HISTORIC TOWN OF EATONVILLE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES

Thursday, June 18, 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 6:31p.m.

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

PRESENT: **(6)** Chair Ruthi Critton, Vice Chair Angela Thomas, Director Donovan Williams, Director LaDwyana Jordan, Director Tarus Mack, Director Linder Greathouse. **Absent:** Director Wanda Randolph

STAFF: **(6)** Marissa Bellenger, **Records Coordinator;** Greg Jackson, **Attorney;** Michael Johnson, **CRA Executive Director;** Faith Woods, **Executive Assistant to the Mayor;** Paula Bradshaw, **CRA Fiscal Coordinator;** Lieutenant Hernandez, **EPD**

OTHER: Julian Johnson, **1887 Night Market;** Nia, **1887 Night Market**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PRESENTATIONS:

1887 Night Market – Mr. Johnson introduced Julian Johnson, founder of the 1887 Night Market. Julian Johnson introduced himself and his associate, Nia. He began his presentation by explaining the mission of 1887 and the Night Market. Julian Johnson – We have enough data now to take the Night Market to the next level. We want to create food access in the Town on a consistent basis. Nia shared her background and introduction to the Night Market. Julian Johnson discussed how food access is economic development, health access, and redevelopment. He expanded on why the 1887 Night Market is different from other markets because they are from the community and for the community. The Orlando market is difficult to get into and this market helps local businesses in Eatonville. The Night Market proved the demand. They moved their market so that the Town's politics did not disrupt their operations. They have connected more than 15 agricultural and fresh food businesses to Eatonville. They have done 28 Night Markets from Eatonville to Polk County. Nia explained the move to 20 People Street and how they can immediately serve people while embracing the historic nature of the Town. Julian Johnson discussed how July will be phase one. Nia explained how the partnership benefits residents, the CRA, Town, farmers, vendors, local institutions, churches, seniors, and visitors. Julian Johnson expanded on how recurring markets create local economic circulation and a recurring food access system. An MOU is also underway. Director Mack thanked the 1887 Night Market and stated that he has a great appreciation and would like to help. Director Jordan asked about the potential of adding more dates. She would also like to be considerate of the residents. Julian Johnson stated that they will be out in the community talking to the residents. Director Jordan responded that she supports the Night Market but wants to make sure that they are doing their due diligence. Nia explained the timeline of their move and dissemination of information. Chair Critton shared her support of the Night Market. She shared the same concerns of Director Jordan as the event was publicized before they knew of it. She asked about the number of fresh produce at their market versus others in the Orlando area. Julian Johnson stated that it is defined by the community and access to grocery stores. Director Jordan commented that the 1887 Market does have an economic impact.

TIF (Tax Increment Financing) regarding the TOE debt to TOECRA – Mr. Johnson began by stating that it was important to bring some clarity to the TOE debt to TOECRA. Attorney Jackson referenced November 30, 2004, OCBCC minutes approving the waiver of penalties. He continued by stating that the agency is the one to waive the penalties and interests. He referenced Florida Statutes 163.387(2)(b). He continued by stating that the county's action has no effect pursuant to Florida law. Mr. Johnson explained that the resolution tonight (CRA-R-2026-25) will waive interest and penalties. Chair Critton asked Attorney Jackson to restate. Mr. Johnson – The waiver does not take place until the sunset period. Attorney Jackson – There is no statute of limitations on recurring penalties. Vice Chair Thomas talked about her time working with Mr. Johnson. She remembers Orange County stating that everything was forgiven. Mr. Johnson – The funds were never forgiven. Vice Chair Thomas referenced a past audit. Mr. Johnson – It was forgiven under specific terms. Vice Chair Thomas – Why did Orange County not come tonight? I would like to speak with them. Mr. Johnson – I will give you Mr. Reynolds (Orange County) information. Director Greathouse asked about debt forgiveness for municipalities. She asked why this was not dealt with before today. Mr. Johnson – Finance has received invoices year after year. They thought it was forgiven. Attorney Jackson – I have been here since 2014 and I recall statements that the debt was forgiven. In my reading of the law, there is no statute of limitations on recurring debt. Director Greathouse – Did Orange County say that the debt was resolved? Attorney Jackson – Yes and that was the assumption. Chair Critton – It is a three-fold debt? Attorney Jackson explained how the debt worked. Chair Critton – Does the agency have the authority to waive the increment? Attorney Jackson – No, only the penalties. I believe the Town of Eatonville and TOECRA could address the debt owed. There are only penalties from 1997 to 2003. Director Greathouse – Why was this never caught in the audit or budget? Vice Chair Thomas asked about the number of debt generated. Mr. Johnson stated that it was caught in the forensic audit. He had a meeting with the CAO, Mayor, and Finance. He explained that he left the CRA in 2002 and the waiver of penalties happened in 2004. He added that if it pleased the Board, he could invite Orange County representatives to talk to them. Ms. Bradshaw went over the tax increment numbers (debt, interest amount). Mr. Johnson stated that he needed to verify one value. The Board discussed the debt and penalty forgiveness. Director Mack and Director Jordan stated that the Town and TOECRA should work together.

CITIZEN PARTICIPATION:

Michelle Fort – Residents did not know about the Night Market with CRA sponsorship. They did not talk to residents and should have shared their input. Two weeks' notice is not enough. I urge the Board to sit down with Orange County. We also need someone to break down the current projects.

Ryan Novak – The work of the 1887 Night Market is phenomenal. It also aligns with the CRA's 1997 plan. There are many items on the consent agenda that need to be discussed. If you pass the resolution waiving the penalties, you are doing so without the proper information. Can interest be waived through this process? Voting on this also means accepting the debt.

Joyce Irby – Ms. Irby commented about a conversation she had with Ms. Greathouse and thanked her for defending Tommy Dixon. She continued her comments by stating that the CRA is a hoodwink and bamboozle. Information comes at the last minute to confuse you. Attorney Jackson is a conflict of interest and he sued the Town. Ms. Irby ended her comments by referencing an Orlando Sentinel article with a quote from Mr. Johnson.

Angie Gardner – Congrats on the $300,000 grant received. The debt from 1997 to 2003 did not come up during her administration and before her. What happens if you sunset? If you approve the resolution, you are admitting to the debt. Ms. Gardner suggested getting information from professionals.

CONSENT AGENDA:

Before the vote, Vice Chair Thomas asked to move Items 3-6 to Discussion.

Chair Critton MOTIONS to APPROVE Items 7-10 (Resolution CRA-R-2026-21, CRA-R-2026-22, CRA-R-2026-23, CRA-R-2026-24 Board of Directors Meeting Minutes) **and MOVE Items 3-6** (CRA-R-2026-17 Project Restriction Removal and Authorizations, CRA-R-2026-18 Approving March 2026 Financials, CRA-2026-R-19 Approving April 2026 Financials, CRA-2026-R-20 Approving the May 2026 Financials) **to DISCUSSION; moved** by Vice Chair Thomas, **second** by Director Jordan. **AYE:** Chair Critton, Vice Chair Thomas, Director Jordan. **NAY:** Director Mack, Director Williams. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 3/2.**

BOARD DECISIONS:

Approval of Resolution CRA-R-2026-17 Project Restriction Removal and Authorizations – Ms. Bellenger read the preamble. **Chair Critton MOTIONS; moved** by Director Mack, **second** by Director Williams. **Comments:** Director Mack asked for clarification on projects. Chair Critton and Mr. Johnson clarified. Chair Critton asked a question about the David Smith discussion and if it conflicts with resuming the Single Family Homes project. Ms. Bradshaw explained expenditures for projects. Vice Chair Thomas – We do not have estimates per project; it is just thrown all together. Ms. Bradshaw – When a project is voted on, the budget is presented to the Board. Vice Chair Thomas asked when Bradshaw can share with the Board. Ms. Bradshaw – I do not have a date for you. The previous members (and current) have the budget for the projects. Vice Chair Thomas – Why do new members not have the information. Mr. Johnson responded. Vice Chair Thomas – Should we have itemized expenditures for Capital Improvement Projects? Chair Critton – The resolution releases restrictions on all projects. Is the Single Family Homes the only project there are issues with? It sounds like our biggest issue is the Line of Credit. This agency has obligations. I suggest we amend the resolution. Director Jordan – We keep asking for things from the Executive Director and we are not getting anything. We need time to review documents before the meeting. Mr. Johnson – The information requested by Vice Chair Thomas I sent to everyone. Vice Chair Thomas clarified that she asked for Capital Improvement Projects. Mr. Johnson – I cannot provide that because it is a working document. Chair Critton suggested going project-by-project. Vice Chair Thomas asked about the Chitlin Circuit extension. Mr. Johnson – The information as provided to the Board in an email. Permitting has begun. We are on a tight timeline. None of the work is below $25,000, so the project cannot move along. The Chitlin Circuit will cost upwards to $1,000,000. Chair Critton read the email regarding the Chitlin Circuit project and stated that she did not see anything about an extension. **Chair Critton rescinded her motion. Director Mack rescinded his move and Director Williams rescinded his second.**

Chair Critton MOTIONS to Lift Restrictions on the Club Eaton Project; moved by Director Mack, **second** by Director Williams. **Comments:** The Board discussed the project and allocated money. Director Williams – The Board is micromanaging each project. That is the job of the Executive Director. Chair Critton – What is expected of the CRA before June 30th? Mr. Johnson – We are waiting for permits. Once 30% is met, we can move forward. The Board discussed what is needed before June 30th. **Chair Critton RESTATES Motion. AYE:** Chair Critton, Director Jordan, Director Mack, Director Williams. **NAY:** Vice Chair Thomas. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 4/1.** Attorney Jackson suggested moving to the David Smith discussion since he has joined the Zoom.

BOARD DISCUSSION:

David Smith Project Manager – General Contractor – Director Mack began the conversation with Mr. Smith by asking him if he has ever built Single Family Homes. Mr. Smith – Yes. I also retrofit and rehab. I built Single Family Homes under a contractor I worked for. Vice Chair Thomas – Do you plan on subcontracting out? Mr. Smith – We sub out everything. Vice Chair Thomas – So, you are getting paid $25,000 per home? Mr. Smith confirmed. Vice Chair Thomas – Will you manage the subcontractors? Mr. Smith confirmed. Vice Chair Thomas asked Mr. Smith to share the numbers for the subcontractors. Mr. Smith shared his experience building as a subcontractor before earning his general contractor license. Director Mack asked about the "as needed" clause. Attorney Jackson – The Board will decide what projects he works on. Attorney Jackson updated the Board on potential adjustments/amendments to the agreement. Mr. Johnson – There has been a conversation with Mr. Smith regarding amendments. The Board discussed the procurement process and using Smith as the project manager, not general contractor.

Director Jordan MOTIONS to put Request for Proposals out for General Contractor for the Single Family Homes Project; moved by Director Mack, **second** by Vice Chair Thomas. **Comments:** Director Williams stated that Mr. Smith was already vetted by the bank. He wants to ensure that the CRA secures the money for the project. Chair Critton – What adverse reactions might we face per his contract? Attorney Jackson – None. **Chair Critton restates the motion. AYE:** Chair Critton, Vice Chair Thomas, Director Jordan, Director Mack. **NAY:** Director Williams. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 4/1. Comments:** The Board discussed next steps. Attorney Jackson stated that the Line of Credit should not be impacted.

BOARD DECISIONS:

Chair Critton MOTIONS to Lift Restrictions on the Municipal Parking Project; moved by Director Mack, **second** by Director Williams. **AYE:** Chair Critton, Director Mack, Director Williams. **NAY:** Vice Chair Thomas, Director Jordan. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 3/2.**

Chair Critton MOTIONS to Lift Restrictions on the Single Family Homes Project; moved by Director Mack, **second** by Director Williams. **Comments:** Director Jordan – Why lift the restrictions if we are putting out an RFP for a general contractor? I would like to table. Attorney Jackson – If you do not lift the restrictions, you cannot move forward with closing. The Board discussed the bank and RFP for general contractor as well as the pay for Mr. Smith. **Chair Critton AMENDS the MOTION to Lift Restrictions on the Single Family Homes Project Specifically for the purpose of Closing on the Line of Credit; moved** by Director Mack, **second** by Director Williams. **AYE:** Chair Critton, Director Mack, Director Williams. **NAY:** Vice Chair Thomas, Director Jordan. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 3/2.**

Chair Critton MOTIONS to Authorize Executive Director Michael Johnson, as well as every TOECRA Board member, to be Signers on the Line of Credit with Seacoast Bank, Requiring Two Signatures on Draw Documents and Requests for Draws; moved by Director Mack, **second** by Director Williams. **AYE:** Chair Critton, Director Mack, Director Williams. **NAY:** Vice Chair Thomas, Director Jordan. **ABSTAIN:** Director Greathouse. **MOTION PASSES, 3/2.**

Approval of Resolution CRA-R-2026-25 Waiving Penalties and Interest owed to TOECRA by the TOE – Ms. Bellenger read the preamble. **Chair Critton MOTIONS; moved** by Director Mack, **second** by Director Williams. **AYE:** Director Mack, Director Williams. **NAY:** Chair Critton, Vice Chair Thomas, Director Jordan. **ABSTAIN:** Director Greathouse. **MOTION FAILS, 2/3.**

Approval of Resolution CRA-R-2026-26 Accepting United Arts of Central Florida Grant Funding as approved by the Orange County Board of County Commissioners – Ms. Bellenger read the preamble. **Chair Critton**

MOTIONS for APPROVAL of Resolution CRA-R-2026-26; moved by Director Mack, **second** by Director Williams. **AYE: ALL, MOTION PASSES 6/0.**

Approval of Resolution CRA-R-2026-27 Accepting Orange County CDBG Grant as approved by Orange County Board of County Commissioners – Ms. Bellenger read the preamble. **Chair Critton MOTIONS for APPROVAL of Resolution CRA-R-2026-27; moved** by Director Mack, **second** by Director Williams. **AYE:** Chair Critton, Director Jordan, Director Mack, Director Williams. **NAY:** Vice Chair Thomas. **ABSTAIN:** Director Greathouse. **MOTION PASSES 4/1.**

Chair Critton MOTIONS to TABLE Resolutions CRA-R-2026-18 Approving March 2026 Financials, CRA-2026-R-19 Approving April 2026 Financials, CRA-2026-R-20 Approving the May 2026 Financials; moved by Vice Chair Thomas, **second** by Director Jordan. **AYE: ALL, MOTION PASSES 6/0.**

STAFF REPORTS:

Attorney Greg Jackson – Congratulations to the CRA on receiving two grants. You all are doing great work, both the Executive Director and Board. As for Director Greathouse's abstentions, if a Board member feels that they lack the sufficient information in order to cast a vote, they can abstain under those conditions. Finally, happy Juneteenth!

Executive Director – Michael Johnson – Happy birthday to Chair Critton. I would like to thank the Board for finally giving direction. It took us five meetings to get some. I can only move and do as the Board directs me. Mayor Demings of Orange County wants to allocate more funding to the arts and to United Arts. Hopefully, we are going to be in that pool of money. As far as Club Eaton, I will send out all the information that I have. If any Board member needs anything, just come and talk to me.

Marissa Bellenger – Records Coordinator (Clerk Office) – Happy Juneteenth!

BOARD REPORTS:

Vice Chair Angela Thomas – Thank you everyone for coming and for your time. The Vice Chair shared a song created about Eatonville history.

Director Donovan Williams – Director Williams inquired about Juneteenth events. Chair Critton stated that there is an eSTEAMed Learning event on Friday at Macedonia and a Town event on Saturday. Director Williams continued – I know we talked about forgiving the penalties and interests, we are going to have to come back at some point.

Director Linder Greathouse – No report. Chair Critton welcomed Director Greathouse to the TOECRA Board.

Director Tarus Mack – Thank you everybody for coming out this evening. I think we had a pretty productive meeting tonight. We are not going to agree on everything, but that is why we have seven people sitting up here. Anytime that we are in a meeting and people feel that we are talking too much, you can walk out at any time. Juneteenth is one of the biggest holidays that I celebrate because of the meaning it brings: freedom.

Director LaDwyana Jordan – Thank you to the residents for coming out and engaging in CRA business. Congratulations to us and Executive Director Johnson for the recent grants. I am looking forward to our projects. Please give us the agenda item documents before the meeting. I would greatly appreciate it. To Mr. Johnson, was the 1887 Night Market a request being made to us? Mr. Johnson – It is an administrative project and 1887 was here today to inform you all.

<u>Chair Ruthi Critton</u> – Attorney Jackson, I know you usually give us a crash course on CRA 101, and for that we are grateful. There are other courses that are available to this Board for training purposes. Some are optional and others are required. We need to stay up-to-date so that we can make informed and educated decisions about the agency. Director Williams, you said that we do not have financial responsibility, but every resolution that we pass calls us fiduciaries. To some degree, we do have additional responsibilities. It is important to understand our administrative and legislative roles as Board members. It is almost time to look at our bylaws. I would encourage the Board to take a look at our current ones and prepare for that discussion. Happy Juneteenth!

ADJOURNMENT Chair Critton **MOTIONS** for Adjournment of Meeting (**MOVED** by Vice Chair Thomas, **SECOND** by Director Greathouse; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 10:33 P.M.**

HANDOUTS: CRA Special Meeting Minutes April 30, 2026; CRA Special Meeting Minutes May 7, 2026; Meeting Minutes from OCBCC; Florida Statute 163.387(2)(b); Night Marker PowerPoint; CRA Balance as of June 18, 2026; Orange County Tax Increment Payment to Eatonville CRA

Respectfully Submitted by: Marissa Bellenger

ATTEST

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Signed by:

Veronica King

Veronica L. King, Town Clerk

APPROVED

Signed by:

Ruthi Critton

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Ruthi Critton, Director