



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

MEETING MINUTES

Thursday, November 20, 2025, 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 Angie Gardner called the meeting to order at 6:30 p.m.

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

PRESENT: (6) Director Donovan Williams, Director Ruthi Critton, Director Tarus Mack, Director Wanda Randolph, Vice Chair Theo Washington, Chair Angie Gardner (Absent: Director Rodney Daniels)

STAFF: (4) Michael Johnson, **CRA Executive Director**; Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Officer Pooler, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION:

Angela Johnson (Resident) – Expressed concerns about meeting documents not being available to the public; inquired to the Executive Director about the part-time general contractor, are the members of the board familiar with the contractor/contract, request for information to be provided on the contractor, what is contract for; requested for the status on the bids/award on the development of the four parcels on West Street, was a builder selected; inquired about the old club Eaton referencing the possible purchase or leasing of the building, ask for disclosure of the contractual terms, if the owner or builder can sell; asked to further speak on the African American project that was mentioned by the Executive Director; request further information on the lease frontage for the Chambers of Commerce, would there be any impacts resulting from the Kennedy road widening project.

CONSENT AGENDA:

Chair Gardner **MOTIONS** to **APPROVE** the Consent Agenda; **moved** by Director Critton, **second** by Vice Chair Washington; **AYE: ALL, MOTION PASSES.**

BOARD DISCUSSION:

Board of Directors / Executive Director's Priorities for 2026 – Michael Johnson requested that the Board of Directors email their priorities for 2026., the things they would like to see. (Director Randolph) asked if the questions raised by Ms. Johnson be addressed; the board were told at the last meeting about hiring a project manager, nobody had any opposition to doing so, have already gone through that process to include advertisement through HR, the project manager will oversee the daily activities and pull the permits, the project manager is a licensed GC (general contractor) and a roofing contractor; inquire about the project with the Chamber of Commerce, no proposal has been provided and not prepared to talk it, it expected to have information on the 18th (next CRA Meeting).

BOARD REPORTS:

Executive Directive, Michael Johnson – was approached by a non-profit group, headed up by Monique Knuckles and Pat Knicks to a giveaway on Tuesday located at the swimming pool (3-6pm), they will give health bags, not just food also gift cards and other things, the non-profit wants to partner for both Thanksgiving and Christmas, will coordinate with them to be a part of the Christmas on the Boulevard, have been communicating the logistics with Mr. Washington and the CAO; if something passes the legislative session it will be about two years before anything happens, it will be fine as it relates to the life cycle of the CRA, will not loss the CRA revenue stream immediately (if it passes); will be bringing forth the TIFF transfer resolution in December; there will be a light agenda for December.

CRA Attorney, Greg Jackson - No Report

Director, Donovan Williams – No Report

Director, Ruthi Critton – No Report, inquired about calendar events before the end of the year.

Director, Tarus Mack – No Report

Director, Wanda Randolph – Expressed the need for the board to have their documents, inquired about what will be done to improve those procedures and ensuring that the board received their information in a timely manner, referenced the interlocal agreement and information going through the town clerk (reconciliation of financials may be delayed because of due process); inquired about Mr. Evan's house with the \$5,000 emergency (waiting on daughter to provide quotes); inquired about the West street property (that was demolished), parcel B which is Lot 8 will be the first unit to be built, looking to have permits in December before the holidays; just closed on the other property on West street, the contract was approved to have Rhodes & Brito to do the architecture engineering, code violations have been cleared up, the property is zoned properly within R2, it will be a senior and wellness center (not a medical center); just received a set of plans for the old Dixon (W. Kennedy) property; the contraction project manager will oversee all the projects, request copies of the bids/score sheets; inquired about the \$21,000 indicated on the bank statement (the CRA is in an e-treasury account and collect annual money off the account coming from the Department of Treasury interests), because of the statutory limitations, the CRA was put in a pre-treasury account system to prevent violation of the policy, request for the attorney to look into the funds.

Vice Chair, Theo Washington – expressed concerns on having the liens recorded, have to record in order to be enforceable, people have to do their jobs so the town does not miss out on funds; the CRA had to recently pay \$9,600 on a deed sale, the exemption form was never filed; all of the CRA properties are now covered.

Chair, Angie Gardner – Spoke with Nicole Oriol concerning the Rebuild Together, at the time she stated that she had not received a formal word; was told Rebuild Together was getting ready to renovate 9 properties in the city of Winter Garden and that the city was giving them \$50,000 to do so, wanted to bring this to the attention of the board.

ADJOURNMENT Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Mack; **SECOND** by Director Critton; **AYE: ALL, MOTION PASSES.**) Meeting Adjourned at 7:02 P.M.



ctfully Submitted by:

Veronica King

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Veronica L King, Town Clerk

APPROVED

Angie Gardner

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Angie Gardner, Chair