



COMMUNITY REDEVELOPMENT AGENCY  
SPECIAL SESSION MINUTES  
MARCH 14, 2022

**PRESENT:** Chairman Eddie Cole, Director Rodney Daniels, Director, Marlin Daniels, and Director, Leviticus Henderson. **ABSENT:** Vice Chairman Theo Washington and Director, Angie Gardner. **Also, in attendance:** CRA Attorney Jaimon Perry, Cathlene Williams, Town Clerk, and Town Attorney, Dean Mosley.

Chairman Cole called the Special Session CRA Meeting to order at 5:04 PM, followed by Prayer and the Pledge of Allegiance.

- I. CALL TO ORDER
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. CRA DECISION(S)

1. The Resolution for the Executive Director contract on terms with or without cause. (**Action Item**). Chairman Cole asked Attorney Perry does he have any concerns about this Agreement? Attorney Perry stated he can't say he has concerns; this is the agreement that was negotiated with the Board at that time, and the Executive Director. Just like any contract it's whatever you agree to. If there were issues with any provisions those could have been taken out at that time. These were the terms that were agreed upon and eventually signed by the parties involved. Attorney Mosley indicated that Attorney Perry was not involved in the contract at all. When you negotiate a contract, you assume you know what you are negotiating. There is not much you can do about this contract, its forceable, except for those things that are illegal. Chairman Cole asked which things? Attorney Mosley replied: the severance clause, after he is terminated, that may have to be revisited. Director Marlin asked Attorney Perry, do we know who wrote the contract? Attorney Perry replied: he doesn't know who wrote the contract. Director Marlin Daniels asked Attorney Perry, is Mr. Johnson an employee or a contract, according to his contract, it has employee of the Town of Eatonville CRA. Attorney Perry replied, he can't say. Attorney Mosley stated he is a contract employee of the CRA Board. Attorney Mosley stated no doubt, it is a bad contract, at your indulgence here to let me work with Attorney Perry to see what we can do regarding this contract. Chairman Cole stated he can not put a motion on the floor to terminate the contract, to do what, I can't put the Town in jeopardy like that, there are only certain things you can do before I put this Town in a legal point,

especially when someone else is going to be in the helm. Whatever decisions has to be done, will be done. If I had to go through with cause, that is not hard at all. But I have to start by saying this is something that we better get a handle on. This contract is not your normal contract. Director Marlin Daniels put a motion on the floor for the Attorney to red line the Directors Contract, and have it presented back to this board in a reasonable time. Director Marlin Daniels rescinded his motion. **NO ACTION BY THE BOARD.**

2. **Revising the CRA By-Laws. (Action Item).**

The By-Laws were changed, the board should always be the strong body, even as the Mayor I don't have the opportunity just to make decisions; our By-Laws- were changed to what we had, give you an example; three (3) members can call for a meeting; it changed to only the chairperson, and the Executive Director; this hinders the board from being able to do anything. I would ask this and put a motion on the floor, that at this time until we meet again, that my motion would be to suspend our By-Laws- until our next meeting that's what happen before when they created the new one; it just suspended our By-Laws, and so if we do that we would be under our Charter if I am not mistaken; our Charter does not even speak that way; the Charter gives a way that you can call a meeting; the Mayor can't say that two (2) members can't call a meeting; it should be that way, that is the highest office that is put in place by the people. I am going to put a motion on the floor that, until ya'll get an opportunity to review them, and come up with one that is going to be good for the whole board; I make a motion that we suspend the By-Laws; motion by Director Rodney Daniels, the motion was seconded by Director Marlin Daniels; Chairman Cole stated or he can change that and look back at different sections that we want to suspend, one of the things I want to make sure we may want to suspend is how we call meetings; that's a little scary to me; only one (1) person can call a meeting. Director Rodney Daniels asked Chairman Cole, why don't we get our old By-Laws back, they were working perfect for everyone; Chairman Cole; the reason why I said that to all the Board members is everyone can have a chance to see if anything needs to be updated compared to the old one, second of all, we didn't have a Resolution in place for this, so to me suspending, will only allow us to come and revisit it as a Board, if it's the wishes of this board we can; Attorney can we put our old By-Laws back in place? Attorney Perry replied, I think you can, I don't think there is anything that prevents that, if you had established By-Laws that were working before, I don't see anything problematic. Chairman Cole rescinded his motion he put on the floor; Director Rodney Daniels, rescinded his motion, Director Marlin Daniels rescinded his second to the motion; Chairman Cole asked Attorney Perry does the Board need to vote on rescinding the motion? Attorney Perry replied no, he doesn't think so. Chairman Cole put a motion on the floor; the Town of Eatonville go back to the original By-Laws that was passed on 6/18/2017, it is just the original Article I, the organization of the Town of Eatonville Community Redevelopment Agency By-Laws; Motion by Director Henderson, the motion was seconded by Director Marlin Daniels. Director Marlin Daniels asked Attorney Perry, when there is a Resolution passed by the Independent Board; those By-Laws were created for the Independent Board that never was initially set-up that way; It was set-up for a five (5) member board, but only four (4) people were on the Board with a lot of parameters, for instance Mr. Henderson wasn't allowed to sit; and went against what the By-Laws say. Attorney Perry replied, I don't think you are accurate, this was during when the Town was the CRA Board when the new adopted By-Laws were

implemented. It has been moved and properly seconded that we go back to our Board By-Laws that were approved 6/18/2017. Chairman Cole asked Attorney Perry for the wording for the motion. Attorney Perry replied, from my understanding these were by By-laws that were put in place on 6/18/2017; I am assuming there is a Resolution# that was passed during that time, if we could find out what Resolution that was, we could put that in the new Resolution as well. Chairman Cole replied he does not have the Resolution, he had intentions of suspending the By-Laws totally with the wishes of this board. Put in the motion with the Resolution that originally adopted the Town of Eatonville prior By-Laws; Chairman Cole, if there is a Resolution that we include it with that; it is moved and properly seconded that we accept our Agency By-Laws that was before the 2020; **AYE: ALL, MOTION PASSES.**

3. **Investigation on funding from the Town of Eatonville and the TOECRA to the Florida Community Corporation in the name of Eatonville Main Street. (Action Item).** This is something I have been speaking on since December 2020 as stated by Chairman Cole; a private 501 C3 has over \$100,000 of taxpayer's money, I don't care that its private, I have been sending emails on this for the longest, let me know what we are doing with that money. I am asking this board to investigate a total investigation of the money of that Board. Mainstreet is a legitimate program nationwide, but they had to have an independent 501 C3 to put the money in, as stated by Chairman Cole. The money went to a foundation that was already established by the Executive Director. Mainstreet is a great organization that benefits the Town, as board members we deserve to know where our money is going, as stated by Director Henderson. Chairman Cole put a motion on the floor for investigation into the Mainstreet; motion moved by Director Rodney Daniels and seconded by Director Henderson. Chairman Cole stated he doesn't know where the investigation would come from. Director Rodney Daniels rescinded his motion. **NO ACTION TAKEN.**
4. **Investigation of the Executive signor for the TOECRA banking with TD Bank. (Action Item).** Chairman Cole stated that only one (1) person on the CRA bank account can sign checks, that is Vice Chairman Washington, my name was removed, there is a Resolution that was approved to have two (2) signatures on all checks. Director Marlin stated that he has asked for copies of all CRA checks from 2020 to current, but have not received them, we have no idea of what is going on with the CRA, since I can't get that information from the Executive Director/contractor, I want to put a motion on the floor that the CRA Attorney file a subpoena to get all bank records from the CRA for the last year. Attorney Perry stated that the problem with this is I can't file a subpoena without being in some type of litigation; Director Marlin Daniels withdrew his motion, asked Attorney Perry for his recommendation. Attorney Perry asked for a definitive list of what has been requested, and he will send an email to the Executive Director. Director Marlin Daniels asked Ms. Williams how many times has he requested this information from the Executive Director? Ms. Williams replied, the last email sent two (2) weeks ago, was the third request. Director Marlin Daniels, since the Executive Director is suspended right now, he should not be contacted, instead ask the fiscal person in the CRA for this information. Attorney Mosley and Attorney Perry will work on this together. **NO ACTION TAKEN.**



5. The 2020 1099 given to independent vendors. **(Discussion)**. The 1099 forms weren't sent out in a timely manner as stated by Chairman Cole. Attorney Perry will follow-up with this.
  6. Payment Plan for Tommy Dixon Estate. **(Discussion)**. **Put a guardian in place before the payment plan.** I just want to make sure we put things in place, I'm sure we can raise the money in the Town for Mr. Dixon, as stated by Chairman Cole.
  7. Email given by Board Chairman granting permission for the Executive Director to use or direct the use of CRA Code Enforcement Trucks for personal use. Chairman Cole stated he has a picture of the Code Enforcement Truck with personal items on the back of the Truck at the Directors house, list of things with cause to Attorney Perry from Chairman Cole. Again, I think it is enough now to do some things, I will give you a list of things, that will be with cause, as stated by Chairman Cole. There were some pictures that came up where the Code Enforcement truck had personal items of the Director on the truck being transported to his home. This is something that board will need to have further discussion on.
  8. Status of CRA office employees. **(Discussion)**. March 16<sup>th</sup> is the end of the (7) days suspension without pays for CRA Director Michael Johnson. There are serious decisions this board will need to make. Director Marlin Daniels asked Chairman Cole, has the CRA employees been working? Chairman Cole indicated that the Office has been closed since his suspension; Chairman Cole indicated that he has the key to the building in Town Hall; what to do with it. Director Marlin Daniels asked that since the CRA Director is suspended who will set the CRA Agenda for March 17<sup>th</sup>? Chairman Cole replied he can set the agenda, whatever the Directors want on the agenda, it can set it. Director Rodney Daniels requested, Termination of the Executive Director: Director Marlin Daniels, copies of the financials from the last 6 months. After they receive this information, I will ask the Attorney's to put it together, and then also, after the meeting on Thursday, to copy Mayor Elect Gardner on this. The meeting for March 17, workshop at 5:30 and meeting at 6:00 PM. Director Henderson asked Chairman Cole, how will the Executive Director be notified of this meeting? Chairman replied: Ms. Williams if you have an address or send a letter. Motion by Director Daniels, the motion was seconded by Director Henderson.
7. **ADJOURNMENT- Meeting adjourned at 7:32 PM.**

RESPECTFULLY SUBMITTED BY

  
Cathlene Williams, Town Clerk