



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Tuesday, July 7, 2026, at 5:30 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 5:31p.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 LaDwyana Jordan, Director Linder Greathouse, Director Tarus Mack (**via Zoom**)

STAFF: (5) Marissa Bellenger, **Records Coordinator**; Greg Jackson, **Attorney**; Michael Johnson, **CRA Executive Director**; Marlin Daniels, **Chief Administrative Officer**; Katrina Gibson, **Finance Director**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION:

Ryan Novak – (Emailed statement to the Town Clerk)

Angela Johnson – Ms. Johnson handed out copies of the 2025 and 2026 Request for Proposal for the Single Family Homes project. She commented on changes in the 2026 RFP regarding criminal backgrounds. She then played audio from her phone of a CRA meeting discussing the RFP. She asked why there were substantial changes. There are also typos in the 2026 RFP.

Joyce Irby – I am not a friend of Mr. Johnson or Anthony Grant. In my opinion, Johnson is trying to keep Grant from building houses. We should be fair to everyone.

Michelle Fort – Ms. Fort commented on convicted felon language in the 2026 RFP. Are we ensuring those employed are doing what they are supposed to do? They are doing things without the Board's approval.

Before Board Discussion and Decisions, Attorney Jackson commented on the cone of silence surrounding the RFP. He sent communication on the cone of silence to the Board when the RFP went out. Attorney Jackson recommended that the RFP be withdrawn/cancelled. He stated that the Board cannot hire an outside independent evaluator (committee). That is a decision made by administration. Ms. Gibson – I am in agreement with Attorney Jackson's recommendation. Chair Critton – Does the procurement department compile the committee for the bids? Ms. Gibson confirmed. Mr. Daniels also agreed with Attorney Jackson's recommendation. He warned the Board about violating the cone of silence. He asked them to give administration a timeline/deadline to release the RFP again. Director Jordan – What was complicated about the motion to put out the same RFP? Mr. Johnson explained the rules of the cone of silence. **Chair Critton**

MOTIONS to Pull the Request for Proposal; moved by Vice Chair Thomas, **second** by Director Randolph.
AYE: ALL, MOTION PASSES 7/0.

BOARD DISCUSSION/DECISION:

Single-Family Homes Project – Vice Chair Thomas – Can we extend the dates of the RFP for two weeks from July 14th? Mr. Daniels suggested that questions be sent by July 24th then proposals by July 28th. Director Jordan stated that she was concerned that the Board's direction was changed. Mr. Johnson – I understand. Director Greathouse asked for clarity on the RFP motion to put it back out. She asked that if it was an incorrect motion, why was it not correct? Attorney Jackson – When the RFP goes out, I do not check it. I only check for legal sufficiency. Attorney Jackson stated his recommended corrections to the RFP were sent out to Board members. Director Williams – Board members have been saying different things. Mr. Johnson did what the Board asked. The Board is making this process more difficult and too complicated. He suggested doing it the way it was before by hiring the same person to be the General Contractor and Project Manager. The Board discussed revisions to the RFP. Ms. Gibson stated that the RFP can be sent out by tomorrow. Director Randolph – Will section 2 be removed? Vice Chair Thomas confirmed. Attorney Jackson – Any questions on the RFP can be sent to me or Ms. Gibson. Chair Critton – Please be mindful of the cone of silence. Ms. Gibson – When the questions come in, I will email them to Attorney Jackson and Mr. Johnson.

STAFF REPORTS: No reports.

BOARD REPORTS: No reports.

ADJOURNMENT Chair Critton **MOTIONS** for Adjournment of Meeting (**MOVED** by Vice Chair Thomas, **SECOND** by Director Randolph; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 6:15 P.M.**

HANDOUTS: RFP 2025-0901 Pages 1-7; RFP 2026-06302 Pages 1-7; RFP 2025 and 2026 (with highlight) from Angela Johnson

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