



COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
MINUTES  
May 15, 2018  
5:30 P.M.

**PRESENT:** **Chairman** Eddie Cole, **Vice Chairman**, Rodney Daniels, **Director** Theo Washington, **Director** Donovan Williams; **Director** Brent Gardner; **Director** Tarus Mack, and **Director**, Marilyn Davis-Sconions (**telephone**).

**Also, in attendance:** **CRA Attorney** Greg Jackson, Cathlene Williams, **Town Clerk**, Jasmyne Reese, **Community Coordinator**, and **CRA Director**, James Benderson.

Chairman Cole called the CRA Meeting to order at 5:30 PM, Chairman Cole 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. CONSENT AGENDA**

**A. Approval of April 17, 2018 CRA Minutes.** Motion by Director Mack to approve the April 17, 2018 CRA minutes, the motion was seconded by Director Daniels; **AYE: ALL, MOTION PASSES.**

**A. Old Business**

- i. Beautification Award Guidelines.** Mr. Benderson referenced the board members to page 6 of the document; there are guidelines to be considered, there a several categories on a scale of 1-5, that each candidate will get based on these criteria will determine whom wins, the details of the guidelines are included in the packet.
- ii. Tech Business & Co-Work Space.** Keith Carr- owner of the **Technology company; 4s, also principle owner of consulting firm.** Here tonight to ask for approval from the CRA Board to bring additional Innovation to the Town of Eatonville; we feel this is an excellent opportunity

of pioneering a Town that has been a fore front for Towns across the Country, we want to bring a technology district to the Town of Eatonville. We would start with established companies that are already in business, have established revenue, the Town will also be connected with a black tech eco system that is already established. Chairman Cole asked Mr. Benderson what is the role that the Town would play? Mr. Benderson replied, the Town has the facility(the old police station); there are financial commitments out there, we are still trying to finalize the details. Director Washington asked Mr. Benderson what does the Town need to do to get the building ready? Mr. Benderson replied, the building needs the office divided into working spaces, there is parking available. Also, we have drafted an MOU between the CRA and the partners for this business, we are asking for support from the CRA for this MOU. Attorney Jackson explained that the MOU is showing good faith and interest in this company bringing their business to the Town, still terms would have to be laid out. Chairman Cole recommended that this MOU be brought back to the next CRA meeting, this will allow the Attorneys to review this document, and to ensure that all concerns from this Board are met.

## **B. New Business**

- i. Legal Representation Contract (Action).** Chairman Cole put a motion on the floor to retain the contract of Attorney Greg Jackson for legal representation, annually basis. Motion by Director Mack, the motion was seconded by Director Daniels; Director Sconions referred to the language on the contract regarding the wording of Attorney Jackson, it should read Attorney Gregory Jackson, also on the page regarding the fees; should read 10 years; also explain what additional retainer is. Attorney Jackson explained that as it stands right now, the services that I provide are if there ever comes a time that there is litigation that the CRA would want me to participate in, there would need to be a separate agreement entered for that specific litigation. No further discussion; **AYE: ALL, MOTION PASSES.**
  
- iii. USDA Grant March (Action).** Chairman Cole stated we have a Grant in the amount of \$560,000, to upgrade our main lift station; we have \$204,000 that would be a matching portion for this Grant. I don't think the Town should be in debt for this matching fund, it would be best for the Town to pay the \$204,000 loan off. I am asking this Board that we clean this debt out, there is no penalty to pay the debt off early. Motion by Director Washington, the motion was seconded by Director Mack to contribute \$100,000 for the USDA Grant; **AYE: ALL, MOTION PASSES.**
  
- iv. Project Restore (Discussion).**
- v. LandTrust (Discussion).**

## **6. DIRECTORS REPORT**

**Director Sconions-** we need to look at the homes in Eatonville that we are talking about demolishing, we need to find out the price of the homes, see how much it would cost to rehab the homes to purchase for a reasonable price; then the Town can do a rent to own plan.

**Director Williams-** about the MOU that was handed out tonight, I would have liked to receive this in a timely manner, not the night of the meeting, it was not included in my packet, keep me better informed, I have always stressed this. I like the idea of the black Tech business coming to the Town.

**Director Washington-** I am in support of the Tech business, however, the building will need to be up to date for the Tech business to move in.

**Vice Chairman Daniels-** Great job regarding the Tech presentation, Welcome.

**Director Mack-** like the idea of the Black-Tech Company, this will be beneficial to the Town. Also, on the Façade program, I think we need to make it a little more feasible to our residents, so our residents can take advantage of these opportunities, I am not in awe of the point system.

**Director Gardner-** I would still like the CRA to buy some of these homes in the Town.

**Chairman Cole-** NO REPORT

## **7. STAFF COMMENTS**

- a. Financial Summary**
- b. Properties Appraised**
- c. ULI Feedback**

## **8. PUBLIC COMMENTS-**

**Clarice Hopkins-** my family owns two (2) houses that are in the historic district, one is at 155 People Street that was burned, the family would like to have the house restored to its original state, and use it as a museum for the Town; the other one is at 550 E. Kennedy, that is my grandmothers house, this is the oldest building in Eatonville; we would like to do the same thing with this house, and use it for some type of house to use it for Eatonville, they are not sitting there as neglect.

**Edward Green-** grandchild of Katherine Alexander, here visiting, commend the board on this discussion regarding the rehab of the houses. With my grandmother's house, I would like to see this kept as a museum.

**Angie Gardner-** the fifth graders are having their ceremony on May 29<sup>th</sup>, just want to ensure that you received your invitations.

**9. ADJOURNMENT- Meeting adjourned at 6:55 PM.**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**