



COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
MINUTES  
FEBRUARY 21, 2017  
5:30 P.M.

**PRESENT:** Chairman Eddie Cole, Director, Angela Thomas, Director Theo Washington, Director Rodney Daniels; Director, Brent Gardner, and Director, Marilyn Davis-Sconlons. **Also In attendance:** CRA Attorney Greg Jackson, and Cathlene Williams, Town Clerk. **ABSENT:** Vice Chairman Donovan Williams.

Chairman Cole called the CRA Meeting to order at 5:30 PM; Director Daniels led the Prayer followed by the Pledge of Allegiance.

- I. CALL TO ORDER AND VERIFICATION OF QUORUM**
- II. INVOCATION & PLEDGE OF ALLEGIANCE**
- III. PRESENTATIONS**
  
- IV. OLD BUSINESS**
- V. CONSENT AGENDA**

Director Cole asked the Board members of any objections to move numbers 2 and 3 to the CRA Decision; board members agreed to move numbers 2 and 3.

- 1. Approval of January 17, 2017 CRA Minutes.** Motion by Directors Danieles, the motion was seconded by Director Thomas to approve the January 17, 2017 CRA Minutes and with numbers 2 and 3 being moved to CRA Decision; **AYE ALL, MOTION PASSES.**
  
- 2. Consideration of the approval of Resolution #2017-1, approving a loan in the amount of \$277,000.00 to Eatonville Holdings, Inc. MOVED TO CRA DECISION.** Director Cole indicated that all paper work that has been submitted to the CRA Board regarding this item has been given by Mr. Grant, it was not submitted by the Town of Eatonville. Chairman Cole asked Mayor Grant to address CRA Board regarding this agenda item. Mayor Grant explained that he is the principle owner of Eatonville Holdings, Inc.; formerly known as Ben

Smith Motel. In March of 2016, Judge Rodriguez decided to appoint a curator by the name of Jane Carey to oversee my Corporation, Inc., over my attorney's objection, it took 7 months for myself and my legal team to have the judge recused, we felt he was in clear violation of the Florida Statute and the Constitution of the State of Florida. In November, 2016 Judge Harris reinstated me effective immediately once she heard this. During this transition, the curator had a responsibility to protect the assets, there are no records to show that she ever made any attempts to refinance or extend the mortgage, then I found myself in a foreclosure lawsuit with the mortgage holder of Legacy, which I believe is a subsidiary of Macedonia Church, they filed foreclosure actions in August 1, 2016. We have made every effort through emails to get a pay-off amount, to this date; we have not received a pay-off amount. I am standing here today, I have investors that were willing to secure this loan; however, in consulting with my Attorney it's irrelevant what the pay-off is, I will pay the difference between the \$277,000 and what that pay-off is out of pocket. The interest that I would be paying would be three (3) times in one year what the CRA has received in the last 20 years on the funds holding. I have supplied the CRA Attorney with all the documents. Director Thomas asked Mayor Grant did he complete a credit application; Mayor Grant replied No, this particular mortgage is secured by the value of the property. Also what is the appraised value of the property was income verified, verification of mortgage; the title for the property, as asked by Director Thomas. Mayor Grant stated these are valid questions from Director Thomas, I will withdraw the request, I want the board to be comfortable with all concerns; I think this is a win, win for the Town of Eatonville as well as myself. Give you time to talk it over the CRA Director and out things in place; this was never intended to be a negative, you will make money from me in interest; the last thing I want to do is be political, and for this to be viewed as something negative in my approach. Director Sconions stated that all the questions that Director Thomas is asking are valid questions; we need to hear from the CRA Director on the approach to this, and put together process and procedures for this type of loan, need to make sure everything is in place. Director Washington stated that we need to put policies in place for this type of request, so when we come here, the Attorney has already seen it, I think it would be good for the Town, but we need to make sure procedures are in place. Director Sconions asked are we going to schedule a certain time, or will this come back to the next regular CRA meeting. Chairman Cole replied once the Attorney and the CRA Director have reviewed this, and made their recommendation; Ms. Williams will poll the Board members. Attorney Jackson stated that in speaking with Mr. Benderson, he would like to come up with a policy and procedure first; then I will review it; once this is completed we will meet with Mr. Grant to go through this policy; with all this it would take about 3-4 week process. This Item was **TABLED.**

3. **Approval of Lease Agreement with the Town of Eatonville and the Community Redevelopment Agency, 370 E. Kennedy Boulevard. MOVED TO CRA DECISION.** In reviewing the Agreement, I noticed that all repairs will be done by the tenant; there are quite a few repairs that need to be completed in this building. Chairman Cole indicated that the repairs have been completed as well as the roof. Attorney Jackson responded that the tenant would be responsible for all the repairs that take place after this point. The Historic Preservation Board would still be housed in the CRA Building. Is the lease for a one (1) year period as asked by Director Sconions, and answered by Chairman Cole, yes one year. No further questions. Motion by Director Gardner, and seconded by Director Daniels; **AYE; ALL MOTION PASSES.**

#### **VI. DIRECTORS DECISION**

- VII. INTRODUCTION OF STAFF- Introduction of James Benderson, CRA Director,** happy and excited to be here, there are some thing we need to start making a process for residents and business owners to apply for assistance in programs. With the current application that we tabled, when we are looking at this sort of application, we need to ensure it falls within our budget; we will set a detail on how much a person can apply for, that way it gives the Board a better way to make a decision and recommendation. Mr. Benderson Indicated to the Board members that he will be contacting individually on a regular basis to keep the communication lines open, and that we are on the same page.

#### **VIII. BOARD OF DIRECTORS REPORT**

**Director Washington;** want to ensure that we get these policies and procedures In place, and the Attorney has reviewed

**Director Sconions; NO REPORT**

**Director Thomas; NO REPORT**

**Director Gardner; NO REPORT**

**Director Daniels;** Welcome Mr. Benderson, looking forward to working with you

**Attorney Jackson:** over the past several years, the CRA's have come under some scrutiny in regards to the way they are spending monies and funds on various projects. Most CRA's are not going by the true intent of Chapter 163. I will be providing the board with up to date on time information as it relates to CRA and making sure Mr. Benderson and myself remain full engaged in the Intent of CRA's.

#### **IX. CITIZENS PARTICIPATION**

**Maye St. Julien-** Welcome Mr. Benderson, as a resident always want to know what is going on with the Town; there is so much that we want, and need to do.

**X. ADJOURNMENT-** Meeting adjourned at 6:19 PM.

**RESPECTFULLY SUBMITTED BY**  
**Cathlene Williams, Town Clerk**