

TOWN COUNCIL
COMMUNITY DEVELOPMENT BOARD MEETING
MINUTES
August 16, 2022

PRESENT: Chair Angie Gardner, Vice Chair Rodney Daniels, Director Marlin Daniels, Director Leviticus Henderson, Director Ruthie Critton, Chair Theo Washington. **STAFF:** Attorney Greg Jackson, **CRA Attorney,** Cathlene Williams, **Interim CAO,** Veronica King, **Town Clerk, (Absent:** Director Wanda Randolph)

CALL TO ORDER & VERIFICATION OF QUORUM - Chair Gardner acknowledged the 5:30pm start time with an extension of five (5) minutes; the CRA meeting was called to order at 5:35pm and a quorum was confirmed through Mrs. King.

INVOCATION & PLEDGE OF ALLEGIANCE - Chair Gardner led the Prayer of Invocation, followed by the Pledge of Allegiance.

ACKNOWLEDGEMENTS – Chair Gardner recognized and acknowledged new board member Ruthie Critton and offered Director Critton time to speak a few words; Director Critton was happy to be present and apart.

PRESENTATIONS - Chair Gardner added a presentation to the agenda; presented through PowerPoint renderings by Rhodes & Brito of the Town Shoppe Center at 421 Kennedy Blvd., Denton Johnson Center Master Plan, and discussed the Community Policing Plan as possible ideas should grants and funding become available. Looking to get two million dollars towards land purchase for senior and affordable housing (an initiative of Orange County). Consideration to replace the Denton Johnson Center with an Event Center to include a splash pad. Community Policing- Possible 1 million dollars towards safety in a more innovative way to involve citizens; walking, talking, home visit by officers, providing information to residents, a substation on the west can also serve as a meeting space for organizations to meet (police would already be there). Other ideas: Neighborhood Watch Program, Increase ways to communicate with citizens through National Night Out (Awareness Day), the Explorer Program where officers can reach out to youth who may be going astray, Vacation Watch, Senior Citizen Warfare Check, and Citizen Police Academy.

CONSENT AGENDA – **Chair Gardner motioned for approval of consent agenda** approving meeting minutes for March 8, 2022, March 14, 2022, and July 19, 2022; **moved by Director Washington, second by Director M. Daniels: AYE: ALL, MOTION PASSES.**

ADMINISTRATIVE/BOARD OF DIRECTORS DECISIONS

Chair Gardner motioned for approval to rescind Resolution CRA-R-2022-15 Interlocal Agreement by and between the Town of Eatonville Community Redevelopment Agency and the Town of Eatonville. Discussion: In the last meeting we approved the Interlocal Agreement but have to redo adopt a more accurate agreement presented by Attorney Shepard during the regular Town Council meeting. **Motion moved by Director Washington, second by Director M. Daniels: AYE: ALL, MOTION PASSES.**

Chair Gardner motioned for approval of Resolution CRA-R-2022-16 Interlocal Agreement by and between the Town of Eatonville Community Redevelopment Agency and the Town of Eatonville. Motion moved by Director Washington, second by Director M. Daniels: AYE: ALL, MOTION PASSES.

Chair Gardner motioned for approval of Resolution CRA-R-2022-17 for the TIFF Deposit, rebate back to the Town and to Orange County. Motion moved by Director Washington, second by Director M. Daniels with discussion:

Discussion: Director M. Daniels, I have no problem moving funds; however, how can I make a decision when I do not have any financials. What's in the bank account? Is there enough money to cover this? Chair Gardner, There are funds to cover; this is rebate from the funds that were deposited. I can get the information to you. Director M. Daniels, I was last informed that there were \$55,000 in the account. July/August had unexpected expenditures; In June there were payouts beyond payroll and the day-to-day operations; the previous balance went from \$77,000 to \$55,000 with two employees who gets paid \$1200 every two weeks. Our expenses are not more than \$5,000 Where is the difference of money? This could have been easily ratified if we had financials and knowing what is in the accounts; before making a decision. Chair Gardner, As soon as I receive the August statement for July, I will get it to you. **AYE: ALL, MOTION PASSES.**

BOARD OF DIRECTORS REPORTS: Items 7, 8, 9, 10, and 11 were at the wish of Director Randolph; in her absence, do we want to discuss them?

Update on the Tommy Dix property Attorney Jackson, I was able to review the purchase and the tax documents in which the CRA agreed to pay. The action of the independent board should be reassessed to determine the adequacies; however, there is an agreement for the CRA to pay Mr. Dixon's taxes. There are some concerns that there may be actions against the agency for breach of contract. The current tax bill is \$1800; legal recommendation is for the board to ratify and handle the debt until such time that actions can be made to reverse the property back to Mr. Dixon. With penalties, the bill went from \$1600 to \$1849.43; one year delinquent. The mail is going to 307 E. Kennedy Blvd. and also 225 Kennedy Blvd. Director M. Daniels, The board voted to give property back; the investigation will determine if Mr. Dixon was able to sign. There were many concerns in the previous recordings from Ms. Sconions and Ms. Greathouse; Mr. Williams also stated that he knew something was wrong. I would like to know what Mr. Johnson and Perry discussed when they went off from the meeting during the time of recess. Vice Chair R. Daniels, Mr. Dixon has issues and needs a guardian; the proper steps were not taken. I am asking for an investigation and tired of waiting. Attorney Jackson, if the board was following the advice of legal at the time, then the board would be insulated. I contacted the former Director of the Guardian Ad Litem program for the State of Florida; he stated that a person is assumed to be able to enter into a contract. Because there were several board members who expressed concerns, at that point the discussions on purchasing the property should have concluded until efforts were made to determine if guardian ad litem should be appointed to offset the concerns. The other concern is the purchase price; it does not appear that it was a fair price. The person who represented Mr. Dixon in the probate procedures was the same person who represented the CRA; this is concerning. Legal Recommendation: This board as it sits today should take steps to reverse the purchase of the property. Director Washington, the timeline for the saving the home was a week before the scheduled auction. Mr. Dixon went to get help from the police department and other attorneys. If the purchase had not happened, Mr. Dixon would be homeless. Vice Chair R. Daniels, if the CRA was purchasing the home for Mr. Dixon we would not be having this discussion; but to buy it the way it was done was not correct according to legal; using taxpayers' money and the mental capacity of Mr. Dixon is concerning to me. Director Washington, CRA cannot purchase property for people; it purchases property for the agency; we can not use funds to purchase and give back property to individuals. Director M. Daniels, in the last three years, how many residents has the CRA purchase homes from due to tax matters; to save their home? Chair Gardner, the only way the CRA could have helped was to purchase the property. Director M. Daniels, if there is an opportunity to lease a property, it should have a value on it. Attorney Jackson, if there is a transaction with someone who is deemed incompetent, then it is a violation of the law. In doing what is right, if that one step would have been taken in determining if guardian ad litem was needed, there would be no questions with the transaction. There was also a history of the taxes being paid after being behind; there may have been a chance that Mr. Dixon would not have lost his house; there were individuals who indicated that they would have paid the taxes; but the CRA made the purchase before they had a chance. Director M. Daniels, the attorney just needs to move forward to ensure Mr. Dixon receives his property. Vice Mayor R. Daniels is asking for the Chair to get to him the results of the investigation indicating that

everything was done appropriately. Director Critton to the Attorney, do we know the status of the guardianship? Attorney Jackson, in reviewing court records, there were no guardian documents in place; the information seen was that of a probate case opened for the purchase of the property. Director Critton, once the property is given back, are we doing anything to prevent this from happening again; making arrangements to prevent future delinquencies of taxes? Attorney Jackson, no I do not know of any discussions. If this board decided to do what the previous board supposedly set out to do and by ensuring that there is an appointed guardian, this board can accomplish what it wishes to do.

Status of the \$71,000 payout, Director M. Daniels request for Attorney Jackson's opinion on the payout; Attorney Jackson, if the board relied on legal counsel at the time, the board is insulated; I would like to discuss some possible things to help this board in the future. Chair Gardner suggested that Attorney Jackson address the board at the next CRA meeting.

Status of Funding from Orange County Director M. Daniels, we had a 2-million-dollar grant submission for the Town Shoppe, Denton Johnson Community Center, and for Policing; who put in for this grant? It is a concern that I had to hear about it through the news; not having any knowledge of it; the grant for funding was submitted April 21st by Mr. Johnson who was terminated on April 19th; how was he able to submit the grant? A letter from the Mayor was sent on April 25th addressing Mr. Johnson's termination from the agency; Chair Gardner, the letter was sent referring back to the date of action once I received confirmation from the attorneys who advised on and confirmed the date of termination; this is why the letter is dated for April 25th. Director M. Daniels, for the record who are the attorneys? Chair Gardner, I will get this information to you. Director Washington, was this something Mr. Johnson was working on? Director M. Daniels, you can not work after being terminated; Mr. Johnson also sent a letter on April 30th to the Mayor from an email associated with the CRA that he should not have been using; the email should have been shut down.

CRA Director: Chair Gardner indicated that were some applications received. Director M. Daniels, under what job description and who changed the salary from \$80,000 to approximately \$56,000. Chair Gardner, I do not know anything about this. Director M. Daniels to Ms. Williams, do you know, who authorized the change, and when did this come before the Council? Ms. Williams, the salary is not \$80,000; it was previously combined with the salary of the Planner at the time. The way the current job is posted reflects the Director with planning experience. Chair Gardner, I will have to get back with you; this is new information to me. Director M. Daniels, you are interviewing but it is supposed to be a board decision; how many applications do we have; requesting Ms. Williams send applications. Director Critton, is the position a Town Employee or under a 1099 with the CRA? Chair Gardner, it would be under the CRA. Director Critton, there seems to be a discrepancy with the 1099 employee or an employee under the agency; this would need to be clarified; Chair Gardner, clarified that the position is listed as an employee under a contractual position.

Update from Director Randolph – (Presented by Mrs. King) Director Randolph was unavailable for the meeting due to bereavement and sends thanks for the support; funeral will be Saturday August 20th at 11am located at the Life Center Church. The wake will take place Friday from 5-7pm at St. Lawrence Church.

Rodney Daniels – NO REPORT

Marlin Daniels – NO REPORT

Ruthie Critton – NO REPORT


Leviticus Henderson – NO REPORT

Theo Washington – NO REPORT

Chair Angie Gardner: – NO REPORT, let's keep the Randolph family in our prayers.

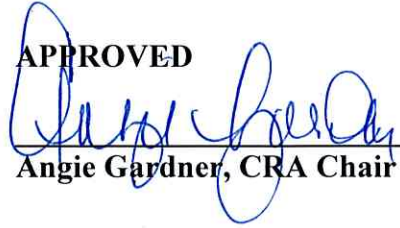
ADJOURNMENT: Motion by Chair Gardner to adjourn, the motion was moved by Director Washington;
MEETING ADJOURNED at: 6:36 PM.

Respectfully Submitted by:



Veronica L King, Town Clerk

APPROVED



Angie Gardner, CRA Chair