**C. Approval of Resolution #2020-4 Ratification of Administrative Actions pertaining to Orange County Comptroller Finding #2.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) ADDRESSING THE ORANGE COUNTY FINDING #2; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated the comptrollers assertion that we only applied the CRA policy to this particular action of the stipends to were provide to four (4) Eatonville employees; I disagree with the disbursements of the funds, 1099 should have been issued, not through payroll system. The \$500 disbursements have been given back to the Town. Motion by Director Sconions, the motion was seconded by Director Mack; Vice Chairman Daniels stated in the report the move was not only a violation of the agencies policies but also State Law which prohibits gratuity on past services, it was under the assumption that these particular employees were not compensated properly for the years of service. Director Sconions stated when the CRA Board voted on these funds, this was for work by these employees performed for the CRA; the stipend was done by Mr. Johnson, and Mrs. Gibson should have issued 1099's to

each individual. **AYE:** Director Sconions, Chairman Washington, Director Mack, and Director Gardner, **NAYE:** Director Hopkins, Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

**D. Approval of Resolution #2020-5 Ratification of Administrative Actions pertaining to Orange County Comptroller Finding #3.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) ADDRESSING THE ORANGE COUNTY FINDING #3, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. **Mr. Johnson:** This Resolution is authoring Administration the prepare a piggy-back policy which was recommended to me by the comptroller's office, to piggyback on Orange County's vendors list do that we will not run into this issue again. Rhodes and Brito are vendors of Orange County and the Comptroller's office. This policy will be presented to the Board for the February meeting, authorization to address finding #3. Motion by Director Sconions, the motion was seconded by Director Mack. **AYE:** Director Sconions, Hopkins, Mack, Gardner, and Vice Chairman Daniels; **NAYE:** Director Cole. **MOTION PASSES.**

**E. Approval of Resolution #2020-6 Requesting O.C. Comptroller Compliance Review.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) REQUESTING THE ORANGE COUNTY COMPTROLLERS OFFICE TO REVIEW FOR COMPLIANCE ISSUES OF CONCERN, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated there was some conflict with Mr. Dawkins to look at the issues that were asked of him there was no formal request by the Board to review those documents; the comptroller is truly not engaged in the politics of Eatonville, they want to cherry pick which documents they wanted to review, I am asking this board to have them look at all documents. Motion by Director Mack, the motion was seconded by Director Sconions; **AYE: Director Hopkins, Sconions, Mack, Gardner, Chairman Washington, and Vice Chairman Daniels; NAYE: Director Cole; MOTION PASSES.**

**F. Approval of Resolution #2020-7 Approval of CPH Proposals/501 Monroe Avenue.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) UNDER CONTINUING SERVICE OF THE

TOWN OF EATONVILLE AUTHORIZE APPROVAL OF CPH DUE DILIGENCE REPORT DEVELOPMENT FOR THE 501 MONROE AVENUE PROPERTY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated this item is being brought before the board; CPH is engineering firm for the Town, we are allowed continuing services since they are an agent for the Town to use their services, this is why there are no multiple bids, they want to provide these services due diligence. Director Cole stated this board never approved this. Director Sconions asked is this just for the survey or something else? Mr. Johnson stated this is for the survey and data collection that must be done. The sell of the property will be subject to the appraisal. Director Sconions stated she is not comfortable with this right now. Mr. Johnson asked the board members is there additional information he can get them; Director Sconions would request this item be tabled, I need to do more research. **TABLED.**

## **IX. BOARD OF DIRECTORS REPORT**

**DIRECTOR HOPKINS-** with the reports and findings on the audit report and some of the things that the Attorney stated that this was not political; this just makes me a little Leary not of the comptroller's office, but I would hope that we would do everything that we can not to find ourselves in this situation again. We need to be mindful of the report from Mr. Diamonds office.

**DIRECTOR GARDNER-** NO REPORT

**DIRECTOR MACK-** appreciate Attorney Dean Mosley addressing this board tonight, giving clarity on the status of the lawsuit that is in place and with the two (2) injunctions; hopefully we can get to the bottom of this situation. Just to reiterate on the partnership with positive flow that we granted tonight, I think its vital that we help support some of the non-profits in the Town, especially putting on events. Happy that the Perry Law Group will be representing the CRA Board until we can get permanent legal representation. Also, thank you Mr. Johnson was getting this Agenda together, to move forward with position things for this community. With the property on Monroe Avenue, I would rather see the Town buy this property and take the chance to develop it, something that would be prosperous for this community.

**VICE CHAIRMAN DANIELS-** going to take the word from the Comptrollers that State laws were violated of the issues with that audit report.

**DIRECTOR COLE-** asked to get a copy of the Resolutions on how much residents receive for repairs, I looked at the other resolutions, and it doesn't give an amount.

**CHAIRMAN WASHINGTON- NO REPORT**

**DIRECTOR SCONIONS-** there are other areas that the Comptroller needs to look at, I think I need to go speak with him and ask him to be back at least two (2) years to look at some things that have been done. We don't need to nit pick on what we do right or wrong, one item we did not do wrong with payment to employees, finance department did this themselves, once we approve something and you do it, not the best way for you but the best way for the board. We need to be sure of what we are doing and not always trying to play the blame game on someone else. Director Cole spoke a little while ago about some residents needing roofs, I know we are not able to do a complete roof on any house; I have been told by some people that the program is not in affect right now; maybe a flyer needs to go out to the residents that the program is still in effect.

**X. ADMINISTRATIVE REPORT- Mr. Johnson-** thank Ms. Reese for her efforts on working to help the Town get the main street designation; we still waiting to hear back from Director Cole regarding the attending the 1/25/2020 leadership meeting. Director Cole replied he will be attending the World Conference of Mayors event at that time; this was a prior commitment. Mr. Johnson stated that the press release came out Friday from the State Attorney's Office, we are officially a Mainstreet Designation, this is a great accomplishment for this Agency. I have forwarded to each of you information regarding the business luncheon to be held on 2/19/2020; from 11:00-2:00 PM.

**XI. MOTION FOR ADJOURNMENT- 7:27 PM**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**