



**HISTORIC TOWN OF EATONVILLE, FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING**



**AGENDA**

**Thursday, November 20, 2025, 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.**

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. PRESENTATIONS**
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- VI. CONSENT AGENDA**
  - 1. Approval of Resolution CRA-R-2025-45 October 2025 Financials
  - 2. Approval of Resolution CRA-R-2025-46 Board of Directors Meeting Minutes
    - I. Meeting Minutes 9-18-25
    - II. Meeting Minutes 10-22-25
  - 3. Approval of Resolution CRA-R-2025-47 Approval the 2026 BOD Meeting Calendar
- VII. BOARD DISCUSSION**
  - 4. Board of Directors / Executive Director's Priorities for 2026
- VIII. STAFF REPORTS**
- IX. 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*



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### NOVEMBER 20, 2025, 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– 2025-45 Approving the October 2025 Financials (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

CRA DECISION	YES	<b>Department:</b> ADMINISTRATION  <b>Exhibits:</b> <ul style="list-style-type: none"> <li>RESOLUTION CRA-R-2025-45</li> </ul>
CONSENT AGENDA	YES	
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

**REQUEST:** Approval of Resolution CRA–R–2025-45

**SUMMARY:** The Board of Directors will need to approve the monthly financial of the CRA.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-45

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

**RESOLUTION CRA-R-2025-45**

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE OCTOBER 2025 FINANCIALS 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

**WHEREAS** the TOECRA Board of Directors will review and approve all monthly financial reports: and

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

**SECTION ONE: AMENDMENTS.** The TOECRA Board of Directors will review and approve all monthly financial reports in good stewardship of the CRA Trust Account.

**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 20<sup>TH</sup> day of NOVEMBER 2025.**

\_\_\_\_\_  
Angie Gardner, Chair

**ATTEST:**

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



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

NOVEMBER 20, 2025, 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– 2025-46 Approving the BOD Meeting Minutes (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none"><li>RESOLUTION CRA-R-2025-46</li></ul>
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

**REQUEST:** Approval of Resolution CRA–R–2025-46

**SUMMARY:** The Board of Directors will need to approve all meeting minutes of the TOE CRA.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-46

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

**RESOLUTION CRA-R-2025-46**

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE BOARD OF DIRECTORS MEETING MINUTES 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: AMENDMENTS.** 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 20<sup>TH</sup> day of NOVEMBER 2025.**

\_\_\_\_\_  
Angie Gardner, Chair

**ATTEST:**

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



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Thursday, September 18, 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:** (7) Director Donovan Williams, Director Ruthi Critton, Director Tarus Mack, Director Wanda Randolph, Director Rodney Daniels, Vice Chair Theo Washington, Chair Angie Gardner

**STAFF:** (4) Greg Jackson, **Attorney**; Michael Johnson, **CRA Executive Director**; Veronica King, **Town Clerk**; 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) – On the budget for the upcoming fiscal year, there is a “due to” from the CRA in the town’s general fund of \$322,000. On page 10 of the audited financials for the fiscal year ending 2024, the auditors did not report a due from the general fund. The only thing that they have is the CRA owing \$7,690 to the general fund government. On page 12 of your current year’s budget, it does not include the \$322,000. During the workshop, you all stated that if it was something that the attorney advised the executive director on, they need to account for all monies that are due. If those funds were due now as well as last year, why were they not included in the budget? Before you pass your budget tonight, I would ask the executive director, what are the current salaries? And what are the projected increases in salaries? They should be reviewed to see if they are in line with the same salary increases that the town is implementing. It is my understanding that the CRA runs special events. Has the board been provided the finances behind the CRA’s events to show if there was money gained or lost? If there was a profit, where do those funds go? Are they going back into the CRA for programming or to the community?

#### CONSENT AGENDA:

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

#### BOARD DECISIONS:

Approval of Resolution CRA-2025-36 Approval of Florida Community Loan Fund Loan Agreement & Terms for Purchase of 140 S. West St. Property – (Preamble read) Chair Gardner **MOTIONS** to **APPROVE** the Resolution CRA-2025-36; **moved** by Director Critton, **second** by Director Mack. **AYE: ALL, MOTION PASSES.**

Approval of Resolution CRA-2025-39 FY 2025-2026 Budget – (Preamble read)

Chair Gardner **MOTIONS** to **APPROVE** the Resolution CRA-2025-36; **moved** by Director Critton, **second** by Director Mack. **Comments/Questions:** Executive Director Michael Johnson states that they are required to advertise the proposed budget 7 days prior to approval, which has been completed. Attorney Jackson addresses the discussion during the workshop. Attorney Jackson – In regard to the CRA, since it is an independent legal entity, when you look at matters relating to the budgeted item of the “due to,” make sure to look at it from the standpoint of the agency and your role as board members for the agency, as opposed from a standpoint of what the town should do. Director Randolph asks if the salaries for the CRA are the same as last year? Executive Director Johnson – All the department directors were given a 10% increase in salaries. Instead of having two part-time positions, we combined them into one full-time position. Director Randolph – I thought the budget for the salaries was just for the town side and not the CRA? Johnson confirms that it was for the CRA too. Director Randolph states that she would like an explanation for the \$322,000 due to the CRA from the town. Executive Director Johnson – I would ask that the board allow me and the CAO to work through the logistics of that and come back with a final explanation. As far as the budget is concerned, it is an outstanding refund and we are required to report it in our budget. Director Randolph asks when does it have to be reported? Executive Director Johnson states that the time is now. Director Randolph inquiries about the concern of special events funds raised by Angela Johnson during Citizen Participation. Executive Director Johnson – I will provide event information and financials to the board.

Chair Gardner **resumes the MOTION to APPROVE; NAY:** Director Daniels, Director Randolph. **MOTION PASSES, 5/2.**

**STAFF REPORTS:**

Executive Director Michael Johnson – We are quickly moving through the loan process. Yesterday, the architects, engineers, environmental staff, myself, and Mr. Washington, did a walkthrough to make sure it is designed for them (Parks and Recreation). We had an excellent meeting with the CAO and one of our health foundations, and we believe that we are doing great service to our seniors.

**BOARD REPORTS:**

Director Randolph – I sent some photos of 550 East Kennedy Boulevard, which is the Thomas House. Last night, we talked about this particular property as far as historic preservation. The north side of the building has collapsed. I spoke to Mrs. Tiffany Simmons, who is the designated spokesperson and is authorized to take care of matters for the house. I spoke to Mr. Johnson to see whether or not we could do something to help the property from further damage. This upcoming Saturday, they will have a crew out there to do some repairs and stabilize the house. This could potentially be something that we may want to take on a temporary basis, just to try to sustain it from any further deterioration. Executive Director Johnson states that he sent Mrs. Simmons the co-compliance application, the process cannot be completed until there is a code enforcement complaint and documentation done, including a referral from the Code Enforcement Officer to the CRA. Once that happens, I am open to bringing it back to the board. Director Randolph – I believe our conversation today was that we were not aware of any known code violations. Executive Director Johnson – There have been several code violations, but I am unsure if they have been documented or not. Director Randolph states that in order for the house to comply with the CRA’s grant program, it has to be cited for code violation. Executive Director Johnson responds that as of today, ten properties were filed with code enforcement complaints and the Thomas House was one of them. Director Randolph – Mrs. Tiffany Simmons will be in attendance at the next meeting with family members who will voice their concerns as to how the CRA Board can assist.

Director Critton – Esteemed Learning is involved with the project on the Thomas House. The property is not only sentimental to Eatonville, but also the Thomas family, to whom I am related. The journey that the family

has taken to get to the point that they are now has been a long one. We know how difficult probate can be. There has been some work done in the last two years to mitigate some of the conditions that you see currently. Just so the board is aware, I do sit on the board of directors for Esteemed Learning. I did bring the information about the programs that the CRA has to offer to the board, to Mrs. Simmons and the family, so that they were aware of the resources available to them. I also advised them that those programs do have requirements that need to be met in advance. In addition, I suggested that they read those compliances and requirements to ensure that there was not a waste of time on all sides. There is active work being done to help with the condition of the house and I would like to ask for some level of grace to the family. If there are resources available, they know that I will have to recuse myself from any votes on the CRA side. There are also other partners and organizations that have been aware of the situation, and they are active initiatives happening.

**Vice Chair Washington** – We definitely need volunteers to assist on the Thomas House project. There needs to be funds for the family, and I think before we tried to assist the Thomas House years ago, but they need to take care of some things before they bring them to the board. Hopefully, we can get it fixed up because it is difficult to look at.

**Chair Gardner** – I also spoke with Tiffany Simmons and Ms. Irby and at the time, it was a small business in the town and they were looking for a project. **Director Critton** – There were some projects that were being talked about for town rehabilitation, and we expressed interest in the Thomas House. We wanted to clean some things up internally and make sure that the property was not an owner-occupied dwelling. Many residents in Eatonville would like to see the Thomas House renovated and used. **Chair Garnder** – I believe that the house needs to be restored. I would also like to see St. Lawrence Church receive a grant to restore their property. Also, if there are code violations then it should first go to those persons that are living in the home that need those resources. **Director Critton** – Mr. Johnson invited me to the Main Street Conference in Jacksonville, so the Department of Historical Resources has been a resource that we have been looking at, as well as the Historic African American Churches grant. If you are aware of any resources, I am sure that the family and Esteemed Learning would be more than happy to take advantage of them.

**ADJOURNMENT** Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Critton; **SECOND** by Vice Chair Washington; **AYE: ALL, MOTION PASSES.**) **Meeting Adjourned at 6:54 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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

\_\_\_\_\_  
**Angie Gardner, Chair**



Town of Eatonville



# **Meeting Minutes for Community Redevelopment Agency**

**10-22-2025**

**\*\*Forthcoming prior to  
the day of the meeting**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### NOVEMBER 20, 2025, 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– 2025-47 Approving the 2026 BOD Meeting Calendar (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA	YES	<b>Exhibits:</b> <ul style="list-style-type: none"><li>RESOLUTION CRA-R-2025-47</li></ul>
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

**REQUEST:** Approval of Resolution CRA–R–2025-47

**SUMMARY:** The Board of Directors will need to set the 2026 BOD Meeting Calendar and post on website

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-47

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

**RESOLUTION CRA-R-2025-47**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) ESTABLISHING CALENDAR FOR THE YEAR 2026 BOARD OF DIRECTORS MEETING SCHEDULE, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the Board of Directors are the Governing body of the Agency; and

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

**WHEREAS** the Board of Directors seeks to adopt the Calendar Year 2026 Meeting Schedule: and

**WHEREAS** the Board of Directors will utilize Workshops, Special and Emergency Meetings as needed from time to time; and

**WHEREAS** the Board of Directors will still require monthly reporting to be provided to the board and Town Council.

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

**SECTION ONE: FINDINGS:** The recitals set forth above are hereby acknowledged and accepted by the Eatonville Community Redevelopment Agency (TOECRA) as findings made by the Board of Directors and does hereby incorporate such recitals as findings into this Resolution.

**SECTION TWO: AFFIRMATION:** The Board of Directors of the Eatonville Community Redevelopment Agency does hereby affirm its findings in the 2025 Updated CRA Plan and Chapter 163, Florida Statute as provided.

**SECTION THREE: ANNUAL CALENDAR MEETING SCHEDULE:** The Town of Eatonville Community Redevelopment Agency and the Board of Directors do hereby authorize the Executive Director to post the Board of Directors meeting schedule which shall take place on the 3<sup>rd</sup> Thursday of each month. The Board of Directors reserves the option of the use of Workshops, Special and Emergency Meetings as needed from time to time.

**SECTION FOUR: CONFLICTS:** All Resolutions of the 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 FIVE: 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 SIX:**                **EFFECTIVE DATE:** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** this **20<sup>th</sup>** day of **NOVEMBER 2025.**

\_\_\_\_\_  
**Angie Gardner, Chair**

**ATTEST:**                        .

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



## 2026 ANNUAL BOARD OF DIRECTORS MEETING CALENDAR

Thursday	January	15	2026
Thursday	February	19	2026
Thursday	March	19	2026
Thursday	April	16	2026
Thursday	May	21	2026
Thursday	June	18	2026
Thursday	July	16	2026
Thursday	August	20	2026
Thursday	September	17	2026
Thursday	October	15	2026
Thursday	November	19	2026
Thursday	December	17	2026

**\*The Board of Directors reserves the option of the use of Workshops, Special and Emergency Meetings as needed from time to time.**