



COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
MINUTES  
AUGUST 8, 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. **ABSENT:** Director Marilyn Davis Sconions.

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

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

1. CALL TO ORDER AND VERIFICATION OF QUORUM
2. INVOCATION & PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES

A. Approval of June 20, 2017 CRA Minutes. Motion by Director Daniels to approve the minutes; the motion was seconded by Director Mack; **AYE: ALL, MOTION PASSES.**

A. OLD BUSINESS

1. Grant Applications

- a. 509 Vereen Drive
- b. 137 Deacon Jones Blvd
- c. 121 N. Wymore Road
- d. 131 Eaton Street

Mr. Benderson stated we have four (4) applicants that have submitted requests to do minor repairs to their properties. The request from the board is execute agreements with the applicants and the Resolution as included in your packet, to move forward with the repairs, we are not giving them \$3,000, we are giving them up to \$3,000 worth of improvements, whatever the cost is. Director Washington stated we had a program like this before, and the work went over the amount; Mr. Benderson replied this is a start. Director Gardner asked will the work be checked to ensure they are done the repairs;

Mr. Benderson replied, the work will be checked before they are issued the money. Chairman Cole stated one of the applicants live on Deacon Jones Blvd, this family has a wheel chair bound person in their home, so they want to install a wheel chair ramp to their home. Director Washington asked would the permit fees by the Town be waived for all the projects and would there be contractors; Mr. Benderson replied the fees will be waived, and we will allow the homeowners to get their own contractors. Attorney Jackson stated that if the board approves this, we will have to put in place an indemnification and hold harmless agreement.

Motion by Director Daniels, the motion was seconded by Director Mack; Director Washington asked that in the future, a picture of all the houses that is requesting repairs be included in the packets. **AYE: ALL, MOTION PASSES.**

## **B. NEW BUSINESS**

I. **Audit Report (Discussion).** Vice Chairman Williams stated he never received a report, this was passed by the Town Council without the CRA Boards knowledge. Because CRA's are dependent Special districts, their audits as well as their budgets are crafted into the governing body's budgets and audits; with independent boards, there can be separate audits and reports, without the CRA approval, they can go forward as they have, as stated by Attorney Jackson.

## **II. Acquisition**

1. **447 W. Kennedy Blvd- Vice Chairman Williams** asked if a developer brought the property next to the property, why would we buy this little parcel of land, I think the developer should buy this piece of property, and I don't think Orange County has done any land acquisitions either, from a business perspective, this doesn't make sense to me; only about 5 cars can fit on this property. Mr. Benderson stated this property will be to relieve parking in that area, it is also for the business located in that area. Attorney Jackson stated there is no agreement at this time to purchase the land, what the owner entered into was a memorandum of understanding; which the board has to approve it first before there is actually an agreement, an agreement to purchase the land still has to be put in place, until such time this board says yes we want to do this, then I will go with the next part which is the purchase agreement; the Memorandum of Understanding is to make sure we are in line first. Director Washington asked will this benefit the CRA; what is the purchase price; Mr. Benderson replied, \$33,000. Director Washington asked how does this benefit the Town? Mr. Benderson stated it will be used for parking once the property is developed, it will also help with additional parking in that area. Motion by Director Daniels to approve the acquisition and demolition of the property located at 447 W. Kennedy Boulevard, the motion was seconded by Director

Mack; **AYE:** Chairman Cole, Directors; Mack, Daniels, and Gardner; **NAYE:** Vice Chairman, Williams, and Director Washington; **MOTION PASSES.**

### III. **Demolition**

1. **330 Lemon Street (Action); Vice Chairman Williams** asked is there enough liens on the property to justify demolition; Mr. Benderson replied Yes, they have been accruing over the past several years, it has also been recommended by the Code Enforcement Attorney that this property be demolished, after which a lien will be placed on the property. Motion by Director Daniels, the motion was seconded by Director Washington; **AYE: ALL, MOTION PASSES.**

IV. **FY2017-2018 Budget (Review)- Vice Chairman Williams** asked for a workshop on the proposed budget; Chairman Cole suggested that the board members have individual meetings with Mr. Benderson.

V. **Eatonville Cultural and Heritage Foundation 501 (c) 3 (info).** This organization is designed to provide more outlets and opportunities for the Town.

### 5. **Directors Report**

**Vice Chairman Williams-** no clear vision on where we are going, we have meetings here, some things on the agenda maybe of substance, some may not, we sit up here and mislead the public on some things, and not getting the results that the people deserve.

**Director Washington-** status of the advisory board; Mr. Benderson replied, we still have not received applications that meet the criteria. Director Washington indicated that he has given his name for the advisory board.

**Director Daniels-** good job- trust your leadership like where we are going, trust the Attorney, you two (2) have shown that you have Eatonville at the best interest; until you break that trust or you do something that, loose a million dollars or mess up on something, you have my support.

**Director Mack-** NO REPORT

**Director Gardner-** audit, some of the information we are not privileged to, I understand Vice Chairman Williams frustration

**Chairman Cole-** sentiments of board member Daniels, especially for Attorney Jackson on how you find ways to attend events regarding the CRA and keeping this board abreast on those things.

**Staff Report- James Benderson-** introduced new Community Coordinator, Jasmyne Reese, born and raised here, enjoying coming back to work for my community.

**Attorney Jackson-**

**Citizen Comments: Michael French-** submitted application for Town Council.

**Angie Gardner-** the Grants; when the applicant get the Grants are liens placed on properties for a certain length of time, and what would prevent me from fixing up my property, then turn around and sell it. Mr. Benderson replied the home owner does not receive the money until the work is done, ultimately our goal is to make improvements on the property. Mrs. Gardner gave a shout out to Hungerford Elementary School for the upcoming school year, we have great teachers, and great kids, looking forward to the new school.

6. **ADJOURNMENT-** CRA Meeting adjourned at 6:30 PM.

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**