



# HISTORIC TOWN OF EATONVILLE, FLORIDA



## AMENDED

### COMMUNITY REDEVELOPMENT AGENCY AGENDA

Thursday, May 21, 2026 at 6:30 PM

Town Hall - 307 E Kennedy Blvd

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Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION AND PLEDGE OF ALLEGIANCE
- IV. PRESENTATIONS
  - 1. CRA Board Training (Attorney Greg Jackson)
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- VI. CONSENT AGENDA
  - 2. Approval of Resolution CRA-R-2026-15 Board of Directors Emergency Meeting Minutes March 16, 2026
  - 3. Approval of Resolution CRA-R-2026-16 Board of Directors Meeting Minutes April 16, 2026
- VII. BOARD DISCUSSION
- VIII. BOARD DECISIONS
- IX. STAFF REPORTS
- X. BOARD REPORTS
- XI. ADJOURNMENT

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**\*\*PUBLIC NOTICE\*\***

*This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26*



# TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY – BOARD TRAINING

PRESENTED BY GREGORY JACKSON, ESQ.

# TOP REDEVELOPMENT BEST PRACTICE

- THE LAW TRUMPS POLITICS EVERY TIME
- “MAY” PLUS AN ACTION VERB IS THE BEST REDEVELOPMENT PLAN RECIPE
- LET THE EXPERTS BE THE EXPERTS
- CRA “PUBLIC PROFIT” IS HEALTHY, LEGAL AND IS MEASURABLE OVER THE CRA’S LIFESPAN
- THE PLAN RUNS THE MONEY ○ THE MONEY RUNS THE PLAN
- LOCAL GOVERNMENT EQUALS LOWEST BID / CRA EQUALS ABOVE AND BEYOND
- GOVERNMENT DOES NOT CREATE INCREMENT REVENUE, THE PRIVATE SECTOR DOES
- IF THE CITY/COUNTY IS ALREADY DOING IT, THEN THE CRA PROBABLY SHOULDN’T

STATE OF FLORIDA FINDS / DECLARES THAT  
MENACING SLUM AND BLIGHT AREAS:

Section IV. Item #1.

# HOW CHAPTER 163, PART III CAME ABOUT?

- INJURE THE RESIDENTS OF THE STATE'S PUBLIC HEALTH, SAFETY, MORALS AND WELFARE
- SPREAD DISEASE AND CRIME
- CONSTITUTE ECONOMIC AND SOCIAL LIABILITIES IMPOSING AN ONEROUS BURDEN THAT: 1) DECREASE THE TAX BASE; 2) REDUCE TAX REVENUE; 3) IMPAIR OR ARREST SOUND GROWTH; 4) DELAY HOUSING ACCOMMODATION; 5) AGGRAVATE TRANSPORTATION PROBLEMS, AND 6) HAMPER TRAFFIC HAZARD ELIMINATION
- ENDANGER AREA AS A FOCAL CENTER OF DISEASE
- PROMOTE JUVENILE DELINQUENCY
- CONSUME EXCESSIVE REVENUE BECAUSE OF EXTRA POLICE, FIRE, ACCIDENT, HOSPITALIZATION AND OTHER SERVICES

## WHAT IS “COMMUNITY REDEVELOPMENT” - SECT. 163.340(9)

*UNDERTAKINGS, ACTIVITIES, OR PROJECTS IN A COMMUNITY REDEVELOPMENT AREA FOR THE FOLLOWING:*

- ELIMINATION AND PREVENTION OF THE DEVELOPMENT OR SPREAD OF **SLUM AND BLIGHT**, OR
- REDUCTION OR PREVENTION OF **CRIME**, OR
- PROVISION OF **AFFORDABLE HOUSING**, WHETHER FOR **RENT** OR FOR **SALE**, TO **RESIDENTS** OF LOW (80% AMI) OR MODERATE (120% AMI) INCOME, INCLUDING THE **ELDERLY**, AND MAY INCLUDE
- **SLUM CLEARANCE** AND **REDEVELOPMENT** IN A COMMUNITY REDEVELOPMENT AREA OR
- REHABILITATION AND REVITALIZATION OF COASTAL RESORT AND TOURIST AREAS THAT ARE **DETERIORATING** AND **ECONOMICALLY DISTRESSED**, OR
- REHABILITATION OR CONSERVATION IN A COMMUNITY REDEVELOPMENT AREA, OR
- ANY COMBINATION OR PART THEREOF, **IN ACCORDANCE WITH A COMMUNITY REDEVELOPMENT PLAN**, AND MAY
- INCLUDE THE PREPARATION OF SUCH A **PLAN**.

# WHAT IS A CRA – SECT. 163.356(1)

DEPENDENT **SPECIAL**  
DISTRICT – F.S. 189.012

**SEPERATE** and **DISTINCT**  
from the **GOVERNING**  
**BODY** that created it - FS  
163.356 (1)

APPOINTED Board  
Members

- 5-9 members – F.S. 163.356 (2)
- 4-year terms – F.S. 163.356(2)
- **NO** compensation – F.S. 163.356  
(3)(a)

GOVERNING BODY as CRA  
Board

**ONE** Community  
Redevelopment Agency  
Board per jurisdiction;  
except in Charter Counties  
having a population less  
than 1.6 million people –  
F.S. 163. 356 (1)

**ONE** CRA may have  
**MULTIPLE CRA AREAS** or  
**ADVISORY COMMITTEES**

**AREAS** have **SEPERATE** trust  
funds, accounting, uses,  
plans

# HOW DO CRA'S REDEVELOP COMMUNITIES? – SECT. 163.370(2)

## CRA'S MAY

- CONTRACT
- DISSEMINATE **SLUM CLEARANCE** AND COMMUNITY REDEVELOPMENT **INFORMATION**
- ACQUIRE, IMPROVE, HOLD, CLEAR, PREPARE, AND DISPOSE OF **PROPERTY** AT **FAIR VALUE**  
\***ACQUIRE** MEANS PURCHASE, LEASE, OPTION, GIFT, GRANT, BEQUEST, DEVISE, OR OTHER VOLUNTARY METHOD OF PERSONAL OR REAL PROPERTY
- DEMOLISH **BUILDINGS** AND **IMPROVEMENTS**
- INSTALL **STREETS, UTILITIES, PARKS, PLAYGROUNDS, MAJOR HOTEL PUBLIC AREAS IN**
- **SUPPORT OF CONVENTION CENTERS, AND OTHER IMPROVEMENTS** NECESSARY TO CARRY OUT THE **COMMUNITY REDEVELOPMENT PLAN**
- REPAIR AND REHABILITATE **BUILDINGS** OR **OTHER IMPROVEMENTS**
- PLAN, SURVEY, APPRAISE, STUDY, ZONE, REZONE, CLOSE, AND VACATE
- DEVELOP/IMPLEMENT **COMMUNITY POLICING INNOVATION**

# HOW DO CRA'S REDEVELOP COMMUNITIES? – SECT. 163.370(2) (CONT.)

- MORTGAGE, PLEDGE, HYPOTHECATE, OR ENCUMBER OR DISPOSE OF **REAL PROPERTY**
- INSURE, OR PROVIDE INSURANCE FOR **ANY COUNTY** OR **CITY REAL** OR **PERSONAL PROPERTY** OR OPERATION AGAINST ANY RISK OR HAZARD
- TO SOLICIT **REQUESTS FOR PROPOSALS** FOR **REAL** PARCEL REDEVELOPMENT CONTEMPLATED BY A COMMUNITY REDEVELOPMENT PLAN TO BE ACQUIRED FOR REDEVELOPMENT PURPOSES BY THE CRA PURSUANT TO **163.380**
- INVEST RESERVE CRA FUNDS
- BORROW **MONEY** AND **APPLY** FOR AND **ACCEPT ADVANCES, LOANS, GRANTS, CONTRIBUTIONS** AND ANY OTHER FORM OF ASSISTANCE
- PLAN **VOLUNTARY** OR **COMPULSORY** REPAIR AND REHABILITATION OF **BUILDINGS** AND **IMPROVEMENTS**
- PLAN **ENFORCEMENT** OF **STATE** AND **LOCAL LAND USE** AND **OCCUPANCY LAWS, CODES, AND REGULATIONS.**

# WHAT CRA'S MAY NOT TO REDEVELOP COMMUNITIES? – SECT. 163.370(3)

## CRAs MAY NOT

- USE EMINENT DOMAIN AS A FUNCTION OF REDEVELOPMENT
- BUILD PUBLIC BUILDINGS, EXCEPT FOR THE FOLLOWING:
  - **POLICE DEPARTMENT** AS PART OF THE COMMUNITY REDEVELOPMENT PLAN'S COMMUNITY POLICING INNOVATION
  - **PUBLIC BUILDINGS** AGREED UPON BY **EACH** TAXING AUTHORITY
- INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, OR ALTER ANY **PUBLICLY-OWNED IMPROVEMENT PROJECTS** CURRENTLY ON THE **GOVERNING BODY'S CAPITAL IMPROVEMENTS PLAN. MUST USE A 3-YEAR WAIT PERIOD**
- OFFSET GENERAL GOVERNMENT EXPENSES UNRELATED TO THE PLANNING AND CARRYING OUT OF THE COMMUNITY REDEVELOPMENT PLAN

# WHAT IS INCREMENT REVENUE? – SECT. 163.387(1)(A)

- CRAS DO NOT SPEND TAXES (DIRECTLY), THEY SPEND INCREMENT REVENUE
- **TAX INCREMENT FINANCE (TIF)** IS THE METHOD USED TO CALCULATE THE CRA'S **INCREMENT REVENUE**
- 1980 MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY V. STATE OF FLORIDA - "THE SOURCE OF THIS REVENUE **IS NOT LIMITED TO ANY SPECIFIC GOVERNMENT REVENUE**. THAT THE STATUTORY DUTY TO MAKE THE ANNUAL CONTRIBUTIONS WOULD BECOME A CONTRACTUAL DUTY, PART OF THE OBLIGATION OF THE BONDS, DOES NOT MEAN, HOWEVER, THAT THESE BONDS ARE PAYABLE FROM AD VALOREM TAXATION, IN THE CONSTITUTIONAL SENSE OF THE TERM."
- 2006 STRAND V. ESCAMBIA COUNTY **REAFFIRMED**
- FLORIDA STATE CONSTITUTION ARTICLE VII, SECTION 10 - "NEITHER THE STATE NOR ANY COUNTY, SCHOOL DISTRICT, MUNICIPALITY, **SPECIAL DISTRICT**, OR AGENCY OF ANY OF THEM, SHALL BECOME A JOINT OWNER WITH, OR STOCKHOLDER OF, OR GIVE, LEND OR USE ITS **TAXING POWER OR CREDIT** TO AID ANY CORPORATION, ASSOCIATION, PARTNERSHIP OR PERSON..."



# HOW INCREMENT IS VALUED – SECT. 163.387(1)(A)

Contributed by cities, counties, certain districts, but not school boards, water or library districts

BASE Year start the increment

On average, taxable property value increases from year of creation

May include sales taxes, utility fees, donations, loans

Goal: leverage with private money

Statutorily, the CRA receives 95% of the increment, may vary in chartered counties

Taxing authorities continue to receive base year value plus between 5 and 50% of the increment, charter counties may limit their contributions

All taxable properties in the CRA

City/county millage rates apply

Does not include debt service millage

Collected for up to 40 years for CRAs started after 2002, 60 years for prior

HOW DO CRAS SPEND THE  
INCREMENT? – SECT.

163.370(2)

# INCREMENT SPENDING

Administrative  
and overhead  
expenses

Redevelopment  
planning, surveys  
and financial  
analysis

Acquisition of real  
property in the CRA  
district

Clearance/preparation  
& relocation of  
occupants

Repayment of  
borrowed funds

All expenses related  
to bonds/other  
indebtedness

Development of **LOW  
TO MODERATE  
INCOME** housing

Community policing  
innovations

# INCREMENT SPENDING (CONT.)

Capital  
Expenditures

Promotion and  
marketing as a  
means of  
dissemination

Incentives and  
grants

Code Enforcement

Land Acquisition

Cost  
sharing/allocation  
for services

**MAINTENANCE**  
and Repair  
sometimes

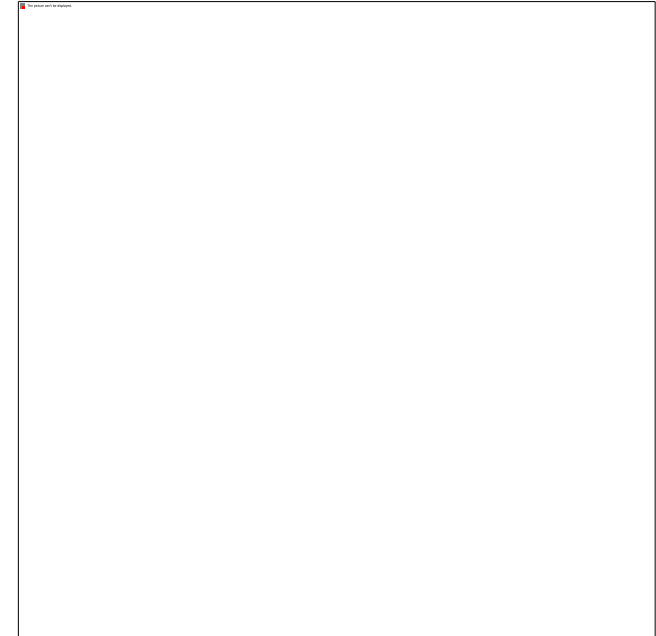


## ADMINISTRATIVE COSTS – SECT. 163.370(2)

- EXECUTIVE DIRECTOR (SECT. 163.356(C))
- TECHNICAL EXPERTS
- EDUCATIONAL/PROFESSIONAL DEVELOPMENT
- LEGAL COUNSEL AND STAFF
- OTHER SUCH EMPLOYEES AND AGENTS AS REQUIRED

# WHAT IS IN A REDEVELOPMENT PLAN? - SECT. 163.362

- LEGAL DESCRIPTION
- LAND USE AND GEOGRAPHY
- NEIGHBORHOOD IMPACT IF HOUSING IS PLANNED (GENTRIFICATION EFFECT)
- PUBLIC FUNDED PROJECTS – “IDENTIFIED SPECIFICALLY”
- SAFEGUARDS – THAT WORK CARRIED OUT IS “PURSUANT TO THE PLAN”
- RETENTION OF LAND CONTROLS
- RELOCATION OF EXISTING RESIDENTS
- HOUSING REMEDIES IF HOUSING IS PLANNED
- STATEMENT OF PROJECT COSTS
- TIME CERTAIN FOR REDEVELOPMENT
- BOND EXEMPTION –TO CRAS PRIOR TO 1984



# RECOMMENDATIONS TO CRA LEADERSHIP

- DO YOUR HOMEWORK, **TRUST YOUR CRA STAFF**
- MAKE SURE YOUR CRA STAFF IS TRAINED, **SO YOU CAN TRUST THEM**
- SEEK INPUT FROM CITIZENS, BUSINESSES – BUILD CONSENSUS
- ADOPT A **SHARED, CLEAR** VISION AND COMMITMENT TO IT, **NO MISSION DRIFT**
- GET OUT OF THE WAY - **STEER DON'T ROW**
- WORK FOR REDEVELOPMENT SUCCESS, **SUCCESS LEADS TO RESPECT**
- ARE PHILOSOPHICALLY THE CITY/COUNTY OPPOSITE CRAs, **SWITCH HATS AND SEATS**

# CRA REPORTING

- WEBSITE FILING OF UP-TO-DATE CRA DETAILED DISTRICT INFORMATION - CH. 189
- CRA ANNUAL BUDGET/CITY BUDGET WITH CRA IN IT POSTED ON OFFICIAL CRA WEBSITE PAGES TWO DAYS PRIOR AND 30 DAYS AFTER ADOPTION (SEPTEMBER/OCTOBER) - CH. 189
- WITHIN 10 DAYS OF BUDGET APPROVAL SEND COPY TO ACTIVE TAXING AUTHORITIES
- ANNUAL FILING FEE \$175 AND ANY UPDATES TO FLORIDA SPECIAL DISTRICT OFFICE (DEC) - CH. 189
- CRA ANNUAL FINANCIAL REPORT (AFR/CAFR) - CH. 218
- CRA LOCAL ANNUAL REPORT COMPLETED WITH NOTICE IN NEWSPAPER (MARCH) - CH. 163 PART III
- COPY OF ANNUAL AUDIT TO EACH TAXING AUTHORITY AND TO AUDITOR GENERAL (45 DAYS AFTER COMPLETION OR JUNE 30) - CH. 218

# BUILDING CONSENSUS

Use experts and professionals

Develop innovative and creative ways to gather opinions

Did you understand “what they just said”? CRAs are unlike anything else in Florida –**COMPLICATED** and **UNIQUE** - ask questions

You can over think things: timing is everything - **HAVE STAFF TO PULL ME BACK**

Easy and clear measures progress/success -**KISS**

Implement simple/effective communication system for CRA reports, activities –  
**KNOW WHAT YOU'RE TALKING ABOUT**

# AREAS OF CONCERN FOR CRA'S – ASK YOUR CRA LEGAL COUNSEL

- MARKET/DIRECT FUNDING EVENTS - AG-2010-40
- FUNDING NON-PROFITS - AG-2010-40
- SUBSTITUTION OF CRA FUNDING FOR CITY/COUNTY DUTIES/PROJECTS DONE PREVIOUSLY BY THEM (CANNOT BE USED FOR GENERAL OPERATING EXPENSES OF THE GOVERNING BODY LACKING ANY CONNECTION WITH CRA-SPECIFIC ACTIVITIES OR UNDERTAKINGS)
- MAINTENANCE AND REPAIR OF CRA PROJECTS – IS IT IN YOUR PLAN?
- COMMUNITY POLICING INNOVATION – DETAILS, DETAILS, DETAILS (IT'S IMPERATIVE TO DISTINGUISH THE EXPENDITURES FOR POLICING INCURRED BY THE CRA FROM GENERAL OPERATING EXPENSES OF THE CITY)
- REIMBURSEMENT TO CITY/COUNTY OF EXPENSES - AUDITOR GENERAL REPORTS 2006
- PUBLIC RECORDS
- SUNSHINE LAW COMPLIANCE

# WARNING!!

163.370 Any project or program not outlined in the Community Redevelopment Plan (CRP) and not expended in the CRA district

***(Even if the statute authorizes it!)***

All throughout the statute, it says do not spend CRA money unless the expenditure is in the plan and within the CRA boundaries.

THANK YOU

QUESTIONS?



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### MAY 21, 2026, AT 6:30 PM

### Cover Sheet

**\*\*NOTE\*\*** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

**ITEM TITLE:** Approval of Resolution CRA-R-2026-15 Board of Directors Emergency Meeting Minutes March 16, 2026

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>	YES	<b>Department:</b> ADMINISTRATION
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"> <li>RESOLUTION CRA-R-2026-15</li> <li>Emergency Meeting Minutes for March 16, 2026 (Forthcoming on or before meeting)</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Approval of Resolution CRA-R-2026-15

**SUMMARY:** The Board of Directors will need to approve the March 16, 2026, emergency meeting minutes of the TOE CRA.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2026-15.

**FISCAL & EFFICIENCY DATA:** No fiscal impact.

**RESOLUTION CRA-R-2026-15**

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE BOARD OF DIRECTORS EMERGENCY MEETING MINUTES FOR MARCH 16, 2026, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS**, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner and document meetings of the Board of Directors through minutes and recordings; and

**WHEREAS** the TOECRA Board of Directors will review and approve all Board of Directors meeting minutes: and

**Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.**

**SECTION ONE: APPROVAL.** The TOECRA Board of Directors will review and approve all meeting minutes of the agency.

**SECTION TWO: CONFLICTS:** All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and repealed.

**SECTION THREE: SEVERABILITY:** If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

**SECTION FOUR: EFFECTIVE DATE:** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED this 21<sup>ST</sup> day of MAY 2026.**

\_\_\_\_\_  
Ruthi Critton, Chair

**ATTEST:**

\_\_\_\_\_  
Veronica King, Town Clerk or Board Designee



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### EMERGENCY MEETING MINUTES

Monday, March 16, 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 Theo Washington called the meeting to order at 6:30 p.m.

**ROLL CALL** – Quorum was established through roll call by ShaKeila Jones.

**PRESENT:** (6) Vice Chair Theo Washington, Director Wanda Randolph, Director Donovan Williams, Director Tarus Mack, Director LaDwyana Jordan, Director Ruthi Critton (via Zoom). **Absent:** Chair Angie Gardner

**STAFF:** (3) Greg Jackson, **Attorney;** Michael Johnson (via Zoom), **CRA Executive Director;** Shakeila Jones, **CRA**

#### INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### PRESENTATIONS:

Attorney Greg Jackson clarified to the Board why the emergency meeting was called. He stated that tonight's meeting was scheduled in regard to actions taken by the mayor of the Town of Eatonville against an employee of the Community Redevelopment Agency. The meeting will focus on whether or not those actions were authorized by the CRA Board. If the actions taken by the mayor were not authorized, then those actions should be reversed.

#### CITIZEN PARTICIPATION:

Joyce Irby – Ms. Irby asked a question about the resignation of Vice Chair Washington and Director Randolph. She continued by stating that the CRA has been a mess forever. For the past two years, there are things that are not happening because funding is being withheld by the person in charge.

Michelle Fort – We are trying to determine if the CRA Board can make a reversal to what the mayor did. From my understanding, the CRA employees are employed by the Town of Eatonville. For example, when we apply for grants, they are under the Town because the CRA does not have their own financial principles. They do not have any policies or procedures. The last time I looked at the bylaws, Mr. Johnson is a Town employee. If the mayor did any actions, it should be up to the Town Council to make that decision. Who called the emergency meeting? The Board responded that they all did. Ms. Fort continues by stating that if Mr. Johnson had a problem by the actions taken, there is a policy in the Town for which he could work through. Moving forward, it is important that we follow procedures.

Ryan Novak – Eatonville has been a part of the CRA for 29 years. What has transpired recently, I am in favor of it. For the past 29 years, I do not think this Town can honestly say that 29 years of funding has been given to the Town, and the CRA has done its job of what they have used the money for. I look around and I do not see 29 years' worth of investment into this community. Is that going to fall on the shoulders on one individual, or the many Boards that have come and gone over the years? Absolutely not. However, I can look recently into

what we have had happen, which is not much of anything. A personnel change is warranted. I do not believe that this CRA has been operating in the manner it is supposed to revitalize and beautify this community. I hope this personnel change can revitalize not only this Board, but the community as a whole.

**BOARD DISCUSSION/DECISION:**

Unauthorized Evaluation and Suspension of Executive Director – Before discussion, Attorney Jackson addressed a few public comments. He stated that there is a quorum tonight because the resignations of Randolph and Washington are not in effect until 11:59 p.m. tonight. Moreover, according to the Florida Statutes, each commissioner shall hold office until his or her successor has been appointed and has qualified, which will not happen until tomorrow night’s Council meeting when new members are sworn in. Attorney Jackson also clarified that the CRA takes money from the municipality or local governing body, such as Orange County, and not from the state of Florida. As for the work of the CRA, he stated that there have been more projects initiated and completed within the past two years than at any other time he has been involved with the CRA. In addition, CRA employees are not Town employees. Attorney Jackson referenced section 3.8 of the TOECRA bylaws which states unless otherwise noted, TOECRA employees will be considered to be Town of Eatonville employees. The Executive Director of the TOECRA may hire, retain, and engage such employees, agents, consultants, etc., as deemed necessary. The bylaws state that the TOECRA employs the Executive Director, but the Town Charter gives the mayor authority of the Executive Director, which Attorney Jackson disagreed with. The mayor can suspend or remove all town employees and appoint administrative officers, but the TOECRA Executive Director is not a Town employee. The TOECRA is an independent, legal separate entity and district from the governing body of the county or municipality. I did send an email and recommend to the board meetings to call a meeting because something of concern had happened that possibly put this agency at risk. I did not ask the Town Clerk to call the Board meeting. The meeting was set by the Executive Director of the TOECRA. The mayor suspended the Executive Director without any direction or input from this Board based on performance evaluation that was not vetted by the Board. It was important that the Board be made aware of that. Attorney Jackson explained to the Board the timeline of events and how they got to the situation they are in now. He discussed conversations with the mayor and Town attorney. Attorney Jackson went over the performance evaluation initiated by the mayor on Executive Director Johnson. Executive Director Johnson spoke to the progress of CRA projects including the Senior Wellness Center, Affordable Housing, and Club Eaton. Attorney Jackson continued going through the performance evaluation. Executive Director shared his qualifications and training he attends 3-4 times annually. Attorney Jackson continues. After the evaluation, Mr. Johnson was delivered a letter by police officers on March 13<sup>th</sup> indicating that he was suspended for 5 days without pay. I immediately sent an email to this Board stating that I had concerns about the employee rights of Mr. Johnson. I am even more concerned because as of today, Mr. Johnson was terminated from his position and this Board has not had any say in the decision. This is a violation of your policies and procedures which opens you up for litigation. The suspension by the mayor was neither authorized nor appropriate. The only way Mr. Johnson can be terminated or suspended, is based on evaluations by the CRA Board. Attorney Jackson opened up the discussion for questions from the Board. Vice Chair Washington – Any actions taken against any Executive Director comes from this Board. I am upset that we are here because this is an eyesore to the agency. This Board has always made the choice to hire and terminate a staff person. Director Mack – Thank you, Attorney Jackson, for the summary. Chair Gardner was completely out of control when she made all of these different notions and decisions. It is ethically wrong. In my ten years up here, I have never encountered the behavior that I have seen from a chair that oversees this Board. You cannot make decisions on your own. It is disrespectful to disregard this Board. We need to fix this as soon as possible. My position is to appoint Mr. Johnson back into his position as Executive Director. Director Jordan – Thank you, Attorney Jackson, for clearing up a lot of things. It was always my understanding that the Executive Director fell under the TOECRA, so it seems to me that everything is out of line. Director Williams – I wanted to thank Attorney Jackson as well. Also, when the Executive Director came back, Chair Gardner wanted to put safeguards in place so he could not go through what is happening right now. She is on record saying that she wanted to protect him from this kind of situation. She forgot and it is unfortunate that this community has to

deal with this. We, as a Board, need to make this right. I commend Mr. Johnson for his work and he is always keeping me informed. Director Mack – I do recall Chair Gardner wanting to protect the position. I want to make sure that we are protecting all of our employees, but he is not an employee of the Town, he is a CRA employee. We are an independent Board. I commend Mr. Johnson because he loves his job and he is fighting this because he is from this community. Let’s do the right thing and bring Mr. Johnson back with the pay that he has lost. Director Randolph – I may not be in favor of how Mr. Johnson goes about doing certain things, but he does make an effort. Attorney Jackson, thank you for all of the information. This matter has not been handled correctly and this is not how you treat employees. I do not believe he deserves any of this. This is another instance of Mayor Gardner taking action without coming to Council or this Board. It is disrespectful to this Board. The TOECRA Board needs to establish its own evaluation process for the Executive Director. **Director Randolph MOTIONS to rescind the disciplinary action taken against Executive Director Michael Johnson by Mayor (Chair) Gardner and restore any pay, benefits, and administrative access that he has lost; moved by Vice Chair Washington, second by Director Mack.**

Director Randolph discussed entertaining a motion for Executive Director Michael Johnson to receive a letter of apology from Mayor Gardner. Director Mack – That is an opinionated request. I cannot force anyone to do anything of that magnitude. I cannot force an apology, but we can tell her to hire him back. Attorney Jackson – There is also the issue of if Mayor (Chair) Gardner has placed any adverse evaluations or information in the employment file of Mr. Johnson. Those need to be removed. Ms. Jones asked for clarification on the passed motion. Director Randolph restated the motion. Director Jordan – Who is responsible for making sure that everything is restored? Attorney Jackson – I will draft a letter to Chair Gardner stating that this Board has seemed that it is appropriate that Mr. Johnson return. In the event that she does not perform what was passed in the motion, Mr. Johnson does have the right to proceed against her legally. Attorney Jackson stated that there was a motion recommending that any adverse documentation to Mr. Johnson’s employment be expunged and removed immediately. Director Mack **moved** and Director Williams **seconded**. **AYE: ALL, 5/0. Note: There was not a previous motion, therefore the vote was improper.**

Attorney Jackson – I wanted to let the Board know that I have done a lot of work over the past several months and my invoice is six weeks delayed. Mr. Johnson has provided the information to the finance department and for some reason, I am not getting paid. Director Mack stated that Attorney Jackson as well as CRA employees should be getting paid immediately. Director Critton – I want to make sure that it is reflected on the record that I am in attendance for tonight’s meeting and cannot vote via proxy.

**ADJOURNMENT** Vice Chair Washington **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Mack, **SECOND** by Director Randolph; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 9:30 P.M.**

**HANDOUTS:** 2025 Florida Statutes; Requests and Responses regarding Executive Director Michael Johnson

**Respectfully Submitted by: Marissa Bellenger**

**ATTEST**

**APPROVED**

\_\_\_\_\_  
**Veronica L King, Town Clerk**

\_\_\_\_\_  
**Ruthi Critton, Director**



**HISTORIC TOWN OF EATONVILLE, FLORIDA  
REGULAR CRA MEETING  
MAY 21, 2026, AT 6:30 PM  
Cover Sheet**

**\*\*NOTE\*\* Please do not change the formatting of this document (font style, size, paragraph spacing etc.)**

**ITEM TITLE:** Approval of Resolution CRA-R-2026-16 Board of Directors Meeting Minutes April 16, 2026

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>	YES	<b>Department:</b> ADMINISTRATION
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• RESOLUTION CRA-R-2026-16</li> <li>• Meeting Minutes for April 16, 2026 (Forthcoming on or before meeting)</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Approval of Resolution CRA-R-2026-16

**SUMMARY:** The Board of Directors will need to approve the April 16, 2026, meeting minutes of the TOE CRA.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2026-16.

**FISCAL & EFFICIENCY DATA:** No fiscal impact.

**RESOLUTION CRA-R-2026-16**

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE BOARD OF DIRECTORS MEETING MINUTES FOR APRIL 16, 2026, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS**, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner and document meetings of the Board of Directors through minutes and recordings; and

**WHEREAS** the TOECRA Board of Directors will review and approve all Board of Directors meeting minutes: and

**Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.**

**SECTION ONE: APPROVAL.** The TOECRA Board of Directors will review and approve all meeting minutes of the agency.

**SECTION TWO: CONFLICTS:** All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and repealed.

**SECTION THREE: SEVERABILITY:** If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

**SECTION FOUR: EFFECTIVE DATE:** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED this 21<sup>ST</sup> day of MAY 2026.**

\_\_\_\_\_  
Ruthi Critton, Chair

**ATTEST:**

\_\_\_\_\_  
Veronica King, Town Clerk or Board Designee



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Thursday, April 16, 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 6:37 p.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 Tarus Mack, Director LaDwyana Jordan, Director Angela Johnson.

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

**OTHER ATTENDEES:** Heather Mosier, **Auditor**

#### INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### PRESENTATIONS:

**FY 2025 Financial Audit** – Heather Mosier, auditor, went over the results of the 2025 CRA audit for the Board. She passed out two handouts which included a copy of her presentation “TOECRA Audit Presentation for Year ended September 30, 2025.” Director Mack asked if the CRA audit was complete. Ms. Mosier – The audit has gone through the review process and we are waiting for the official letter. Executive Director Johnson asked Ms. Mosier to explain the “due to” and “due from” Ms. Mosier – It has been going on for a couple of years and it comes from the Town side. Director Johnson – The TOECRA is “due to” the Town of Eatonville? Ms. Mosier confirmed and stated it was for processing payroll. The Board discussed the TOECRA’s “due to” to the Town of Eatonville. Chair Critton requested that the CRA’s fiscal coordinator meet with the Town’s finance department and CAO.

Before the presentation on CRA financials, Executive Director Michael Johnson stated that money was taken from the CRA trust fund on March 17, 2026, without the CRA’s knowledge or permission. Chenea Henson handed out copies of checks to the Board. Chair Critton asked who signed the checks (former Chair Gardner). Director Mack stated that they needed to find out where the funds went. Michael Johnson – The invoice should have come through our fiscal coordinator. Ms. Bradshaw – Finance said it was reimbursement for the TOECRA payroll. Director Johnson asked if documentation was provided by the Town. Ms. Bradshaw – Not all supporting documentation. Director Johnson – I would encourage the Town staff to provide documentation and ask that we be careful of the words we are using. Ms. Bradshaw – The audit backs up that they took reimbursement from the “due to.” Director Johnson – I would read that as a reimbursement for 2026. Chair Critton stated that they would need all the necessary information before making a decision. Michael Johnson

stated that the money should be returned. Chair Critton stated that she is not comfortable doing that without the supporting documentation. Ms. Bradshaw – This should be resolved by the next meeting. The CAO and Executive Director should be present in the meeting with finance. Chair Critton asked if the invoice would be in the March statements. Ms. Bradshaw – They would be in the April statements. Director Jordan asked if Chair Critton would be responsible for ensuring that there is a meeting between the CRA and finance. Chair Critton confirmed. Director Randolph – Is there enough money for the CRA to function? Was the money taken from the TIFF funds? Ms. Bradshaw confirmed that it was taken from TIFF and stated the CRA can still function. Director Randolph inquired about separate payroll. Michael Johnson stated that he is working with ADP to propose a separate payroll.

Presentation of January 2026 Financials – Ms. Bradshaw gave a presentation on January 2026 CRA financials, which was provided to the Board in their packets for tonight’s meeting. Vice Chair Thomas asked how many grants the CRA has and their amounts. Michael Johnson stated that they received grants from Orange County, United Arts, and State AACH and provided the amounts. Vice Chair Thomas – How much is the line of credit? Ms. Bradshaw – 1.7. Vice Chair Thomas asked for clarity on fast-tracking projects. Chair Critton clarified that the Chitlin’ Circuit project is being fast tracked due to the June 30<sup>th</sup> grant deadline. Director Johnson referenced Resolution 25-63. She stated that she did not see the terms related to the line of credit. Vice Chair Thomas stated that the Board needed to be shown documents and not just hear about them. Director Randolph agreed. Director Johnson commented on transparency and the need to have discussions like this so there is no misinterpretation. The Board discussed capital outlays and expenditures with Ms. Bradshaw. Director Johnson asked if there was a resolution which states moving funds between accounts needs Board approval. Michael Johnson stated that the Board has never expressed creating a resolution. Vice Chair Thomas stated that she would like to see a resolution created to do so.

Presentation of February 2026 Financials – Ms. Bradshaw gave a presentation on February 2026 CRA financials. Director Johnson asked about the \$50,000 down payment for Club Eaton. Attorney Jackson stated that he will have to go back and look. Vice Chair Thomas also requested for the stipulations.

Presentation – Ideas on Town Level Projects – Ryan Novak presented potential CRA projects and a newly designed CRA website enhanced for accessibility.

**CITIZEN PARTICIPATION (2):**

Michelle Fort – Ms. Fort began by apologizing to Attorney Jackson and Executive Director Michael Johnson. It is not personal; I am just passionate. We need to work together. She referenced a December 6, 2022, CRA meeting with Attorney Jackson and Shepard as well as a 2019 meeting. She gave handouts to the Board. She ended by stating that it is not about the Executive Director but his actions.

Anthony Grant – Energy should not be directed at Michael Johnson. However, leaving this meeting before Mr. Novak’s presentation is disrespectful. Mr. Grant continued his statement by commenting on the line of credit agreement and the construction of homes in Eatonville. He also stated that the Dr. Phillips Advisory Committee is made up primarily of non-residents. P.E.C. is fighting and yet the Town does nothing.

**CONSENT AGENDA:**

**Chair Critton MOTIONS to APPROVE** the Consent Agenda (Approval of Resolution CRA-R-2026-06; Approval of Resolution CRA-R-2026-06; Approval of Resolution CRA-R-2026-09); **moved** by Director Randolph, **second** by Director Mack. **AYE: ALL, MOTION PASSES.**

**BOARD DISCUSSION/DECISION:**

Attorney Jackson stated that he would like the Board to go into a 286 shade meeting to discuss the lawsuit. Mr. Johnson had a medical emergency, so he will not be in attendance. Director Thomas declined to attend.

**MEETING RECESSED AT 9:03 p.m. and RESUMED AT 10:22 p.m.**

The Board resumed discussion. **Director Johnson MOTIONS** for Attorney Jackson to retain an independent attorney or professional to review allegations of harassment toward Executive Director Michael Johnson; **moved** by Director Mack, **second** by Chair Critton. **AYE:** Chair Critton, Vice Chair Thomas, Director Randolph, Director Jordan, Director Mack, Director Johnson. **NAY:** Director Williams. **MOTION PASSES, 6/1.**

**Director Johnson MOTIONS** for Attorney Jackson to retain an independent outside council to conduct a comprehensive review and assessment of the Land Purchase Agreement between OCPS and Dr. Phillips; **moved** by Director Mack, **second** by Director Jordan. **Comments:** Chair Critton stated that the action should be in collaboration with the Town. Director Johnson – As a separate entity, the CRA has the right to look into it. **AYE:** Director Randolph, Director Jordan, Director Mack, Director Johnson, Director Williams. **NAY:** Chair Critton, Vice Chair Thomas. **MOTION PASSES, 5/2.**

**Vice Chair Thomas MOTIONS** to freeze all capital projects over \$25,000 until they are brought current; **moved** by Director Randolph, **second** by Director Johnson. **AYE:** Vice Chair Thomas, Director Randolph, Director Jordan, Director Johnson. **NAY:** Chair Critton, Director Mack, Director Williams. **MOTION PASSES, 4/3.** **Comments:** Chair Critton stated that some projects have hard deadlines.

**Chair Critton MOTIONS** to authorize our current authorized signer to draft a letter, along with a resolution, to add the elected members of the TOECRA to be added to the account in alignment with the CRA bylaws and interlocal agreement between the Town of Eatonville; **moved** by Director Johnson, **second** by Vice Chair Thomas. **AYE: ALL, MOTION PASSES.**

**STAFF REPORTS:**

**Marissa Bellenger – Records Coordinator (Clerk Office) –** No report.

**Executive Director – Michael Johnson –** No report.

**Attorney Greg Jackson –** Thank you all for the hard work.

**BOARD REPORTS:**

**Director Donovan Williams** – I appreciate you all tonight. We got some things accomplished that needed to be addressed. Let's keep the ball moving forward.

**Director Angela Johnson** – I appreciate being appointed to this Board and I look forward to working in collaboration Executive Director Johnson. I hope we move forward in the best interest of the Town.

**Director Tarus Mack** – Thank you all for coming out and engaging in Town business. I know things do not always look pleasant, but we are working together to finally do something that is going to be significant in the Town. I appreciate everyone who sits up here.

**Director LaDwyana Jordan** – Well wishes and best regards to Executive Director Johnson. I hope everything is all right with him. Thank you everyone for coming out tonight and hanging in there with us.

**Director Wanda Randolph** – No report.

**Vice Chair Angela Thomas** – No report.

**Chair Ruthi Critton** – Kudos to the CRA staff and employees. Regardless of what has been going on, my experience working with the CRA and Mr. Johnson has been pleasant. I have tried to make myself available. I can understand how unsecure these last few weeks may have seemed. It has been my commitment since I walked in the door to collaborate with them. In the last few days the Executive Director was gone, I saw how busy he is. Within the last year and a half, his vision has been very good for this agency. Thank you, Attorney Jackson. I will make sure everyone has copies of the bylaws, policies, and procedures so you all have an opportunity to review them and make recommendations. I have a strong commitment to collaboration and I am very much on your team. Shout out to Orange County government who recently came by for a visit. They are the ones that are awarding us the funds for the Eatonville Works building. I encourage everyone on this Board to take advantage of CRA training.

**ADJOURNMENT** Vice Chair Washington **MOTIONS** for Adjournment of Meeting (**MOVED** by Vice Chair Thomas, **SECOND** by Director Mack; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 11:00 P.M.**

**HANDOUTS:** CRA Audit Presentation; Forensic Accounting Evaluation; CRA Financial Statements for FY2025; CRA Spring Newsletter; 2024-2025 CRA Annual Report; TOE Invoice/Check copies from March 2026; Michelle Fort Handout; Ryan Novak Presentation

**Respectfully Submitted by: Marissa Bellenger**

**ATTEST**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Ruthi Critton, Director**