



COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS- ZOOM MEETING  
MINUTES  
SPECIAL SESSION  
9/28/2020  
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 6:36 PM, Director Williams, 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- N/A**

**IV. ADMINISTRATIVE/BOARD OF DIRECTORS DECISION**

- A. Approval of **Resolution #2020-34** Bancorp Lease of two (2) vehicles. PREAMBLE READ BY MR. JOHNSON. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE LEASE AGREEMENT WITH BANCORP FOR LEASE OF TWO (2) CHEVROLET COLORADO 2 WD EXTENDED CAB WORK TRUCKS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. Chairman Williams asked Mrs. Bradshaw to explain this lease agreement. Mrs. Bradshaw that in looking at the financials, leasing versus purchasing these vehicles out right, the moment the vehicles leave the lot, they depreciate, so for any reason between year one (1) 2 or 3 if there is a change in the Interlocal Agreement, or any of our policies change, or the financial situation, we will have a greater issue to try to resale those vehicles, and to try to recoup even 75% of the cost paid out right, versus the flexibility of turning in the leased vehicles. With a leased vehicle, outside of the standard maintenance, if we find that there are major issues with those vehicles, they can be returned and start a new lease. If the vehicles were purchased, we own them, any issues with the vehicles become our issues. We have not budgeted this year for the expense of

purchasing any vehicles, this is something to take into consideration as well. **Director Sconions:** she researched the leasing on the vehicles, but I have changed my mind, which rarely happens, I read the documents, and know that this would be a tax write-off also, and they will also do the maintenance. My concern is that the cars were not in the fiscal year's budget, will the budget have to be amended to include the vehicles before they are purchased? Mr. Johnson: in the Bylaws, the Board can spend up to \$2,000; we know the payments added together does not equal the \$2,000. We have some discretion in our budget to make the monthly payments, until we roll in the next budget period. **Director Sconions:** recommend amending this year's budget, and the Board approve it, then it is done. **Mr. Johnson replied:** if the Board approves it, he is okay with this recommendation. Chairman Williams asked Mrs. Bradshaw what would be the best option? Mrs. Bradshaw replied, if we do not have to amend the Budget, this would be the path of least resistance, we do have those options of making those monthly payments without taking such a measure. **Mr. Reese:** asked Attorney Perry what is the CRAs liability for the independent contractors using these vehicles? Attorney Perry replied the CRA has insurance coverage for the vehicles. Mr. Johnson stated the Risk Management Policy will be amended to include the contractors, or anyone that uses the vehicles for Town CRA business. Chairman Williams put a motion on the floor to approve Resolution # 2020-34; the motion was seconded by Director Baldwin; **AYE: ALL, MOTION PASSES.**

- B. Approval of **Resolution #2020-37** awarding of Nexus Study for the Affordable Housing Linkage Fee. **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARDING OF THE REQUEST FOR PROPOSAL (RFP) TO STRATEGIC PLANNING GROUP INC., FOR THE AFFORDABLE HOUSING LINKAGE FEE NEXUS STUDY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.** Chairman Williams indicated that he read the companies Bio and the work they have done for other companies, very impressed with their work, I think this is a need as we start redeveloping another stream of income, and not depending on tax increment checks that we receive from the Taxing Authority. Another stream of income that will be beneficial for everyone, the Town as well. Mr. Johnson replied, only one (1) application was received to do the study, this is a supplemental policy that has to be done, this is a requirement for legal purposes. The Town will collect all the fees, as approved by the Ordinance adopted, 2019-6, for any commercial development in the Town. Chairman Williams put a motion on the floor to approve Resolution #2020-37, the motion was seconded by Director Reese; **AYE: ALL, MOTION PASSES.**

## V. CONSENT AGENDA

N/A

## VI OLD BUSINESS ACTION ITEMS

N/A

**Mr. Johnson;** through the Mainstreet program, the National Mainstreet representative will be in Town, no date set; they do all the mapping plan for the downtown area, this will be open to everyone in the Town to attend and give their input. We will be asking Town Council at their first meeting in October to address the contract issue, Attorney Perry will do this presentation. The legal issue with the CRA, the old judge recused himself from the case (injunction); the new judge on the case, we will be on his calendar sometime late November.

**Mrs. Bradshaw:** regarding the independent contractors, and the cost of a full-time employee and it's equivalent versus the two (2) independent contractors, information provided to you in the spreadsheet. Director Sconions asked for copies of the independent contractors and all of their credentials. Mr. Johnson will provide this information tomorrow.

**Director Baldwin-** the drive around the Town today is worth two (2) Code Enforcement Officers, if the abandoned and condemned were up to code, it would help the housing shortage, I'm all for going with this plan, trying to get some of these places habitual.

**Director Sconions-** NO REPORT

**Vice Chairman Reese-** excited about what we are doing here, and taking care of the Town, Code Enforcement could be really good for the Town.

**Chairman Williams-** continue working together, "the Town that Freedom Built" we have to get some building going on, I'm excited about that.

Chairman Williams put a motion on the floor for adjournment, motion seconded by Director Sconions; AYE: ALL, MOTION PASSES.

- VIII. NEW BUSINESS ACTION ITEMS**
- IX. BOARD OF DIRECTORS REPORT**
- X. ADMINISTRATIVE REPORT**
- XI. MOTION FOR ADJOURNMENT- 7:10 PM**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**