



COMMUNITY REDEVELOPMENT AGENCY
MINUTES
MAY 21, 2019
5:30 P.M.

MEMBERS PRESENT: Director Hopkins, Director Sconions, Director Cole, Chairman Washington, Vice Chairman Daniels, and, Director Gardner. **ABSENT: DIRECTOR MACK-** (Daughters Graduation). **Also, in attendance: CRA Attorney** Greg Jackson, Cathlene Williams, **Town Clerk,** Joseph Jenkins, **Deputy,** and Jasmyne Reese, **Community Coordinator.**

Chairman Washington called the CRA Meeting to order at 5:30 PM, followed by silent Prayer and the Pledge of Allegiance.

- I. CALL TO ORDER AND VERIFICATION OF QUORUM**
- II. INVOCATION & PLEDGE OF ALLEGIANCE**
- III. Approval of the April 16, 2019 CRA Minutes**-Motion by Director Cole, the motion was seconded by Director Sconions to approve the minutes; **AYE: ALL, MOTION PASSES.**
- IV. OLD BUSINESS**
 - i. Beautiful Yard Award June 2019- Jasmyne Reese- Gary** Hammonds, Katherine Street.
 - ii. 421 Campusview Drive, Façade Grant (Action). Ms. Cummings-** Chairman Washington stated that regarding the Façade Grants, all paperwork outlining the work to be done, the name of the applicant should be included in the packets. Ms. Reese stated this information can be provided, one of the requirements is that the property is homestead. Director Cole recommended that a summary sheet be included with the information for the applicant. Ms. Cummings repairs include; new paint, rotten wood replaced. Director Sconions stated we need to have a paper trail on this type of work; there are a lot of residents that have never had this façade grant work, some have

received this before, we are doing repeat work. Motion by Director Cole, the motion was seconded by Director Sconions; Chairman Washington stated he would like to see all the improvements that the applicants will be receiving. **AYE: Chairman Washington, Director Hopkins, Director Sconions, Director Cole, and Director Gardner; Vice Chairman Daniels abstained from voting, (will fill out voting conflict form), MOTION PASSES.**

- iii. **17 Lincoln Boulevard, Façade Grant (Action). Mr. and Mrs. Sanders,** they are getting painting done, the rotten wood replaced: Motion by Director Cole, the motion was seconded by Director Sconions; **AYE: ALL, MOTION PASSES.**

- iv. **1. Washington Avenue, Façade Grant (Action). Ms. Maye Williams; she is getting roof repair work;** Motion by Director Cole, the motion was seconded by Director Sconions; **AYE: ALL, MOTION PASSES.**

- v. **Resolution CRA-R-2019-2, Designating Funding in the amount of \$40,000 for Specific Use Annually to Fund the Façade Grant Improvement Program. (Action).** Chairman Washington stated this Resolution is being presented to set aside \$40,000 for façade improvement Grants until next budget, so we will not go over the improvement program. Director Cole stated he looked at this budget, there is \$30,000 in this budget, what we should do is an additional \$10,000, to amend the budget for an additional \$10,000, this would make the budget for this program \$40,000 annually. Ms. Reece stated she has met with the Finance department regarding the remaining balance in the CRA for the façade grants, the amount spent is \$17,568.00, the budget of \$30,000 annually was approved, there are still funds remaining. Director Cole stated that this board need to be mindful of our spending right now, considering what is going on with CRA, the House Bill that was passed by the State. **TABLED.**

- vi. **Resolution CRA-R-2019-3, Chamber of Commerce Application for \$20,000 for the Façade Grant. (Action).** Chairman Washington asked has this applicant met all the requirements for funding? Director Cole stated the applicant has not supplied any estimates; we can't not

give out any money without estimates. Director Sconions replied this application should be approved, but no funding will be released until the estimates are received. Director Cole stated we need to follow the procedures, if all criteria have been met, we can give them the total \$20,000. **LaDwyana Ware**; Vice President of the Eatonville Chamber of Commerce: in your packets is the application, along with the notarized document as required; along with the application we received another list of things that need to be completed, this process has been on-going for three (3) years. We have a problem with the application process on how to get funding for the Chamber of Commerce; I would request in writing a list of what else is needed from our company that this is the final step in this process. Director Sconions asked Ms. Reese are there any other documents that needs to be turned in to make this application complete? Ms. Reese replied the (3) estimates from licensed contractors are most important; the detailed timeline; notarized CRA Grant application; proof of 501 C (3); Business License; Pro Forma Statement.

Chairman Washington made a motion to approve Resolution #2019-3; the motion was seconded by Director Cole for discussion; I still say, I don't want to create something that is not in the plan, if we do that we are violating something that we put in place. When Ms. Ware has submitted the estimates then we can start the process; Director Sconions stated we can approve this with stipulations; we are the ones that will release those funds, if she does not bring to this board what we are requesting, the check will not be cut to her. Chairman Washington stated this is the problem I have with this process; we have Grants that we offer to citizens and businesses, and we don't have policies and procedures, this agency should have this. Attorney Jackson stated the board can make a motion to certain conditions; but because you have a procedure in place, that you follow your procedure which is the application that lays out how a person is provided the information for this process; the policy is the CRA Plan. Chairman Washington stated we can table this item with the conditions; Vice Chairman concurred to table this item; Director Sconions stated we should approve with conditions. **PREAMBLE READ BY TOWN CLERK.** A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE EATONVILLE CHAMBER OF COMMERCE FUNDING APPLICATION FOR \$20,000 FOR THE SPECIFIC USE OF FUNDS FROM THE FAÇADE GRANT IMPROVEMENT DESIGNATED FROM AND WITHIN THE 2018-2019 CRA BUDGET FROM LINE ITEMS 78, ACCOUNT#303-0515-515-6202 REDEVELOPMENT AND GRANT PROGRAMS, PROVIDING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Roll Call Vote: **NAYE:** Director Hopkins, Director Cole, Vice Chairman Daniels, **AYE:** Director Sconions, Director Gardner, and Chairman Washington; **MOTION FAILS.**

Director Cole stated that tomorrow he will personally walk through the last part of what we need to get to this done with Ms. Ware

Resolution CRA-R-2019-4, Terminating Service Agreement for General Counsel Services with Attorney Jackson, Esq. (Action).

Ms. Williams informed the board that Mr. Jackson submitted his letter of resignation. Mr. Jackson replied that his issue has come up a second time, he does not want to continue to be a distraction, his resignation is effective June 18, 2019, so that he can work along side with whomever you bring on board as a general counsel to ensure a smooth transition, so Resolution #2019-4 is no longer applicable. Director Cole asked where this come from to terminate our Attorney; Chairman Washington replied that he would not support another contract for Attorney Jackson, his contract is up June 5, 2019; Attorney Jackson stated he would amend the resignation date per his contract. Director Cole asked does the board have a problem with the (60) days; the board members did not have a problem with the (60) days. Director Cole put a motion on the floor to accept the resignation letter of Attorney Jackson and go with the (60) days he will continue to do service and help with our transition, the motion was seconded by Director Gardner; **AYE: DIRECTOR HOPKINS, DIRECTOR COLE, VICE CHAIRMAN DANIELS, AND DIRECTOR GARDNER; NAYE: DIRECTOR SCONIONS, AND CHAIRMAN WASHINGTON. MOTION PASSES.** This will be for the June and July CRA Meetings.

- vii. **Resolution CRA-R-2019-5, Authorizing Chairman to exercise the power of Temporary Hiring of Employees, Consultants, and Professional Services Providers. (Action).** Director Washington stated we have a lot of issues in the CRA, we need someone in there as soon as possible, a consultant or Director. Vice Chairman Daniels replied he would support bringing someone on board, the Chairman has the power to hire someone, this is a board, we need someone over there if we have the proper application, an we follow the procedures and process. Chairman Washington asked the Town Clerk how many resume' have been received for the CRA Director position is Michael Johnson. Director Washington made a motion to table this item; the motion was seconded by Director Hopkins; **AYE: ALL, MOTION PASSES. TABLED.**

- viii. Resolution CRA-R-2019-6, mandating all monthly check registers, cash flow statements provided to the Board monthly. (Action).** PREAMBLE READ BY THE TOWN CLERK- A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY MANDATING THAT ALL MONTHLY CHECK REGISTERS, CASH FLOW STATEMENTS, AND MONTHLY BALANCE SHEETS BE PROVIDED TO THE BOARD OF DIRECTORS AT EVERY MONTHLY SCHEDULED BOARD OF DIRECTORS MEETING TO ALL MEMBERS FOR REVIEW AND DISCUSSION, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Motion by Chairman Washington, the motion was seconded by Director Sconions; **ROLL CALL VOTE: AYE:** Director Hopkins, Director Sconions, Director Gardner, and Chairman Washington; **NAYE:** Director Cole, and Vice Chairman Daniels, **MOTION PASSES.**
- ix. Resolution CRA-R-2019-7, Amending CRA Bylaws.** Director Washington stated that instead of the 10 days to items for the CRA Agenda, it will be five (5) days. PREAMBLE READ BY TOWN CLERK. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY AMENDING THE CRA BYLAWS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. MOTION BY CHAIRMAN WASHINGTON, THE MOTION WAS SECONDED BY DIRECTOR SCONIONS; **AYE:** Director Sconions, Chairman Washington, **NAYE:** Director Hopkins, Director Cole, Vice Chairman Daniels, and Director Gardner; **MOTION FAILS. (Action).**
- x. CRA Funding Application submitted by David Barany for property located at 403 E. Kennedy Boulevard. (Action).** Chairman Washington referenced this application, it has sidewalks as part of the proposed project, the Town does not own the sidewalks; Mr. Barany explained that there is a sidewalk portion of his property which is the closet area to the building, that is within the property lines, part of the parking lot. The application submitted by Mr. Barany is requesting \$30,000 for help with repairs to the laundromat. Ms. Reese stated that this application is complete as submitted. Ms. Williams explained to the Board the amended Agenda that includes the Laundromat application as submitted by Mr. Barany, she contacted chairman Washington to get

approval to amend the Agenda and to include this application and take off Club Koha that was on the original Agenda for discussion. Director Hopkins referred to the Chamber of Commerce application previously discussed, they were required to have three (3) estimates; this application estimates are not itemized, they have a list of the work and a total on the bottom, I would think the same rule applies to both, I am a stickler for doing things the right way, this is why I voted NAYE on the Chamber of Commerce application. Ms. Reese replied that she does have the itemized bids. Motion by Chairman Washington to table this item, the motion was seconded by Director Cole; **AYE: ALL, MOTION PASSES. TABLED.**

A. Old Business

V. Board of Directors Report

Director Gardner- regarding the Façade Grants, I think we should consider putting a lien on the properties, after the work is completed, the owner may sell their property

Director Hopkins- my voting NAYE on the Chamber of Commerce application was only due to not having the required estimates, I am sure we are going to approve it, I have known Ms. Ware all of her life, I know she loves Eatonville and wants to see it grow and to bring more businesses in the Town, but we have to follow our policies and procedures. I want to thank Attorney Jackson for the work that he has done in the Town, in conducting research on Mr. Jackson I found no professional misconduct on him. He brings a lot of valuable experience

Director Sconions- to echo Mrs. Hopkins comments regarding polices and procedures in place for the applications for FRDAP Grants, etc., we need to put together policies and procedures, as board members we need to make sure we are doing what is right, I don't want the board to add anything to our applications that we have already, don't want to have our citizens jumping through loops, they are trying to do good in the Town, we may need to go beyond our By Laws with regards to policies and procedures in place. I agree with Mr. Gardner regarding the Grants, it may need to come down to \$3,000 Grants, we don't want to put a lien on a house for \$3,000, so we need to look at everything that we are going to be doing now with our FRDAP Grants to ensure we are doing them properly. I would also like for this Board to look at one (1) contractor for all the homes that we have, and that the contract will be in the best interest of our Town.

Director Cole- the Mayors of Apopka, Maitland, and Winter Park, we have a meeting every other week, because I am learning and growing; if we expect for people to come in, we can't keep firing people that know what they are doing, that is getting a little scary now. Attorney Jackson, without a shadow of a doubt believe that you have a majority of this Board that you did not have to turn in your letter of resignation, you name speaks everywhere I go, from here to Tallahassee, I may not agree with everything you say, but it is by the book. I would hope that you would reconsider your resignation, and not feel like it is going to be a seesaw, I would love for you to stay with the Town to give us the credibility that we need. My other concern is all these Resolutions that's coming from the Chairman, and they're not going through Legal or the Town Clerk, now these must be typed by the Clerk. I am requesting an official public records request for these Resolutions; I don't know where they are coming from, since they are not coming from the Attorney; Chairman Washington replied that Resolutions do not come from the Attorney. Attorney Jackson, I really wish you would reconsider, you have most of this board that believes you are doing your job and you are going to make sure we are doing our job right. **Attorney Jackson** replied that one of the things you want legal to do is to review Ordinances or Resolutions which is done at every level of Government up to Tallahassee; you want to ensure the language in the Resolution does not violate established law, I will always suggest and recommend that Resolutions or Ordinances that they are reviewed by legal counsel.

Director Daniels- We do have policies and procedures in place, we have staff in place to work with the applicant on the process. This is not our money, we are here to ensure that the application process is followed correctly, we want to see the Chamber of Commerce receive these funds. Mr. Barany followed the process but did not receive a vote, he may feel as though he is treated unfairly. Attorney Jackson, I really wish you would reconsider your resignation, you are by the book, you have my support, you are an asset to the Town.

Chairman Washington- NO REPORT

Director Cole put a motion on the floor to **not accept the resignation** of Attorney Jackson, the motion was seconded by Vice Chairman Daniels; Chairman Washington referred to the contract of Attorney Jackson, there is a lot of language in here that I do not agree with, some of our tax payer money and CRA money we are throwing it away. **AYE:** Director Hopkins, Director Cole, Director Gardner, and Vice Chairman Daniels; **NAYE:** Chairman Washington, and Director Sconions, **MOTION PASSES.**

Attorney Jackson- During the next CRA meeting, Attorney Jackson stated he would provide information on the legislation regarding CRA Bills that were passed, and how it would affect CRA's.

CITIZENS COMMENTS-

ANGELA JOHNSON- the procedures should be the same for residential and commercial; also, who is going to verify the completion of work for both residential and commercial. When you are looking at Grants are you funding 100% or would you like the homeowner to have a vested interest, are there any limitations. There should be something in place that several years of the repairs placed on the homeowner, they can't sell the property.

LOUISSTEEN CUMMINGS- Attorney Jackson is very knowledgeable in what he does; it bothers me to see this personal issue, we are getting rid of too many people in Eatonville and we don't have no one to complete the job, I am very disturbed over this, on how some of the board members are treating the Town.

MICHELLE FORT- the CRA is to improve communities and support stability, to the Chairman what Florida Law Governs the CRA; Chairman Washington replied Chapter 163; all of it. To the Board are there any house bills that are trying to phase out CRA, everyone serves a purpose, we can't be involved in housekeeping issues outside, we are starting to impede on Town business, now it is negatively affecting the citizens.

MARY MOUNT SANDERS- we have neighbors that are renters; they do not keep their properties up; years ago Council passed a policy that there can be no parking on the grass, the oil goes into the water system; on our street there is parking on the grass, lawn equipment, trailers, cars blocking traffic as you turn in, I would love to see Code Enforcement more active. The worse thing that could have happen in the area, is the store on the corner of Lincoln Blvd.

ROD LOVE- Greg Jackson is a man of honor, and a good friend; when the legislature was looking to eliminate CRA's; Greg Jackson wrote a water paper for the house and senate to talk about why not to eliminate CRA's but about how to reform CRA's.

7. ADJOURNMENT- 7:51 PM

RESPECTFULLY SUBMITTED BY

Cathlene Williams, Town Clerk