



COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS- ZOOM MEETING
MINUTES
SEPTEMBER 15, 2020
6:30 P.M.

MEMBERS PRESENT: Chairman Donovan Williams, Vice Chairman Michael Reece, Director Marilyn Davis-Sconions and Director Kathy Baldwin.

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

Chairman Williams called the CRA Board of Directors Meeting to order at 7:15 PM, followed by silent Prayer and the Pledge of Allegiance.

I. CALL TO ORDER VIA ZOOM CALL

II. INVOCATION & PLEDGE OF ALLEGIANCE

III. PRESENTATION AND AWARDS

- A. Review of June 2020 Financials (P. Bradshaw).
- B. Downtown Cultural Overlay District Guidelines Proposal.
- C. 2018-2019 Fiscal Audit Report. (LF Harris & Associates).
- D. Forensic Audit on Banking Account. (CRA Trust). **Mr. Johnson stated that we have received confirmation that our deposit was received today, they will start scheduling next week on when they will start. Director Sconions asked who is doing the forensic audit? Mr. Johnson replied, Digital Forensic Corp.**
- E. Elizabeth Park Townhome Project (Attainable and/or Affordable Housing). Mr. Johnson stated that with the old CRA Board, we sought to acquire the Monroe Avenue property, also known as the Otey property. This acquisition did not materialize, we saw an opportunity for property that is not being utilized by the Town. As a way of keeping the spirit of doing affordable housing, we want to make an offer to the Town. Based upon the appraised value, we have to change the number from \$52,000 to \$140,000 on the contract and make an offer to develop this based upon the appraisal that was provided to the board. Director Sconions; with the location, a rezoning classification would need to take place to

put Town homes here. Mr. Johnson replied, the property is currently R-2 zoning. Since the Town owns this property, the wording should be changed, because we must get the property from them, then we will say what would be built there. Attorney Perry stated we must make the offer to the Town, if you do not get the property you cannot do anything. Vice Chairman Reese; concerned about the R-2, seen this on many properties in Eatonville, although it's R-2 there are different Ordinances that is considered a duplex, I am interested to know if they are going to allow moving forward with Townhouses. Mr. Johnson stated that everything must align with the Development Code. Attorney Perry recommended taking out the Townhouse language in the Resolution. Mr. Johnson amended the Resolution to take out the language of the Town Houses.

IV. ADMINISTRATIVE/BOARD OF DIRECTORS DECISION

F. Approval of Resolution #2020-31 Supporting the Redevelopment of Elizabeth Park for Attainable and/or Affordable Housing (~~Townhomes~~). Director Williams put a motion on the floor to approve Resolution #2020-31, with amended changes to the Resolution, take out the wording Townhouses; motion was seconded by Vice Chairman Reese; **AYE: ALL, MOTION PASSES.**

G. Approval of Resolution #2020-32 Authorizing Ennis Davis (Planner) to develop the Downtown Historic Cultural Overlay District Guidelines.
TABLED.

H. Approval of Resolution #2020-33 Forensic Audit. Motion by Chairman Williams to approve Resolution #2020-33, the motion was seconded by Director Sconions; **AYE: ALL, MOTION PASSES.**

I. Approval of Resolution #2020-34 Bancorp Lease of two (2) vehicles. Mr. Johnson: the Town and CRA have an Interlocal Agreement for Code Enforcement and Planning Services, this is also in the CRA Plan itself, for the agency to provide enhanced Code Enforcement service; those functional services have been under the agencies since 2016. We need to look at code enforcement enhancing, there is no definition given as to what it means. We have two part-time Code Enforcement personnel, to take care of the West Side, and East Side of the Town, these gentlemen have been using their personal vehicles. I am trying to provide a new and improved program, I want to provide that service at a high level, Code Enforcement is a huge priority clean-up for the Town. Requesting approval from the Board to lease purchase two (2) vehicles. **Director Sconions** stated we should purchase one (1) of the vehicles, we have the money to do this, I would rather see these vehicles with an option to buy, I do not like the word Lease. **Director Baldwin:** the population

and the number of buildings within the Town, to me it doesn't seem like it should be a need for two vehicles; there just isn't enough mileage, in my opinion it doesn't require two (2) vehicles. Mr. Johnson stated one (1) vehicle will be used by Administration. Director Sconions concur with Director Baldwin, why would we need two (2) vehicles, considering our Town is only 2.5 miles. Mr. Johnson stated that if the Directors took a tour of the Town, the two (2) vehicles is needed. Director Baldwin asked Mr. Johnson has he hired the two (2) Code Enforcement Officers? Mr. Johnson replied Yes, based on the Interlocal Agreement. Director Sconions recommended tabling one (1) of the vehicles; Mr. Johnson take the Directors on a tour of the Town, then we come back with the other vehicle. Director Baldwin, not sure how committed part-time staff will be, maybe consider hiring full-time. Director Baldwin asked what are they accomplishing in the 6 hours they are working? Director Sconions stated since they are contractual employees you can't make a schedule for them, they come to work when they want to, we don't need that, you should be making their schedule Mr. Johnson. Mr. Johnson replied he has limited their weekly hours, better to control the hours than their schedule. Chairman Williams put a motion on the floor to approve Resolution #2020-34 to purchase one (1) vehicle, the board will come back and re-visit the second vehicle after everyone has taken a tour of the Town, and future data on the system that Mr. Johnson will provide to the Board; Vice Chairman Reese asked the price of the one (1) vehicle been established? This information is included in the documents as stated by Mr. Johnson. Motion by Director Sconions, the motion was seconded by Vice Chairman Reese; **AYE: ALL, MOTION PASSES.**

- J. Approval of Resolution #2020-35 Invitation to Negotiate Award to RL Burns and Associates for the Design Build of the Denton Johnson three (3) phase project.** Director Sconions recommended this item be tabled, this should go before the Town Council, we should invite them in a meeting with this Board. Mr. Johnson stated the Council initiation the invitation to negotiate, they are familiar with this process. Director Sconions stated we need to ask for a workshop with the Council, when I was on Council I didn't know anything about this, the Town has to give the approval before you can do anything on that property at Denton Johnson. Mr. Johnson stated there were a series of community meetings held at the Denton Johnson Center, there were roughly 70 residents that gave their input, there were Council members that attended those meetings. Once the final product was completed, the CRA Board convened in a final presentation to the Town Council and the two (2) taxing authorities that was the CRA Board. This is awarding the Bid, we had two (2) applicants; the ranking and scoring sheets were provided to this Board; the design cost will have to be negotiated. I received an email from the

Mayor asking when did the Town Council authorize the use of this land. We never indicated that the Town Council was giving us land, this is a Town project. This is just the selection; we must take it step by step. Tonight, we are just asking the board to award the winning bidder, then we start the negotiations. Motion by Director Baldwin, the motion was seconded by Vice Chairman Reese; **AYE: ALL, MOTION PASSES.**

V. CONSENT AGENDA

k. Approval of August 31, 2020 Zoom Meeting Minutes. TABLED

VI OLD BUSINESS ACTION ITEMS

L. Approval of Resolution #2020-36, 2018-2019 Fiscal Audit Report. Motion to approve Resolution #2020-36, subject to the modification of changes by Mr. Harris; Motion by Director Sconions, the motion was seconded by Vice Chairman Reese; **AYE: ALL, MOTION PASSES.**

VIII. NEW BUSINESS ACTION ITEMS

IX. BOARD OF DIRECTORS REPORT

NO REPORT BY THE DIRECTORS

Chairman Williams- a group of individuals in Georgia got together and brought 100 acres of land, they are going to call it Freedom Georgia, Eatonville's slogan is "the Town that Freedom Built" we have taken a 130+ years, we still do not have it together as far as moving forward, I hope we can do a better job on this board moving the Town forward.

ADMINISTRATIVE REPORT Mr. Johnson- two (2) litigation matters to bring to the Boards attention: there was a motion filed by Doug Noah on the Benderson case, dropping the individuals names, those lawsuits to be named individually. We will pursue the same motion in the Braushan Enterprise lawsuit. With the injunction, the judge was at a hearing that we conducted on 8/25/2020, the next day the judge filed a recusal taking himself off the case.

X.

XI. MOTION FOR ADJOURNMENT- Motion by Director Sconions to adjourn, the motion was seconded by Director Baldwin; **AYE: ALL, MOTION PASSES.** 8:05 pm.

RESPECTFULLY SUBMITTED BY

Cathlene Williams, Town Clerk