



COMMUNITY REDEVELOPMENT AGENCY
MINUTES
AUGUST 20, 2019
5:30 P.M.

MEMBERS PRESENT: Director Hopkins, Director Sconions, Director Cole, Chairman Washington, Vice Chairman Daniels, Director Mack and, Director Gardner.

Also, in attendance: CRA Attorney Greg Jackson, Michael Johnson, **Consultant,** 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. PRESENTATION AND AWARDS**
 - A. Certificate of Appreciation for services to Cathlene Williams, Katrina Gibson, Herta Wright, and Elaine Chua.
 - B. Golden Brick Award presented to W. Chad McKendrick for 30 years of Small Business Services within the CRA District.
 - C. Review of July 2019 Financial Report
- IV. RECESS FOR ATTORNEY CLIENT PRIVILEGE 286 MEETING**
- V. RECONVENE FROM ATTORNEY CLIENT PRIVILEGE 286 MEETING.**
- VI. CONSENT AGENDA**
 - A. Approval of TOECRA B.O.D. Regular Meeting Minutes for 7/16/2019.
 - B. Approval of TOECRA Advisory Board Meeting Minutes for 8/1/2019.
 - C. Approval of TOECRA Advisory Board Meeting Minutes for 8/14/2019.
 - D. Approval of Resolution #2019-10 Compensation Stipend for services.

E. Approval of Resolution #2019-11 Advisory Board Appointment.

Resolution amended to add Chad McKendrick as the appointee of Vice Chairman Daniels, as requested by Mr. Johnson.

MOTION BY Director Sconions to approve the Consent Agenda, the motion was seconded by Director Gardner; **AYE:** Director Hopkins, Director Sconions, Chairman Washington, Director Mack and Director Gardner; **NAYE:** Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

VII. OLD BUSINESS ACTION ITEMS

A. Approval of Resolution #2019-12, Rhodes & Brito Proposal for Kennedy Boulevard Corridor Master Plan and future Town Hall Center. PREAMBLE

READ BY TOWN CLERK- A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS ACCEPTING THE PROPOSAL AS PRESENTED BY RHODES & BRITO ARCHITECTURAL FIRM FOR THE KENNEDY BOULEVARD/CITY HALL MASTER PLAN, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Director Cole stated that no one has asked what was already on the table, so where is all this coming from, the entire time we have been sitting here, we haven't discussed anything, we don't even know some of the things that are coming down the pipe, that we might get some stuff done free; I have been talking with Orange County, they want to donate. Chairman Washington asked are the donations on the Town or CRA side, Director Cole replied it doesn't matter which side when it has to do with Town Hall. Also, where are these items and new vision coming from? Mr. Johnson, CRA Consult replied that in the CRA Plan there is an item called open space; to develop open space, this comes directly from the CRA Plan. The Master Plan for Kennedy Boulevard; \$90,000 has already been allocated to pay for the Master Plan, so there has been some discussion, so these things are already in the Plan or properly funded. Director Cole responded, there are some things happening on Kennedy Boulevard that we may not have to pay for, so I am very reluctant from this side; just because this is in the CRA Plan, doesn't mean we have to act on it right now, we don't know how much money we will end up saving, we are always spending money on conceptual drawings. Before we start voting on things, we should have a workshop to discuss the pros and cons of a project. Chairman Washington stated that this board has neglected a lot of things, we are moving. Mr. Johnson stated that no one has shared any master plans with him in reference to CRA Projects; these CRA Plans are already listed, this was discussed at the last meeting, these items didn't just show up tonight. Director Cole stated the main project we need

to be concerned with is our infrastructure. Motion by Director Mack, the motion was seconded by Director Gardner; **AYE:** Director Sconions, Director Mack, Director Gardner, and Chairman Washington; **NAYE:** Director Hopkins, Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

B. Approval of Resolution #2019-13 Rhodes & Brito Proposal for Denton Johnson Center. A RESOLUTION OF THE TOWN OF EATONVILLE REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS ACCEPTING THE PROPOSAL AS PRESENTED BY RHODES & BRITO ARCHITECTURAL FIRM FOR THE DENTON JOHNSON PARK MASTER PLAN, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Director Sconions asked Mr. Johnson does this master plan including the building or is this just the recreational part? Mr. Johnson replied the entire master plan includes the building, but later recommendations will come before this board, this process is not going to happen tomorrow, right now we do not have a Master Plan for any of the Parks. Director Sconions asked would the remodeling of the kitchen be apart of this Master Plan? Mr. Johnson stated it would be what the community recommends to the Board. Director Cole asked what is the cost for this Master Plan? Mr. Johnson replied, \$45,000. Anytime that you allocate funding for a project, you have three (3) years for the project to be completed; if the funds are not used; they go back to the taxing authority, or the money must be re-appropriated. Motion by Director Washington, the motion was seconded by Director Cole; **AYE:** Director Sconions, Chairman Washington, Director Daniels, Director Mack, and Director Gardner; **NAYE:** Director Cole, Vice Chairman Daniels, and Director Hopkins; **MOTION PASSES.**

C. Approval of Resolution #2019-14, Code Compliance Program. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPEMNT AGENCY (TOECRA) SETTING FORTH AND ESTABLISHING THE CODE COMPLIANCE PROGRAM; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated that all the open applications have been closed out, as you will recall during the last meeting, this Program was suspended. We have created this program, which is strong, it is modeled from the City of Tallahassee and their CRA., the name of the façade grant program will be renamed to Curb Appeal. Motion by Director Sconions, the motion was seconded by Director Mack to approve the Compliance Program, with an increase to \$3,000 per unit; **AYE: ALL, MOTION PASSES.**

D. Approval of Resolution #2019-15 Banking Request for Proposal. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE BANKING SERVICE REQUEST FOR PROPOSALS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Vice Chairman Daniels recommended that since the Town is also looking at Banking, we should partner with them so maybe we can get a better deal. Mr. Johnson stated that last Thursday in the Finance Workshop session the discussion was the board decided to move on with this. Motion by Director Mack, the motion was seconded by Director Gardner; **AYE:** Director Hopkins, Director Sconions, Chairman Washington, Director Mack, and Director Gardner; **NAYE:** Director Cole, and Vice Chairman Daniels; **MOTION PASSES.** **Director Sconions to Vice Chairman Daniels;** during a meeting this discussion was doing a sweep, that the CRA money and the Town should have not the same account or Bank.

VIII. NEW BUSINESS ACTION ITEMS

A. Administration Items

- 1. Approval of Resolution #2019-16, Budget Transfer. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE BUDGET TRANSFERS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Mr. Johnson stated this Resolution is to allocate the \$200,000 that was previously allocated for the Host Dime Project \$200,000; after a project has been funded, and you have three (3) years to complete that project and that time has lapsed, we have to send that money back or we have to re-allocated those funds. Director Cole stated that is a \$25 million-dollar project that is about to be erected, this is not a conceptual. Mr. Johnson stated the funds will be re-appropriated back in the CRA Budget. Motion by Director Sconions, the motion was seconded by Director Mack; **AYE: ALL, MOTION PASSES.**

B. BOARD OF DIRECTORS ITEMS

- 1. Approval of 2019-17 Amending Resolution# 2017-3, BOD Regular Meeting Schedule. TABLED.**

- 2. Approval of Resolution #2019-18 Purchase Contract Authorization. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY**

REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE ADMINISTRATIVE MANAGEMENT STAFF TO EXECUTE PURCHASE CONTRACT TO ACQUIRE 501 MONROE AVENUE PROPERTY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Mr. Johnson stated that the CRA is not providing the funding, in order to apply for housing funding, you must show ownership of the property, in order for the application to be submitted. Also, this contract is subject to the Boards approval, the third party, and the appraisal. Vice Mayor Daniels asked about Mr. Johnsons company name on this document, is this a conflict regarding the selling language? Attorney Jackson replied, pursuant to the Consulting Agreement between the CRA and Mr. Johnson there is a provision that allows the contract between the CRA and Mr. Johnson. Director Sconions stated that we need to get this property appraised. Mr. Johnson replied the price is subject to the appraisal. Attorney Jackson stated that he has review this contract, any purchase must be approved by this board before moving forward. Chairman Washington made a motion to approve Resolution 2019-18, and to ***remove the language the JGroup Consulting Firm Brokerage from the contract***, Motion by Director Sconions, the motion was seconded by Director Gardner; **AYE: ALL, MOTION PASSES.**

3. **Approval of Resolution #2019-19, Florida Housing and Finance Corporation Application Authorization. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE ADMINISTRATIVE MANAGEMENT STAFF TO SUBMIT PREDEVELOPMENT LOAN PROGRAM APPLICATION TO THE FLORIDA HOUSING AND FINANCE CORPORATION TO SEEK FUNDING FOR THE LAKE BELL TOWNHOMES PROJECT, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Motion by Director Mack, the motion was seconded by Director Gardner; **AYE;** Chairman Washington, Vice Chairman Daniels, Director Sconions, Hopkins, Mack, and Director Gardner; **NAYE:** Director Cole; **MOTION PASSES.**
4. **Approval of Resolution #2019-20, A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE TOWN OF EATONVILLE TOWN COUNCIL FOR SERVICES, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE** Mr. Johnson stated that there has not been an Interlocal Agreement in place since 2016. Director

Sconions asks does the Interlocal Agreement address what Ms. Williams and the Finance department does? Mr. Johnson replies no that is something separate. Director Cole stated the Interlocal Agreement were created so the CRA could get services from our staff. Chairman Washington stated that this Agreement still has to be approved by the Town Council, we will negotiate on that end. Motion by Director Sconions, the motion was seconded by Director Mack; **AYE:** Director Hopkins, Sconions, Mack, Gardner, and Chairman Washington; **NAYE:** Director Cole, and Vice Chairman Daniels; **MOTION PASSES.** Director Sconions stated that if we are going to use Town employees, we need to look at funding in this Agreement, so we can come back and amend this.

- 5. Approval of Resolution #2019-21, Pilot Program Developer Loan Pool Program. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE ADMINISTRATIVE MANAGEMENT STAFF TO CREATE A PILOT PROGRAM IN THE AMOUNT OF \$100,000 FOR INFILL PROPERTY OWNERS OF 3 LOTS OR MORE SETTING ANNUAL INTEREST RATE OF SEVEN PERCENT (7%) PER YEAR; ESTABLISHING A 120 DAY LOAN PERIOD PER LOAN; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Director Cole asked what are the qualifications for this Program? Mr. Johnson replied this is not just for homeowners, since Macedonia has 13 lots, they meet the threshold, the idea is to take the multiple landowners and encourage them to develop their sites Motion by Director Mack, the motion was seconded by Director Gardner; Director Cole stated that he likes the concept, but this was a lengthy Agenda with a lot of things to digest, I want to make sure I understand all of this, and the decisions I make will not come back to haunt me, I can't support this. **AYE;** Director Sconions, Hopkins, Mack, Gardner, and Chairman Washington; **NAYE:** Director Cole, and Vice Chairman Daniels; **MOTION PASSES.**

- 6. Approval of CRA Funding Application submitted by Angela Johnson. ADDED TO THE AGENDA.** Chairman Washington put a motion on the floor to approve CRA Funding for Angela Johnson, the motion was moved by Director Cole, and seconded by Director Mack; **AYE: ALL, MOTION PASSES.**

CITIZENS COMMENTS- N/A

7. ADJOURNMENT- 7:28 PM

RESPECTFULLY SUBMITTED BY

Cathlene Williams, Town Clerk