



COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS- ZOOM MEETING  
MEETING MINUTES  
3/17/2021  
5:30 P.M.

**MEMBERS PRESENT:** Chairman Donovan Williams, Vice Chairman Michael Reese, Linder Greathouse, and Barbara Lloyd- **ZOOM ATTENDEES:** Director Kathy Baldwin, Director Sconions, and Leviticus Henderson/

**Also, in attendance:** Michael Johnson, **CRA Director**, Attorney **Jaimon Perry**; Paula Bradshaw, Accounting,

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

- I. CALL TO ORDER VIA ZOOM CONFERENCE
- II. PLEDGE OF ALLEGIANCE
- III. PRESENTATIONS & AWARDS
  - A. Ashley Majors Classic Home Developers
  - B. January Financial Review (Paula Bradshaw)
  - C. February Financials Review (Paula Bradshaw)
- IV. CONSENT AGENDA
  - D. Approval of the December 20, 2020 CRA Minutes. TABLED.
  - E. Approval of Resolution #2021-1, Appointment of Advisory Board Members.
  - F. Ratification of 11/4/2020 Regular Meeting by Zoom Approval of Resolution #2020-40 Property Acquisition 343 E. Kennedy Boulevard.
  - G. Ratification of 11/4/2020 Regular Meeting by Zoom Approval of Resolution #2020-41 Tax Deed Purchase of 225 Kennedy Boulevard.
  - H. Ratification of 11/4/2020 Regular Meeting by Zoom Approval of Resolution #2020-42 Agreement with MuniGuide to prepare Downtown Development Design Guidelines.
  - I. Ratification of 11/4/2020 Regular Meeting by Zoom Approval of Resolution #2020-43 Issuance of Certificate of Appointments.

Motion by Director Sconions, to approve the Consent Agenda, E, F, G, H & I, with item (D) being tabled; the motion was seconded by Kathy Baldwin; **AYE: ALL, MOTION PASSES.**

**V. ADMINISTRATIVE BOARD OF DIRECTORS DECISION**

- J. Approval of Resolution #2021-2 Memorandum of Understanding Agreement with P.E.C.** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE MEMORANDUM OF UNDERSTANDING WITH THE ASSOCIATION TO PRESERVE THE EATONVILLE COMMUNITY, INC., PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Motion by Director Sconions, the motion was seconded by Director Greathouse; **ROLL CALL VOTE: AYE: ALL, MOTION PASSES.**

**VIII. NEW BUSINESS ACTION ITEM**

- K. Approval of Resolution #2021-3 Adopting a CRA Investment Policy (CPA L. Harris).** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE INVESTMENT POLICY FOR THE TOECRA, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Motion by Director Sconions, the motion was seconded by Director Greathouse; **ROLL CALL VOTE: AYE: ALL, MOTION PASSES.**

- L. Approval of Resolution #2021-4 Awarding bid for demolition of 200 Mosley Avenue and ~~206 Mosley Avenue.~~** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING VENDOR TO DEMOLISH PROPERTY LOCATED AT 200 MOSLEY AVENUE, AND ASSESSING A LIEN OF SAID PROPERTY, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. Motion by Director Lloyd, the motion was seconded by Director Sconions. Director Sconions asked, once the lot is cleared and the owner decides to build on the lot how would the funds be recouped? Mr. Johnson replied, he would not be able to transfer a clean title if the lien is there; the lien would be satisfied no matter what he does. Director Henderson apologized for missing the workshop. Are we demolishing this property just to obtain it eventually or just for beautification? Mr. Johnson replied, one of our main priorities in our blight studies is to eliminate slum and blight; this property has been sitting for over 20 years. This property has been condemned by the Building Official, through the Code Enforcement process; this is just one of those steps; there are several more that the board will be addressing, the building official has confirmed that this particular property should be condemned. Director Henderson stated there were issues with this property some years ago, is this under the same owner or a different owner that tried to make those adjustments? Director Sconions recommended that the motion includes: Attorney Perry is researching information regarding liens and will report his findings back to the Board?

Mr. Johnson stated the motion could state approval subject to lien review by the Attorney. **TABLED.**

**VIII. BOARD OF DIRECTORS REPORT**

**IX. ADMINISTRATIVE REPORT**

**X. MOTION FOR ADJOURNMENT**

**Director Sconions:** NO REPORT- the only reason I bring up the questions is because I want to make sure that we are doing things right; and recoup funding that we are putting out; if he decides to come back and build, we have no recourse, we need to find this out, because each house is going to be separate.

**Vice Chairman Reese-**NO REPORT

**Director Baldwin-** NO REPORT, but the I see the possibility of 206 Mosley Avenue as being vacant land that possibly could be purchased by a developer for affordable house.

**Linder Greathouse-** NO REPORT

**Leviticus Henderson-** want to make two (2) recommendations, I noticed on our CRA Website that all the new Board members have not been listed; also, the tripod that the camera is on during the Zoom meetings in the conference room should be adjusted so that everyone can be seen, as well as possible investing in some microphones so that everyone is clear in their speaking for recording purposes and record keeping.

**Chairman Williams:** meeting the Attorney Perry, sold from the County doing their study; asked Mr. Johnson to give some insight on this. Mr. Johnson replied, Mayor Demings has asked that the Management Assessment be conducted for the period of December 2019-2020, we are working with the consultant that was hired by the Comptrollers office. The first meeting was held yesterday via Zoom; we are working through their records request, giving them all the documents needed to do their assessment; were confident we will receive a clean bill of health; we will be able to move on and the County will be assured that the agency is running the way it should. Mr. Johnson stated to Mr. Henderson that he will get the website updated with our IT person tomorrow.

**Mr. Johnson-** we may potentially have a banking institution in the Town, this will be the first time; I want to thank Pastor Barnes and their efforts trying to make this happen. We are working through these audits and trying to be accommodating as possible with the limited staff hours that we have, we trying to ensure we meet everyone's request. Once the financials have been reviewed by the board, they will be transmitted to the Town Council. I need everyone to register on-line for the Zoom Community Meeting tomorrow; from 6-7:30; ECFRPC and their community meeting; the Revitalization and Resiliency meeting.

**ATTORNEY PERRY: NO REPORT**

Motion by Director Sconions to adjourn, the motion was seconded by Director Greathouse; AYE: ALL, MOTION PASSES. MEETING ADJOURNED AT 7:30 PM.

**Respectfully Submitted by  
Cathlene Williams, Town Clerk, CMC**