



COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
**JUNE 16, 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, **Director**, Cathlene Williams, **Town Clerk**, **Attorney Jaimon Perry**, **Paula Bradshaw**, and **Brian Clarke**.

Chairman Washington called the CRA Meeting to order at 5:49 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 May 2020 Financial Statements. PAULA BRADSHAW:** We are finalizing the CRA Audit for 2019; Executive Director Mr. Johnson and I will have a follow-up meeting with Mr. Harris on Thursday afternoon; all documentation should be submitted so we can finalize the CRA's part of the Audit. In your Agenda packet is the Town's Sun trust account; balance of \$239,000 has now been transferred to the TD Bank account, for the month of May, nothing exciting a lot going on, our beginning balance is \$770,784.00, with an ending balance of \$743,262.00, you will find all supporting documents and details in your packets. Director Cole asked Ms. Bradshaw will the \$239,000 be added to the \$743,262.00 balance? Ms. Bradshaw replied yes but will not reflect in the May account balances. Director Mack asked Ms. Bradshaw are these the only funds that have been transferred to the CRA? Ms. Bradshaw replied YES, the amount that was deposited on June 5<sup>th</sup>, and the account total for the month of May, there should be no funds in the SunTrust account at this point. Director Mack asked Ms. Bradshaw has the funds for the Planning Director and Code Enforcement Officer been transferred? Ms. Bradshaw replied NO.

**IV. PUBLIC COMMENTS- NONE**

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

**VI. CONSENT AGENDA**

A. Approval of May 19, 2020 Minutes.

B. Approval of June 2, 2020 Special Session Meeting Minutes.

Motion by Director Mack, the motion was seconded by Director Gardner, to approve the Consent Agenda; **AYE: ALL, MOTION PASSES.**

**VII. OLD BUSINESS ACTION ITEMS**

**VIII. NEW BUSINESS ACTION ITEMS**

- A.** Approval of Resolution #2020-26 authorizing “Invitation to Negotiate” Design/Build of Denton Johnson Park. **A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR THE AUTHORITY FOR THE ISSUANCE OF A “INVITATION TO NEGOTIATE” REQUEST FOR THE DESIGN BUILD OF DENTON JOHNSON PARK, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Continuation of the Master Plan in process; this has been broken down in two (2) phases, necessary to start moving forward with the new community center design first; this is one of the projects; 1 A, 1B, and 1C, that are all in this RFP, we will bid out the whole design build process and break it up in stages after that point based upon the layout that has been provided. Director Cole stated this should have been discussed during workshop, we are putting the cart before the horse. The Boys and Girls Club just added about 20,000 square feet on their building; it was never the intentions in my plan to have two (2) community centers beside each other. When we get the land from the school board, it was our vision to see from College Street where the library is to the Denton Johnson Center, this will be a safe village for all our kids. I don’t know if it’s a good solution for the Town to have two (2) Community Centers sitting next to each other, the Denton Johnson Center would be like the Winter Park Civic Center, for all major events; an all events center. Are we doing this design with all property or some that we hope to get in Eatonville? Mr. Johnson replied, on page four (4) of the Resolution, top paragraph language is in there that talks about Events, it is a Events Center to do the things that you have talked about Director Cole, it is pulling away from the Community Center, the Town needs upgrade rental space, the proposed area for this building is property owned by the Town. Also, when this Events Center is designed, it will address parking on a new scale other than the existing parking. Director Mack commented that he does not confer with Director Cole relating to the two (2) centers sitting next to each other. This would be beneficial as a sports perspective, it can open doors for the Town to generate more revenue, this would be beneficial for the Town to have an Events Center. Chairman Washington reiterated that this will be an Events Center, not a gymnasium, in reference to the comments from Director Cole, we definitely need a facility on College Avenue, I will be supporting that facility, the Town does not have anything to do with the Boys and Girls Club. Director Angie Gardner asked where are the funds coming from, has this been determined? Mr. Johnson replied, we have identified at least three (3) sources. Vice Chairman Daniels stated that when the previous Administration of the CRA wanted to do a Veterans Memorial Garden, as I am looking at page three (3) of this potential plan; were the previous plans ever considered, since we had participation from

the American Legion; we had a presentation on how the Veterans Memorial Garden would look; is it your plan to have two (2) Veterans Memorial Garden, nothing was ever mentioned until now that I see it in Phase 3? Mr. Johnson replied; members from the Advisory Board and the CRA board took a tour, to still honor the direction of the Board, included in this Master Plan similar to a City that we visited during the tour, they were quite pleased with it. I just wanted to ensure we honored the boards decision of having a Veterans Memorial Garden and included in this Plan. Vice Chairman Daniels stated that this Board should have been given an option on where they wanted the Veterans Garden. Vice Chairman Daniels stated the Chairman Washington to have at the next CRA meeting put on the Agenda the original plans and if the CRA can go forward with placing the Veterans Butterfly Garden on Eaton like previously discussed. Chairman Washington replied he has no problem with doing this. **PREAMBLE READ BY TOWN CLERK** Motion by Director Mack, the motion was seconded by Director Brent Gardner, **AYE:** Director Cole, Director Mack, Director, Brent Gardner, Director Hopkins, Chairman Washington, and Director Angie Gardner; **NAYE:** Vice Chairman Daniels; **MOTION PASSES.**

- B. Approval of Resolution #2020-27** Authorizing Request of Proposal for Nexus and Feasibility Study for Affordable Housing Linkage Fee. Mr. Johnson stated that although not statutorily required, but to ensure no litigation or opposition, its in our best interest to have a feasibility study for the linkage fee; the Ordinance has already been adopted, I would also ask the CRA Chairman and the Mayor to suspend the Ordinance, until the NEXUS Feasibility study is completed, just need to put this policy in place, just in case we are challenged. Director Cole stated that it was brought to our attention about the feasibility study as read into the records: On September 6, 2019, letter from the Towns Planner Mr. James Benderson; Mayor whenever we can implement policies that promote affordable housing is a great thing; in reference to the affordable housing linkage fee it appears we are missing some of the necessary steps such as the Nexus and Feasibility Study with an Implementation Plan Legal can confirm, I would think that would be applicable prior to the adoption of such a policy, the linkage fees are legal and have been upheld in federal and state governance, I would ask that legal weigh in on this step prior to the Ordinance being adopted, we also need legal to provide implications of HB 7-103, it is my understanding that a lot of the proposed fees are under double scrutiny due to the new legislation, I would also evaluate the details of funding of this source purpose and where the money will be deposited, possibly a restricted Town fund. I recommend if we are going to do this study; the affordable housing element, we should just do a full impact fee study; with that in mind; I had Mr. Benderson to forward this information to legal. On September 12, 2019, it was sent to Attorney Morrell, and Town Clerk Ms. Cathy Williams. This was not approved until 12/2019, the second reading was in 4/2020. I think the Ordinance should be repealed and brought back, I don't think Eatonville is ready for this right now. Mr.

Johnson stated there is no cost for the study, just need to put it on demand star. **PREAMBLE READ BY TOWN CLERK A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR THE AUTHORITY FOR THE ISSUANCE OF A REQUEST FOR PROPOSAL (RFP) FOR NEXUS AND FEASIBILITY STUDY FOR AFFORDABLE HOUSING LINKAGE FEE, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.** Chairman Washington put a motion on the floor to approve Resolution 220-27; motion by Director Cole, the motion was seconded by Director Mack, Attorney Perry stated he spoke with Mr. Johnson about this, that he just wants to ensure that there is a draft and professional services agreement; language in the Resolution that needs to be removed; the specific proposals is going to come from the actual participant; the draft should not be included in the Resolution; page 14 of 19. **AYE: ALL, MOTION PASSES.**

- C. **Approval of Resolution #2020-28** Approving Funding Request from PEC “Grown Our Own” Program. **PREAMBLE READ BY TOWN CLERK A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS SUPPORTING THE “GROW OUR OWN” PROGRAM AS PRESENTED BY P.E.C., PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Motion by Director Mack, the motion was seconded by Director Brent Gardner. Director Angie Gardner stated she is not sold on the \$25,000, I support the historical value in this; as well as the participants will have to be from Eatonville, I am about them having more money; \$25,000 just seems like a lot of money in comparison to our budget. I can see \$12,500 instead of 20 total participants; 10. Director Mack stated he wants to do what’s fair also, anytime that we can save money if it’s going to a great program, I don’t see a need to hold back on the \$25,000 that’s what the money is there for, but we must make smart decisions and spend it wisely; I think this program would be beneficial for this community. These dollars are being leveraged through Orange County also, so is an investment to show that we are a-part of the Zora Festival as a whole, as stated by Mr. Johnson. Director Hopkins concur with Director Angie Gardner, with the fees that they are going to charge for the tours, maybe they should re-evaluate that and we come up with a lesser amount, \$25,000 is a lot. Director Cole concurs with Director Angie Gardner and Director Hopkins, for me to be able to support that; all of these participants that we say homegrown, I think the Resolution should include, everyone that is hired have to be a resident of the Town of Eatonville; and I can support \$12,500. Mr. Johnson replied this language should be added to Section 3 of the Resolution. That all non-professional stipend receivers must be residents of the Town of Eatonville. Mr. Johnson asked Director Angie Gardner would she consider allocating those funds to a 50% level initially, and then Ms. Nathiri comes back to the board, and make an assessment on the additional funds? Do

want to use the term up to or 50%? I would say \$12,500 now and then if the economy suggests more the comeback for the other half. Director Mack withdrew his motion, Director Brent Gardner withdrew his second to the original motion. Motion by Director Cole, the motion was seconded by Director Mack to approve the Resolution with the recommended changes; **ROLL CALL VOTE:** Director Brent Gardner, Director Mack; **AYE:** Director Angie Gardner; **AYE:** Director Cole; **AYE:** Vice Chairman Daniels; **NAYE:** Director Hopkins; **AYE;** Chairman Washington, **AYE: MOTION PASSES.**

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

**Vice Chairman Daniels-** asked the Chairman to send him an email regarding his concerns; if we don't have the Juneteenth celebration this fiscal year, do they give the money back or does it roll over to next year; you can respond by email. I also had a conversation with the Auditors, there is a discrepancy on the \$70,000 loan; was it given to the Town on the behalf of the CRA, not sure what these funds were for, so Chairman if you can get me this information; thought this was going to be discussed tonight, Auditors want to get this situation taken care of.

**Director Hopkins- NO REPORT**

**Director Brent Gardner- NO REPORT**

**Director Mack- NO REPORT**

**Director Cole-** On the Juneteenth, received a letter, concerns of COVID, there will be 6 taking place this Friday, throughout the County and in Seminole. Gary Williams Jr., doing a tremendous job in Orlando, they still want to do something in Eatonville for the Juneteenth Celebration, I just want to give the CRA Board this information. I do have a concern that we get money from an organization through Orange County, right now we still have \$10,000 that is out there, I would like for us to be able to see within an account or something that shows these funds are still there. Mr. Johnson stated he does not think this request is unreasonable, all this happen before COVID-19, I would be leary about mass gatherings at this point.

**Director Angela Gardner- NO REPORT**

**Attorney Perry- NO REPORT**

**ADMINISTRATIVE REPORT- Mr. Johnson-** we will be having meetings with the community and to have the board sit in on these meetings and get recommendations to the Town Council to amend the plan.

## **X. MOTION FOR ADJOURNMENT- 6:50 PM**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**