HISTORIC TOWN OF EATONVILLE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING MINUTES

Monday, June 8, 2026, at 7:30 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 7:38p.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 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;** Detective Fraser, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PRESENTATIONS:

Budget/Financial Discussion (moved from workshop) – Ms. Paula Bradshaw began her presentation with Capital Improvement Projects and explained how it is listed in the audit and CRA financials. As of June 8, 2026, the CRA's financial position is $461,381.65. $201,465 is recorded under restricted funds. Ms. Bradshaw also explained anticipated funds and refunds out of the line of credit. The land lease ($2,000/month for 5 years) is still pending. We do have pending grants which have not yet received final approvals. Our fixed monthly expenses are $20,692 a month. The Board asked for numbers to be repeated. Ms. Bradshaw – Out of the line of credit, $420,000 is coming back to the CRA for expenditures and to cover the initial stages of Club Eaton. $150,000 will be used to meet the obligation of the Club Eaton purchase. Chair Critton asked Mr. Johnson to talk about the reimbursement. Mr. Johnson stated that money coming in will be part of the budget amendment process. Vice Chair Thomas asked about the Club Eaton grant and how long the permit will take. Mr. Johnson – We are in the process with Orange County Fire. Hopefully, the Town will move the permit along. The planner has already signed off. Chair Critton – What date is the state expecting us to be done? Mr. Johnson – August 30th. Chair Critton – The earnest money deposit—are we still under the lease purchase agreement? Mr. Johnson – Yes. We will be closing in July. We are responsible to pay $250,000 throughout the construction project. We are only required to build the box of the building. It is a phased project. Ms. Bradshaw – I wanted to discuss monthly financials before they are up for approval on June 18th (next meeting). Ms. Bradshaw went over April financials and clarified that she provided the check registry for the year in her handouts. Director Randolph – What will be the status of the CRA by the end of the year? Ms. Bradshaw explained expenditures that need to be met and the process of released funds to begin projects. Money can only be spent on designated project. Vice Chair Thomas asked if RFP meetings were recorded. Mr. Johnson – I believe the finance department did. Vice Chair Thomas requested the recording. She also asked if Orange County is sun setting. Mr. Johnson –

Yes, by January 1, 2027. Attorney Jackson explained the procedure of sun setting. Vice Chair Thomas asked where their CRA funding would come from. Attorney Jackson – The Town of Eatonville through 2045. The Board discussed the contribution to the TOECRA from the TOE.

CITIZEN PARTICIPATION:

Michelle Fort – Ms. Fort spoke on the CRA checking balance and Orange County sunsetting as well as the property tax bill. She handed out a spread sheet of CRA checking. Ms. Fort commented on the Seacoast Line of Credit reimbursement. She stated that the CRA needs to plan for not having money from Orange County or property taxes. She also commented on not receiving the agenda or packet, and the Board having a similar issue. In regard to the housing project, she said that the project manager and general contractor should not be the same person.

Ryan Novak – Mr. Novak gave the Board his written statement for the record regarding Resolution CRA-R-2026-12 as a vehicle to lift a temporary project spending freeze. He provided a list of what the Board should consider before voting.

BOARD DECISIONS:

Resolution CRA-R-2026-12 Project Restriction Removal and Authorizations – **Chair Critton MOTIONS, moved** by Director Mack, **second** by Randolph. **Comments:** Chair Critton asked for clarification on projects that were unfreezed. Director Mack comments in support of the resolution. Director Randolph – I do not want to do a blanket approval of these projects because we do not know our financial outcome. Mr. Johnson – We have invoices coming in and we have to keep these projects going. Director Randolph – We need to revisit this to determine what is in the best interest of the Town. Chair Critton asked Ms. Bradshaw to speak on projects with associated costs. She stated that the loan for the senior center needs to be paid monthly. Vice Chair Thomas – does David Smith have any intention of coming before us? Mr. Johnson – I have reached out to him, but he is not responding due to his recovery from surgery. Vice Chair Thomas asked about RFP and procurement for the housing project. Mr. Johnson explained the process. Vice Chair Thomas – How did you go about choosing Mr. Smith? Mr. Johnson – I chose him out of the people who responded through Human Resources. Vice Chair Thomas – Are we trying to make homeowners or want to sell to investors? Mr. Johnson – If the Board wants, you can issue an affordable housing credit. Director Jordan – I would like Mr. Smith to present himself. I would also like to have a personal conversation with him. Mr. Johnson – I do not care who is working on the project, I just want to get it done. An RFP process will take 45 to 60 days. The previous Board knew about the project and everything was transparent. Vice Chair Thomas – If he were getting paid $25,000 and was the General Contractor, how much would he be getting paid per home? Mr. Johnson – Zero. Chair Critton – I have some questions about the resolution, specifically the working and roles specified in section three. Section one is very broad. We should revert to prior before the freezing. Attorney Jackson – We should go back to the minutes and outline the project. Chair Critton – Section two also bothered me. In particular, the wording of “without interruption.” The Board discussed funding for housing project. Chair Critton proposed changes to section two of the resolution. She also stated that regarding Mr. Smith, Attorney Jackson and she discussed drafting another contract that addresses the Board’s concerns. I would like to share the amendments with the Board. Mr. Johnson – I will send them a copy tomorrow. Director Randolph – What are we anticipating when the houses are sold? Mr. Johnson – I do not know yet. Perhaps $300,000. Once we close, I can get the documentation from the bank. Mr. Johnson explained what the money from the housing project will go to (Senior Center). Chair Critton – We made some amendments aside form section one. **Chair Critton resumes the question. AYE:** Chair Critton, Director Mack, Director Williams. **NAY:** Vice Chair Thomas, Director Randolph, Director Jordan. **MOTION DIES FOR LACK OF MAJORITY, 3/3.**

STAFF REPORTS:

Executive Director – Michael Johnson – I spoke with Ms. Gibson about the CDBG process. We are at the end of that document cycle with accounting. Once we receive the green light it will be put out for bidding.

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

Attorney Greg Jackson – Earlier this evening there was a comment made about staff lunches being a violation of the statute. I just want to assure this board that that is not an accurate statement. When you go to Chapter 163.387, it talks about what the CRA can spend funds on and it includes administrative overhead expenses directly or indirectly necessary to implement a community redevelopment plan. Administrative expenses include things such as routine staff lunches, appreciation lunches, or staff meetings that include food.

BOARD REPORTS:

Director Donovan Williams – We sit up here for countless hours and do not get anything done. We make things so hard that it is not even funny. Why do we want to meet with the contractor? Each home has to pass inspections by the Town and engineer. I ask that you all do your homework. Is it the will of the Board to continue to go down the same path to nowhere?

Director Tarus Mack – We have not done anything significant in this Town, and I am part of it. I am not proud of it. Our forefathers are doing cartwheels in their graves right now. They fought so hard for us to get the opportunity to get things like this, and we sit here and shoot it down. This means so much to me because I grew up in this community. Now is the time to put our best foot forward.

Director LaDwyana Jordan – Thank you everybody for coming out tonight and I look forward to the next meeting.

Director Wanda Randolph – Thank you everyone for coming out.

Vice Chair Angela Thomas – Thanks for coming out. I have no report.

Chair Ruthi Critton – We have been talking about a retreat on the Council and CRA side. Please start thinking of your availability within the next 30 days. I think it would be a great time for us to sit down and talk about our objectives and things we would like to see get accomplished. I am thankful to everybody that attends these meetings on a regular basis. Redevelopment is going to be essential to the future of the Town of Eatonville. We have a big responsibility. I know these meetings can get drawn out, so we should be more intentional with what we are talking about.

ADJOURNMENT Chair Critton **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Mack, **SECOND** by Vice Chair Thomas; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 9:39 P.M.**

HANDOUTS: CRA Check Balance (Michelle Fort), Ryan Novak Written Statement

Respectfully Submitted by: Marissa Bellenger

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ATTEST

Signed by:

Veronica King

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Veronica L. King, Town Clerk

APPROVED

Signed by:

Ruth Critton

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Ruthi Critton, Director