



COMMUNITY REDEVELOPMENT AGENCY
MINUTES
MAY 19, 2020
ZOOM MEETING
5:30 P.M.

MEMBERS PRESENT: Chairman **Theo Washington**, Vice Chairman **Rodney Daniels**, Director **Angie Gardner**, Director **Tarus Mack**, Director **Brent Gardner**, Director **Eddie Cole**, and Director Hopkins, **Clarese Hopkins (mic not working)**.

Also, in attendance: Michael Johnson, **Consultant**, Cathlene Williams, **Town Clerk**, Attorney **Jaimon Perry**, **Paula Bradshaw**, and **Brian Clarke**.

Chairman Washington called the CRA Meeting to order at 5:58 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

- A. Review of April 2020 Financial Statements.**
- B. 2019 Audit Update (LF Harris & Associates).**
- C. Grill Fund Grant Update.**

IV. PUBLIC COMMENTS- NONE

V. ADMINISTRATIVE/BOARD OF DIRECTORS DECISION

- A. Approval of Resolution #2020-24 Approving the purchase of blighted properties located at 139 People Street. (Consistent w/ Resolution 201707).** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOE) BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR, CHAIRMAN AND CRA ATTORNEY TO CONDUCT THE PURCHASE OF PROPERTY LOCATED AT 139 PEOPLE STREET TO INCLUDE PREPARING TITLE WORK TO COMPLETE THE TRANSACTION; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. Motion by Director Mack, the motion was seconded by Director Gardner, Director Cole stated that he is for this project, but not with the asking price of \$65,000, I could gladly go with starting the negotiations at around

\$40,000, as of purchasing land, that is one thing, to start off at \$65,000 in a residential area; I have a grave concern of being a good steward with money. Mr. Johnson replied to Director Coles' concerns; we can start the negotiations out at the \$40,000 as you have asked, we will do this in writing and forward this to you. Director Cole asked would the Resolution be changed to show \$40,000 versus the \$65,000; Mr. Johnson replied the cap would be \$65,000. Director Cole stated he would like for it to be capped at \$40,000, the appraisal may come in lower than the \$40,000, they would still make a profit of \$9,000. Councilman Mack responded to be fair we should cap it at \$50,000. Chairman Washington stated there are two (2) lots in that property, we can negotiate those lots. **ROLL CALL VOTE:** Director Angie Gardner; **AYE:** Director Tarus Mack; **AYE:** Director Brent Gardner; **AYE:** Vice Chairman Daniels; **AYE;** Chairman Washington; **AYE:** Director Cole; **NAYE:** **MOTION PASSES. (5-1).** Director Hopkins not present for voting.

VI. CONSENT AGENDA

A. Approval of April 21, 2020 Minutes. Motion by Director Mack, the motion was seconded by Director Gardner; **AYE: ALL, MOTION PASSES.**

VII. OLD BUSINESS ACTION ITEMS

VIII. NEW BUSINESS ACTION ITEMS

IX. BOARD OF DIRECTORS REPORT

Vice Chairman Daniels- NO REPORT

Director Brent Gardner- NO REPORT

Director Mack- since we have so many blighted areas in the Town, and if we ever get an opportunity as the CRA to purchase these properties, I think we need to take advantage of this, especially if its negotiable for us and affordable to do, we can't sit here and allow people to come in this Town and buy up these properties.

Director Cole- non-legible on paperwork, need to increase the font; I see new groups that are doing painting, can I get some information on the elevated painting on Mr. Edward Pitts. What is 3-D Development? Mr. Johnson replied, that is Marlo Dickins that is doing the work, they are not the contractor, they are doing the work for the contractor. Mr. Johnson built some homes on Clark & Eaton Street; these would not be considered affordable homes now. Mr. Johnson stated he would recommend the board present a strong rental policy to prevent absentee homeowners to rent property to just anybody. There are some real problems in the Town with rentals in the Town.

Director Angela Gardner- want to thank all the CRA staff for meeting with me, truly knowledgeable, and professional. Thank you, Director Johnson, for that Grant, although we did not get it, just completing it starts a new trend and to strengthen our grant writing ability. If houses are increasing, that means the value of the land is increasing, so that kind of tells us that the value of that lot could be around \$30,000 each, so going up to \$65,000 we may have to be close to that, hopefully we don't have to pay that much.

Attorney Perry- there was a question asked a meeting ago, Board member Gardner if there are issues with, she and her husband being on the Board. There is an Attorney General opinion; there is no violation, as long as they abide by the sunshine act, not discussing items together

X. ADMINISTRATIVE REPORT- Mr. Johnson- we will go back and revisit the Monroe Avenue property; the property next to Ms. St. Julien, we have reached out to the owner regarding purchasing that property; we are also looking at the Spenser property; this is a more difficult process to try to navigate. Director Cole and I had a conversation about the boxy park concept, looking to see how we can pull some property together to create an Eaton walk concept. Everyone is welcome to meet the new employees at the CRA.

XI. MOTION FOR ADJOURNMENT- 6:18 PM

RESPECTFULLY SUBMITTED BY

Cathlene Williams, Town Clerk