



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, April 16, 2026, at 6:30 PM

Town Hall (Council Chambers) – 307 E. Kennedy Blvd

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Board Agenda Page.*

CALL TO ORDER – Chair Ruthi Critton called the meeting to order at 6:37 p.m.

ROLL CALL – Quorum was established through roll call by Ms. Bellenger.

PRESENT: (7) Chair Ruthi Critton, Vice Chair Angela Thomas, Director Wanda Randolph, Director Donovan Williams, Director Tarus Mack, Director LaDwyana Jordan, Director Angela Johnson.

STAFF: (9) Marissa Bellenger, **Records Coordinator**; Greg Jackson, **Attorney**; Michael Johnson, **CRA Executive Director**; Paula Bradshaw, **CRA Fiscal Coordinator**; Marlin Daniels, **CAO**; Faith Woods, **Executive Assistant to the Mayor**; Shakeila Jones, **CRA**; Chenea Henson, **CRA**; Detective Fraser, **EPD**

OTHER ATTENDEES: Heather Mosier, **Auditor**

INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Critton led the invocation through a Moment of Silence followed by the Pledge of Allegiance.

PRESENTATIONS:

FY 2025 Financial Audit – Heather Mosier, auditor, went over the results of the 2025 CRA audit for the Board. She passed out two handouts which included a copy of her presentation “TOECRA Audit Presentation for Year ended September 30, 2025.” Director Mack asked if the CRA audit was complete. Ms. Mosier – The audit has gone through the review process and we are waiting for the official letter. Executive Director Johnson asked Ms. Mosier to explain the “due to” and “due from” Ms. Mosier – It has been going on for a couple of years and it comes from the Town side. Director Johnson – The TOECRA is “due to” the Town of Eatonville? Ms. Mosier confirmed and stated it was for processing payroll. The Board discussed the TOECRA’s “due to” to the Town of Eatonville. Chair Critton requested that the CRA’s fiscal coordinator meet with the Town’s finance department and CAO.

Before the presentation on CRA financials, Executive Director Michael Johnson stated that money was taken from the CRA trust fund on March 17, 2026, without the CRA’s knowledge or permission. Chenea Henson handed out copies of checks to the Board. Chair Critton asked who signed the checks (former Chair Gardner). Director Mack stated that they needed to find out where the funds went. Michael Johnson – The invoice should have come through our fiscal coordinator. Ms. Bradshaw – Finance said it was reimbursement for the TOECRA payroll. Director Johnson asked if documentation was provided by the Town. Ms. Bradshaw – Not all supporting documentation. Director Johnson – I would encourage the Town staff to provide documentation and ask that we be careful of the words we are using. Ms. Bradshaw – The audit backs up that they took reimbursement from the “due to.” Director Johnson – I would read that as a reimbursement for 2026. Chair Critton stated that they would need all the necessary information before making a decision. Michael Johnson

stated that the money should be returned. Chair Critton stated that she is not comfortable doing that without the supporting documentation. Ms. Bradshaw – This should be resolved by the next meeting. The CAO and Executive Director should be present in the meeting with finance. Chair Critton asked if the invoice would be in the March statements. Ms. Bradshaw – They would be in the April statements. Director Jordan asked if Chair Critton would be responsible for ensuring that there is a meeting between the CRA and finance. Chair Critton confirmed. Director Randolph – Is there enough money for the CRA to function? Was the money taken from the TIFF funds? Ms. Bradshaw confirmed that it was taken from TIFF and stated the CRA can still function. Director Randolph inquired about separate payroll. Michael Johnson stated that he is working with ADP to propose a separate payroll.

Presentation of January 2026 Financials – Ms. Bradshaw gave a presentation on January 2026 CRA financials, which was provided to the Board in their packets for tonight’s meeting. Vice Chair Thomas asked how many grants the CRA has and their amounts. Michael Johnson stated that they received grants from Orange County, United Arts, and State AACH and provided the amounts. Vice Chair Thomas – How much is the line of credit? Ms. Bradshaw – 1.7. Vice Chair Thomas asked for clarity on fast-tracking projects. Chair Critton clarified that the Chitlin’ Circuit project is being fast tracked due to the June 30th grant deadline. Director Johnson referenced Resolution 25-63. She stated that she did not see the terms related to the line of credit. Vice Chair Thomas stated that the Board needed to be shown documents and not just hear about them. Director Randolph agreed. Director Johnson commented on transparency and the need to have discussions like this so there is no misinterpretation. The Board discussed capital outlays and expenditures with Ms. Bradshaw. Director Johnson asked if there was a resolution which states moving funds between accounts needs Board approval. Michael Johnson stated that the Board has never expressed creating a resolution. Vice Chair Thomas stated that she would like to see a resolution created to do so.

Presentation of February 2026 Financials – Ms. Bradshaw gave a presentation on February 2026 CRA financials. Director Johnson asked about the \$50,000 down payment for Club Eaton. Attorney Jackson stated that he will have to go back and look. Vice Chair Thomas also requested for the stipulations.

Presentation – Ideas on Town Level Projects – Ryan Novak presented potential CRA projects and a newly designed CRA website enhanced for accessibility.

CITIZEN PARTICIPATION (2):

Michelle Fort – Ms. Fort began by apologizing to Attorney Jackson and Executive Director Michael Johnson. It is not personal; I am just passionate. We need to work together. She referenced a December 6, 2022, CRA meeting with Attorney Jackson and Shepard as well as a 2019 meeting. She gave handouts to the Board. She ended by stating that it is not about the Executive Director but his actions.

Anthony Grant – Energy should not be directed at Michael Johnson. However, leaving this meeting before Mr. Novak’s presentation is disrespectful. Mr. Grant continued his statement by commenting on the line of credit agreement and the construction of homes in Eatonville. He also stated that the Dr. Phillips Advisory Committee is made up primarily of non-residents. P.E.C. is fighting and yet the Town does nothing.

CONSENT AGENDA:

Chair Critton MOTIONS to APPROVE the Consent Agenda (Approval of Resolution CRA-R-2026-06; Approval of Resolution CRA-R-2026-06; Approval of Resolution CRA-R-2026-09); **moved** by Director Randolph, **second** by Director Mack. **AYE: ALL, MOTION PASSES.**

BOARD DISCUSSION/DECISION:

Attorney Jackson stated that he would like the Board to go into a 286 shade meeting to discuss the lawsuit. Mr. Johnson had a medical emergency, so he will not be in attendance. Director Thomas declined to attend.

MEETING RECESSED AT 9:03 p.m. and RESUMED AT 10:22 p.m.

The Board resumed discussion. **Director Johnson MOTIONS** for Attorney Jackson to retain an independent attorney or professional to review allegations of harassment toward Executive Director Michael Johnson; **moved** by Director Mack, **second** by Chair Critton. **AYE:** Chair Critton, Vice Chair Thomas, Director Randolph, Director Jordan, Director Mack, Director Johnson. **NAY:** Director Williams. **MOTION PASSES, 6/1.**

Director Johnson MOTIONS for Attorney Jackson to retain an independent outside council to conduct a comprehensive review and assessment of the Land Purchase Agreement between OCPS and Dr. Phillips; **moved** by Director Mack, **second** by Director Jordan. **Comments:** Chair Critton stated that the action should be in collaboration with the Town. Director Johnson – As a separate entity, the CRA has the right to look into it. **AYE:** Director Randolph, Director Jordan, Director Mack, Director Johnson, Director Williams. **NAY:** Chair Critton, Vice Chair Thomas. **MOTION PASSES, 5/2.**

Vice Chair Thomas MOTIONS to freeze all capital projects over \$25,000 until they are brought current; **moved** by Director Randolph, **second** by Director Johnson. **AYE:** Vice Chair Thomas, Director Randolph, Director Jordan, Director Johnson. **NAY:** Chair Critton, Director Mack, Director Williams. **MOTION PASSES, 4/3.** **Comments:** Chair Critton stated that some projects have hard deadlines.

Chair Critton MOTIONS to authorize our current authorized signer to draft a letter, along with a resolution, to add the elected members of the TOECRA to be added to the account in alignment with the CRA bylaws and interlocal agreement between the Town of Eatonville; **moved** by Director Johnson, **second** by Vice Chair Thomas. **AYE: ALL, MOTION PASSES.**

STAFF REPORTS:

Marissa Bellenger – Records Coordinator (Clerk Office) – No report.

Executive Director – Michael Johnson – No report.

Attorney Greg Jackson – Thank you all for the hard work.

BOARD REPORTS:

Director Donovan Williams – I appreciate you all tonight. We got some things accomplished that needed to be addressed. Let's keep the ball moving forward.

Director Angela Johnson – I appreciate being appointed to this Board and I look forward to working in collaboration Executive Director Johnson. I hope we move forward in the best interest of the Town.

Director Tarus Mack – Thank you all for coming out and engaging in Town business. I know things do not always look pleasant, but we are working together to finally do something that is going to be significant in the Town. I appreciate everyone who sits up here.

Director LaDwyana Jordan – Well wishes and best regards to Executive Director Johnson. I hope everything is all right with him. Thank you everyone for coming out tonight and hanging in there with us.

Director Wanda Randolph – No report.

Vice Chair Angela Thomas – No report.

Chair Ruthi Critton – Kudos to the CRA staff and employees. Regardless of what has been going on, my experience working with the CRA and Mr. Johnson has been pleasant. I have tried to make myself available. I can understand how unsecure these last few weeks may have seemed. It has been my commitment since I walked in the door to collaborate with them. In the last few days the Executive Director was gone, I saw how busy he is. Within the last year and a half, his vision has been very good for this agency. Thank you, Attorney Jackson. I will make sure everyone has copies of the bylaws, policies, and procedures so you all have an opportunity to review them and make recommendations. I have a strong commitment to collaboration and I am very much on your team. Shout out to Orange County government who recently came by for a visit. They are the ones that are awarding us the funds for the Eatonville Works building. I encourage everyone on this Board to take advantage of CRA training.

ADJOURNMENT Vice Chair Washington **MOTIONS** for Adjournment of Meeting (**MOVED** by Vice Chair Thomas, **SECOND** by Director Mack; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 11:00 P.M.**

HANDOUTS: CRA Audit Presentation; Forensic Accounting Evaluation; CRA Financial Statements for FY2025; CRA Spring Newsletter; 2024-2025 CRA Annual Report; TOE Invoice/Check copies from March 2026; Michelle Fort Handout; Ryan Novak Presentation

Respectfully Submitted by: Marissa Bellenger

ATTEST



Signed by:

Veronica King

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Veronica L King, Town Clerk

APPROVED

Signed by:

Ruthi Critton

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Ruthi Critton, Director