HISTORIC TOWN OF EATONVILLE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES

Thursday, May 21, 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 – Vice Chair Angela Thomas called the meeting to order at 6:35 p.m.

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

PRESENT: **(6)** Chair Ruthi Critton (arrived after roll call), Vice Chair Angela Thomas, Director Donovan Williams, Director LaDwyana Jordan, Director Tarus Mack, Director Wanda Randolph

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

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PRESENTATIONS:

CRA Board Training – Attorney Jackson presented his CRA Board Training PowerPoint presentation. The topics included: Redevelopment Best Practice, Florida Statute Chapter 163, What is Community Redevelopment, What is a CRA, How do CRA's Redevelop Communities, What CRA's May Not Redevelop in Communities, What is Increment Revenue, How Increment is Valued, How Does the CRA Spend its Increment, Administrative Costs, What is In a Redevelopment Plan, Recommendations to CRA Leadership, CRA Reporting, Building Consensus, Areas of Concerns for CRA's Ask your Legal Counsel. Director Randolph asked how the 1887 Night Market fits into the CRA plan and if they are spending funds. Mr. Johnson – The June meeting will have an MOU. The market is a liable activity of the plan. Director Randolph (to Attorney Jackson) – Can it come within the jurisdiction of the CRA? Mr. Johnson – We are not spending any money. It is a public-private partnership. The MOU will answer all of your questions. Attorney Jackson cited the CRA plan and stated that he will review. Vice Chair Thomas asked a question about housing and stated that they want to make sure Eatonville residents can afford homes. They have not had any meetings to see if the residents could quality. She commented on upcoming June 11th FRA meeting which would be beneficial to the Board to attend. Mr. Johnson – We had a housing resource fair last year and are planning to do another one. Vice Chair Thomas stated that she would like the Board to be involved.

CITIZEN PARTICIPATION:

Joyce Irby – Ms. Irby commented on misdirection and the importance of impact fees. You all were misdirected by shenanigans. Attorney Jackson is an irresponsible fiduciary working for Michael Johnson. Attorney Jackson – There is a pledge of civility and there should be no personal attacks. Vice Chair Thomas asked Ms. Irby to be civil. Ms. Irby continued her comments. She concluded by stating the Board is being misdirected and asked that they pay attention to the documents the CRA is not providing.

Angela Johnson – Ms. Johnson handed out a draft of TOECRA Financial Statements and Budget. She commented on the audit draft and stated that next meeting she will suggest a budget adjustment. She urged the Board to require staff to respond to requests. She is also concerned about the CRA's cash position. Ms. Johnson asked if there was the potential of facing a cash flow issue and if United Arts made a $300,000 commitment. Based on our projects, where are we headed in 6 to 9 months? She ended her statement by commenting on payments to vendors on separate line items.

Michelle Fort – What is the procedure for public record requests from staff? Attorney Jackson – The request goes to the custodian of records, if no records are available, they respond. If a record does not exist, staff is not required to create it. Ms. Fort – If it is not provided, is it a violation? Public record requests are sitting and are assigned to Mr. Johnson. Also, agendas should be available 7 days in advance. Attorney Jackson, can you clarify agenda requirements? They are provided on short notice and even Board members are receiving the agenda/packet in short time. Ms. Fort ended her statement by asking about credit card spending.

Ryan Novak – Agenda items are not required before meetings per the statutes. The Board has the authority to amend the CRA plan at any time. As for public record requests for phone messages/calls, the record from your phone must be produced, not the device. Regarding housing, it is part of what CRA's do, but it is one of many projects. Putting a primary focus on housing is a failure.

CONSENT AGENDA:

Vice Chair Thomas MOTIONS to APPROVE the Consent Agenda (Approval of Resolution CRA-R-2026-16 Board of Directors Emergency Meeting Minutes March 16, 2026; Approval of Resolution CRA-R-2026-16 Board of Directors Meeting Minutes April 16, 2026); **moved** by Chair Critton, **second** by Director Randolph. **AYE: ALL, MOTION PASSES 6/0.**

BOARD DISCUSSION/DECISIONS:

Attorney Jackson responded to public comments made.

STAFF REPORTS:

Attorney Greg Jackson – No report.

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

Executive Director – Michael Johnson – No report.

BOARD REPORTS:

Director Donovan Williams – No report.

Director Tarus Mack – No report.

Director Wanda Randolph – I am concerned about the payroll issue. I think we need to move forward and create a separate payroll. Mr. Johnson stated that he has started the paperwork process and once he is provided a quote he will bring it to the Board for approval.

Director LaDwyana Jordan – I did request Ms. Bradshaw to share information on the budget. Ms. Bradshaw – As of 6:30 p.m., the balance is $453,660.36. Director Jordan requested a copy of the statement. Ms. Bradshaw also shared information on project reimbursements. Vice Chair Thomas – Come back and give us an updated finance. Director Jordan requested that Seacoast representatives and David Smith show up in-person for a meeting. Director Mack made comments on his debit card and stated that he did not use it for Bahama Breeze. Ms. Bradshaw – The purchase was made prior to your name on the card.

Chair Ruthi Critton – We need to have a conversation on the housing fair because it is in conflict with Juneteenth celebrations. We also need to have a conversation about a separate payroll. Thank you, Angela Johnson for your service to this Board.

Vice Chair Angela Thomas – No report.

ADJOURNMENT Vice Chair Thomas **MOTIONS** for Adjournment of Meeting (**MOVED** by Chair Critton, **SECOND** by Director Randolph; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 7:48 P.M.**

HANDOUTS:

Respectfully Submitted by: Marissa Bellenger

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Signed by:
Veronica King
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Veron

APPROVED

Signed by:
Ruthi Critton
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Ruthi Critton, Director