



COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
**SEPTEMBER 17, 2019**  
**5:30 P.M.**

**MEMBERS PRESENT:** Director Hopkins, Director Sconions, Director Cole (**ARRIVED AT 6:15 PM**), 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. **Community TOECRA Newsletter-** REVIEW

B. **Review of August 2019 Financial Report-** REVIEW

**IV. CONSENT AGENDA**

A. **Approval of TOECRA B.O.D. Regular Meeting Minutes for 8/20/2019.**

B. **Approval of Resolution #2019-22 selecting a webmaster to develop a new CRA Website and social media branding and marketing presence.** Staff has recommended Garcia Media Group as stated by Jasmyne Reese, they are a small local based company recommended by WESH 2; they will be bringing the website into ADA Compliance, and to get our social media started and to meet businesses as well.

Motion by Councilman Mack to approve the Consent Agenda, the motion was seconded by Councilwoman Sconions; Director Cole was not present during voting. **AYE:Director**

**Hopkins, Director Sconions, Chairman Washington, Vice Chairman Daniels, Director Mack, and Director Gardner: MOTION PASSES.**

**V. OLD BUSINESS ACTION ITEMS**

**A. Approval of Resolution #2019-23, Curb Appeal Grant Program. PREAMBE READ BY TOWN CLERK. A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY SETTING FORTH AND ESTABLISHING THE CURB APPEAL GRANT PROGRAM PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. No questions by the Board. Motion by Councilman Mack, the motion was seconded by Councilwoman Sconions; Director Cole was not present during the voting. AYE: Director Hopkins, Director Sconions, Chairman Washington, Vice Chairman Daniels, Director Mack, and Director Gardner: MOTION PASSES.**

**B. Reconsideration of tabled Resolution 2019-17 establishing a new meeting schedule for Board of Directors. PREAMBLE READ BY TOWN CLERK. A RESOLUTION OF THE OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY AMENDING RESOLUTION 2017-3 SETTING FORTH AND ESTABLISHING NEW MEETING DATES FOR THE REMAINING OF FISCAL YEAR 2019 AND FISCAL YEAR 2020 TO ENABLE WORK SESSIONS AND REGULAR MEETING DATES SCHEDULE PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Motion by Councilwoman Sconions, the motion was seconded by Councilman Mack; the meeting dates will stay the same, the Workshop for the CRA will start at 5:00, Regular meeting to follow at 5:30 PM; Director Cole was not present during voting. AYE: Director Hopkins, Director Sconions, Chairman Washington, Vice Chairman Daniels, Director Mack, and Director Gardner, MOTION PASSES.**

**VI. NEW BUSINESS ACTION ITEMS**

**A. Administration Items**

- 1. Approval of Resolution #2019-24, Requesting the extension of the TOECRA life cycle to 2039. TABLED, documents not provided.**
- 2. Approval of Consultant/Executive Director Contract.** Attorney Jackson stated that the Board can approve the contract with the changes as recommended; the terms of this Agreement shall be for two (2) years unless the Town and the TOECRA terminate this Agreement earlier with provisions listed in

article 5. Additionally with regards to article 7 to remove the first sentence which states consultant pays subcontractor for services to be provided to TOECRA without the prior written approval of the TOECRA Chairman; this sentence shall be removed from Article 7; and allow the remainder of the paragraph to show the intent of the TOECRA as well as the consultant; these would be the recommended amendments to the Agreement as discussed. Motion by Director Sconions to approve the Executive Director Contract with the noted changes; **AYE:** Director Hopkins, Director Sconions, Chairman Washington, Director Mack, and Director Gardner; **NAYE:** Vice Chairman Daniels; **Motion Passes.**

## **B. BOARD OF DIRECTORS REPORT-**

### **DIRECTOR HOPKINS- NO REPORT**

**DIRECTOR GARDNER-** thank you to Ms. Reese, job well done, the tours were great, there was a lot of walking involved, but I enjoyed it; it's amazing what you guys have done in the last 2 months, I think if we continue on this road, we will be very surprised in what we can accomplish in a year.

### **DIRECTOR MACK- NO REPORT**

### **VICE CHAIRMAN DANIELS- NO REPORT**

**DIRECTOR COLE-** for me not to issue checks from the Town's side, legal counsel never looked at the last contract of Mr. Johnson. The agreed amount for the original contract was \$3,000 per month for four months total of \$12,000; the retainer was for \$5,000 which is a total of \$17,000, this was not agreed by the Board, I would ask that this Board ratify that Agreement for \$17,000. Chairman Washington made a motion that Mr. Johnson do not exceed \$17,000 under the old contract on the due date of 10/18/2019; Director Cole states that Mr. Johnson is already at \$14,000 on his contract. Director Mack stated that in terms of the contract that was just approved for two (2) years; I would recommend 6-12 months on the contract. Attorney Jackson stated that in reference to the contract; the amount was for \$12,000; the Board at this point can vote to approve the additional amounts that have been paid to Mr. Johnson at this point so that there are no discrepancies in regards to what he has already been paid. Director Cole stated we would have to approve an additional \$2,000 to cover the month of October. The motion would be to pay the consultant an additional \$2,000 for the contracted period. Chairman Washington made a motion to approve the additional \$2,000 due to the consultant for the contractual period; Motion by Director Sconions, the motion was seconded by Director Gardner; AYE: Director Hopkins, Director

Sconions, Director Cole, Vice Chairman Daniels, Director Mack, and Director Gardner; NAYE: Chairman Washington; **MOTION PASSES.** Director Cole; in going back to Director Mack comments regarding the contract; Director Mack stated that he would be more comfortable with a one (1) year contract opposed to a two (2) year contract at this time. The original motion needs to be rescinded as stated by Director Sconions; also noted the contract needs to be corrected with the amount of the total amount of contract, a special session CRA meeting was called for 9/26/2019 at 6:30 PM. Motion by Chairman Washington to rescind the 2 year consultant director contract; motion by Director Mack, the motion was seconded by Vice Chairman Daniels; **AYE: ALL, MOTION PASSES.**

**CHAIRMAN WASHINGTON-** CRA tour of Sanford and Kissimmee; Jasmyne and the Director did a good job; the Sanford CRA does a lot; the tour was good; in Kissimmee we visited the Memorial Garden. I would like to see people visit our Town, see the museum and our Town.

**DIRECTOR SCONIONS-** I would still like the Board to consider, this is something we did some years ago, Attorney Jackson stated he would work on this and get back with the Board at the next meeting.

### **C. ADMINISTRATIVE REPORT**

**Attorney Jackson-** the CRA had a 286 meeting, there have been efforts from Mr. Benderson to reach out to me; I would like for this board to allow me, and I have spoken with Doug Noah regarding this; to allow me to have conversations with Mr. Bendersons attorney in terms of resolving this matter in terms of his pay, I would have to look at his contract; this would need to be discussed in the public versus a 286. Chairman Washington stated this Boards needs to consider looking into Mr. Benderson timeline schedule; time sheets or whatever he spent time doing with the CRA and the non-profit, was he mis-using public time; I really would like this Board to get the Attorney to look into this. Director Sconions stated she does not have a problem with this, she remembers the Butterfly Garden coming to the CRA Board; I don't recall if this came back to the Board. Vice Chairman Daniels stated that if there was a Chairman supervising him, to see exactly what he was doing, as the Chairman you should have known what was going on. Director Sconions stated there were checks being signed, that the Board did not know. Chairman Washington put a motion on the floor to have Attorney Jackson review Mr. Bendersons' job functions as it relates to the CRA and the non-profit; **motion by Director Sconions, the motion was seconded by Director Mack;** Attorney Jackson stated that one of the recommendations and suggestions is that what he and Mr. Johnson have discussed is updating the policy and procedure

manual and for the CRA, I believe this would be a way to address those issues. Vice Chairman Daniels stated the personnel policy was one of the pressing issues I emailed that Director about; was what Mr. Benderson did regarding the foundation, was this legal or illegal, and how did the Town benefit from this? Attorney Jackson stated the establishment of the non-profit was not inappropriate; the issue was using the CRA addressing, the website and other representation, the CRA Board was a-part of the foundation which was the other issue; this is why the cease and desist letter was drafted by me. If the actions continued after the cease and desist and the CRA Board was not aware of this, then yes that would be a clear violation of the mis use of the CRA and the Town's address and things of that nature. **AYE:** Chairman Washington, Director; Sconions, Mack, and Gardner; **NAYE:** Director Hopkins and Vice Chairman Daniels; **MOTION PASSES.**

#### **D. PUBLIC COMMENTS-**

**Angela Johnson-** I would challenge the board to change the order of the Agenda to allow comments after Invocation and Pledge of Allegiance, so that statements are made and can be heard prior to any decision making. On page 2 of the contract for the consultant it reads; the total amount to be paid under this Agreement for all services shall not exceed a total amount of \$6,000; the Board just agreed to a two (2) year contract, so for two (2) years the total amount of this Agreement is \$6,000. The Directors agreed; YES, it is \$6,000. You also just agreed to double the current salary that you are paying.

**Michelle Fort-** having a handyman or contractor, there is no insurance language listed; they should have all the paperwork. With the Consultant contract that was approved tonight, this is a professional services agreement, this is not a sole source, this is not like the only person that could do this job; to approve a contract for two (2) years, why can't this person be a regular employee; why do you have to be a consultant; he is not required to have any type of insurance for himself.

#### **E. MOTION FOR ADJOURNMENT- 6: 45 p.m.**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**