



COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
MINUTES
MAY 16, 2017
5:30 P.M.

PRESENT: **Chairman** Eddie Cole, **Vice Chairman**, Donovan Williams, **Director** Tarus Mack, **Director** Rodney Daniels; **Director**; Brent Gardner (arrived late; 5:50 PM), 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 5:33 PM; followed by silent Prayer and Pledge of Allegiance.

I. CALL TO ORDER AND VERIFICATION OF QUORUM

II. INVOCATION & PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. MINUTES

A. Approval of April 18, 2017 CRA Minutes. Motion by Director Daniels to approve the minutes; the motion was seconded by Director Washington; **AYE: ALL, MOTION PASSES.** Director Gardner absent during voting.

V. CONSENT AGENDA

A. CRA-Resolution-17-06 By-Laws. Mr. Benderson explained these are standard by-laws; the Resolution has a provision to add Advisory Committee Members, they would have the structural background that the CRA Board is looking for as indicated on page 11. Director Washington asked Mr. Benderson were the By-Laws previously adopted; Mr. Benderson responded he has not seen a Resolution adopting the by-laws; Chairman Cole also stated that the by-laws were drafted but never approved. Vice Chairman Williams stated that from what recalls, the CRA Board has been dealing with this issue for quite some time; also, I have brought some things to your attention of the Executive Director that needs to be addressed; i.e., the role of each Board Member, and the same for the Advisory Board; and the fiscal officer of the Agency should be separate from the Town itself; we should have our own fiscal person; for checks and balances between the two (2), I think there is a need for this. There were funds taken

from the CRA by the Town, that may or may not have been put back in the CRA Fund account; this should not have occurred; if the CRA had their own fiscal finance person this would be better managed. Vice Chairman Williams stated that if the Executive CRA Director and the Chair are going to be developing the Agenda for the CRA meetings; therefore, the Chair is doing Administrative functions, which serves a dual role. Chairman Cole replied that he does not do the Agenda, what he does is to ensure that there is an Agenda prepared for the meeting, we hired someone to do that job, this is what they do. Mr. Benderson stated to the Board that he develops the Agenda based on previous, meetings and things that need to be addressed. Vice Chairman Williams asked why the Agenda can't be provided to all board members, since they are one board, so if there is something to address, then they can be addressed, everything is a little intertwined with the Town. Attorney Jackson stated to the Board that Mr. Benderson contacts him with regards to the finance audit piece. With regards to the Board, the Town of Eatonville, like other municipalities, they have community redevelopment agencies; which is a dependent agency that depends on the Town to remain in existence, as a result of that, the joint legislative committee has determined is that the financial information for the CRA Board should be provided to the municipality, which should be included in their auditing report, so there is no separate audit reporting for the municipality; the CRA Audit should be included in the Town's Audit report. There is an advisory opinion from the Attorney General's Office; is that special district office is not included within the dual office prohibition; with regards to dual office holding; the Supreme Court has determined that it is not prohibited for individuals that are a part of dependent special districts there is not prohibition on dual office holdings.

B. CRA-Resolution-17-07 Acquisition Authorization. This item being presented is asking the Board for authorization to begin negotiations for potential property acquisitions; and that we go into an Agreement or contract; this will come back to the CRA Board as well as the Town. Vice Chairman Williams recommended that Mr. Benderson bring back to the Board a potential piece of property before entering into any Agreement, give us more than one financing method to acquire this property.

C. CRA-Resolution-17-08 Develop Eatonville Business Alliance. TABLED.

D. Replace Historic Markers. There are several markers around Town that need to be replaced, the elements have destroyed them. Vice Chairman Williams is there a cost associated with replacing these Markers; Mr. Benderson replied we have a packet, and Ms. Nathiri is here to go over the details about this request.

Motion by Director Mack to approve the Consent Agenda, with item **(C)** being tabled; the motion was seconded by Director Daniels; **AYE: ALL, MOTION PASSES.**

VI. NEW BUSINESS

a. Board of Directors Report

Vice Chairman Williams; what is the status of the School Board Property, I feel that this agency should and can do something to try to make some things happen; from my understanding, the original agreement; the School Board is not dealing with the Developer (UP). Director Cole replied that he has attended all the School Board meetings, and they have not pulled this off the table; for the record.

Director Washington; I received my Council Packet on Sunday, I didn't have time to talk with anyone, agenda items need to be discussed during the Council meetings.

Director Daniels; obviously there is a trust issue with the current Administration and this Board; if we have to get a new person over our finances, I know our finances have been compromised in the past I am in agreement with that, I do agree that we are behind, and that we need to catch up with surrounding cities.

Director Mack; Board member Williams and Washington, I think we are going in the right and positive direction, we have to learn to agree and disagree, we need to be more presentable when we are talking about business; especially regarding the School Board property.

Director Gardner; I still feel we need a CRA Advisory Board, dealing with the budget, and programs. With the property across the street, if something does happen we should have a plan in place.

Chairman Cole; NO REPORT

b. Staff Report- James Benderson- provided each member with a summary report of the last few months; will try to get this to you on a quarterly basis.

Citizen Comments: NY Nathiri- Mr. Benderson asked me to give the Board some background information on the Markers; the State of Florida paid for the markers; information presented to the Board members.

Jeffrey Wooden- I am glad that I went through this situation with Anthony Grant, he made me a stronger person, not only as a person but in business and politics, the system; the other thing, I need help on my mother's estate, I want to preserve my mother's motel and the restaurant, want to do some type of fund raiser.

Maye St. Julien- commend Mr. Brent on wanting an Advisory Board; we are a Government; Governments do not have leaders; they have officials at the top and move

down to the next level. Ms. Nathiri gave a great example on how we received the funding for the Markers.

George Williams- speed bumps on my street, appreciate if you would think very seriously about putting them on Lincoln Blvd.

E. ADJOURNMENT- Meeting adjourned at 6:28 pm.

RESPECTFULLY SUBMITTED BY

Cathlene Williams, Town Clerk