



COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
MINUTES  
APRIL 18, 2017  
5:30 P.M.

**PRESENT:** Chairman Eddie Cole, Vice Chairman, Donovan Williams, Director Tarus Mack, Director Rodney Daniels; Director; Brent Gardner, and Director, Theo Washington. **Also in attendance:** CRA Attorney Greg Jackson, CRA Director, James Benderson, and Cathlene Williams, Town Clerk. **ABSENT:** Director Marilyn Davis Sconions.

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

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

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. MINUTES**

- A. Approval of March 21, 2017 CRA Minutes.** Motion by Director Daniels to approve the minutes; the motion was seconded by Director Gardner; **AYE: ALL, MOTION PASSES.**

**V. CONSENT AGENDA**

- A. CRA-Resolution-17-02 CRA Program Application Process.** Mr. Benderson indicated to the Board, the information provided in the packet was a draft; now you have before has been modified by the CRA Attorney review and input. Attorney Jackson indicated that as an attachment to the Agreement can be incorporated with the application, which will cover all aspects of the application process. Motion by Director Daniels, the motion was seconded by Director Washington to approve the Consent Agenda; **AYE: ALL, MOTION PASSES.**

**VI. NEW BUSINESS**

## **a. Board of Directors Report**

**Director Washington;** are we looking at other avenues to development the School Board property, if the developer does not come through? Chairman Cole indicated this is not a CRA issue, we will need to discuss during our regular Town Council meeting.

**Vice Chairman Williams;** based on what Director Washington's concerns, shouldn't CRA be a part of this process in the event the developer that has been awarded this project can't come through with their due diligence to purchase the property. Chairman Cole replied at this point they are in negotiations with Host Dime; they may want to shift their retention pond to another location, this does not have anything to do with the delay; the School Board approved the extension. Vice Chairman Williams asked if there are any measures in place other than the property being developed, or is there anything they put in for; i.e., a recreation center. Chairman Cole replied the recreation center is already something they are talking about for whoever develops the property.

**Director Daniels;** for preventive of future occurrences of slum and blighted areas, in the land acquisition, and demolition which is 4.17; they will be vital for me for the future; also this' great job to Mr. Benderson and Attorney Jackson for taking the Town in another direction.

**Director Mack;** also thank you to Mr. Benderson, we are going in a positive direction in getting things done; as with the school board property, the school board does own it, and trying to work with us; hopefully everything will work out.

**Director Gardner;** NO REPORT

**Chairman Cole;** with land acquisition, Mr. Benderson has received phone calls that someone else is buying property in Eatonville, in neighborhoods and the vacant lots that we have; one of the things that we will go to Orange County with is; on the west side of Town we have two (2) properties; Bethune Drive and West Kennedy Boulevard; and the property on Lincoln Blvd and West Kennedy Boulevard; when Kennedy Boulevard becomes (4) lanes, we do not know what the parking is going to be; we want to start talking with Orange County if they are looking to make those municipal parking; a lot of businesses in that area does not have parking. We have a new potential business coming to Town, Zaxby's is looking at the property on the corner of Kennedy Boulevard and Edgewater Dr; this will be major for us in Eatonville; I will keep the board abreast on this.

## **b. Staff Report-**

**Mr. Benderson-** I have met with our County Commissioner; to give an update on how things are going with the CRA Board. The annual report has been

submitted as required by Orange County. I am still working on the draft of getting the bylaws completed.

**Attorney Jackson-** in regards to the CRA and what is taking place in Tallahassee in regards to the legislative session; the process is still going forward; CRA's are still very much an issue with the House as well as the Senate. Currently Florida Redevelopment Association (FRA) has a lobbyist in Tallahassee that is working to help change and ease some of the language that is taking place House Bill 13, and Senate Bill 1770. For CRA's after October 17<sup>th</sup> or 23<sup>rd</sup>, 2017, CRA's are not to take on any new projects; this language has gone away; so CRA's will not be forced out of existence. What they are saying is that CRA Boards need to have 80% of their board as the governing body; the Town's CRA Board meets those requirements. Language in the CRA Statue that has been taken out is "and including" those words seem to have little meaning. The CRA's maybe used as a bargaining chip by the Governor and the Senate; serious concessions maybe given. Chairman Cole stated we need to start getting our name; "Eatonville" out there, start marketing our name.

## **B. CITIZENS PARTICIPATION**

**Maye St. Julien:** what avenue does this Board have for citizens to get input on the CRA; citizens are not involved in the CRA at any level. I think it's important that we remember that citizens come first; the most important contact of the CRA Board members is the contact with citizens.

**Ms. Cummings:** there is street racing and rooming houses are an issue; something needs to be done, because it has been reported. There was an Advisory Board for the CRA, not sure what happen to the Board. Chairman Cole replied we will establish another CRA Advisory Board, each Director will submit a name of the person they would like to see on the Board, please submit names to Mr. Benderson or Ms. Williams, so we can get this Board established. Attorney Jackson stated that before names are submitted, he would recommend that the Bylaws are established first.

**Gladys Torres:** new resident at 124 Taylor Avenue, my sister has been here for a few years; asked Chairman Cole could she be his CRA representative; Chairman Cole replied he will let her know. The historic home on the corner of Kennedy and Taylor Avenue is an eyesore; the drag racing is an issue in the Town.

## **C. ADJOURNMENT-** Meeting adjourned at 6:18 pm.

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