



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

PUBLIC HEARING/SPECIAL MEETING MINUTES

Thursday, May 29, 2025, 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 Gardner called the meeting to order at 5:31 p.m.

ROLL CALL – Quorum was established through roll call by Town Clerk.

PRESENT: (4) Chair Angie Gardner, Director Donovan Williams, Director Wanda Randolph, Director Ruthi Critton (Arrived after roll call), (**Absent:** Director Tarus Mack, Vice Chair Theo Washington, Director Rodney Daniels)

STAFF: (3) Michael Johnson, **CRA Executive Director;** Veronica King, **Town Clerk;** Greg Jackson, **Attorney**

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION: None.

PUBLIC HEARING: *(No Action, Discussion Only) There were no members of the public present to provide feedback.*

CRA 2025 Plan Update – CRA Executive Director Michael Johnson shared the plan update with the community and the council. Director Critton had questions about the executive summary and a footnote that referenced the Brooklyn Illinois settlement which is one of the first incorporated Black towns. Director Critton wanted to know if they were relevant enough to put in the executive summary. Mr. Johnson said he would take that information out. Director Critton – Objective 4: There was a point on the objective that mentions the CRA's involvement in cultural art events and festivals, which I know has been a back-and-forth topic; Should this stay, be taken out, and revisited. Michael Johnson – One of the things you want to do is put as much information in the plan as possible. If the law changes, then we can always modify/update the plan at that time. Special events are a contentious issue in the legislature, but they did not make any changes, so we can do special events as long as they are indicated in the plan. Director Critton – I believe, the 1997 plan gave a little leeway to organizations like P.E.C. that have a cultural arts component to it, but I know legislation has since changed to prohibit the donation portion [to non-profits], curious as to whether we should. Michael Johnson – you will not see anything in the plan about giving away funds to non-profits. The attorney sent minor changes to the mission statement and wanted to make sure there was language about the community land trust. Director Critton had questions about Objective 4, bullet point 2 (*"The Agency will have the ability to work with public agencies and private organizations to facilitate redevelopment of the CRA Area including but not limited to holding events, concerts, farmers' markets, etc. on the land, renovating and reusing existing structures, and/or soliciting development partner(s) for the purpose of redeveloping all of part of the area."*); is that limiting us to our land or any land? Michael Johnson – within the district. Director Wanda Randolph – I would like some clarity from the CRA Executive Director and Attorney Jackson on section 1.3: How does the Florida Statute which lists that certain projects cannot be paid off or financed by incremental revenues related to us locally? Michael Johnson – That is

mandated by the Florida Statute. Director Randolph wants to make sure the Town’s plan does not contradict the statute. Michael Johnson – Everything in the plan is consistent. This is only an updated version of the 2015 document with staff input. The staff looked at the sections pertaining to their departments and recommended changes. Director Randolph requested clarification on the comprehensive plan. Michael Johnson – It is a requirement that all CRA plans be consistent with the Town’s comprehensive plan. And since we are not dealing with land use issues within our CRA plan, we do not have that issue. Director Randolph – What is our relationship with the master plan? Michael Johnson – The Town planning function is a city function. This is strictly specific to redevelopment and consistent with Chapter 163 and has nothing to do with planning. It tells us what we can and cannot do—statutory as an organization, to do anything, must be in the plan. The CIP for the Town is not incorporated. Chair Gardner – is the use of the TIFF funds, the initial group of money, if the CRA receives money for projects, which is no longer TIFF (correct confirmed by the CRA Executive Director confirms). Chair Gardner – the money could be put into another pot and used more leniently (the CRA Executive Director confirms yes, without restrictions). Director Critton – As it relates to the master plan, as advocates, and as directors that might be attending these master plan meetings—what are some talking points we should be looking out for that would complement the CRA plan? Michael Johnson – Your plan should identify district needs; the town planner Tara Salmieri has already recommended changes. Director Critton – I just want to make sure that the CRA [the board] is being intentional and cognizant about what affects what is being done on the CRA side. Michael Johnson – That is why it was important to me when we started this process that I meet with the department directors, Mr. Pressley, and the developers, we met in the conference room and went through the plan, wanted their input. Mr. Johnson wanted to make sure it was a community and staff process. Michael Johnson – once meeting with Mr. Pressley, Katrina, and Paul, the board will receive a page with the TIFF projections. Director Critton – Is that the direction for the next two years or are we going as far out as we hope to? Mr. Johnson said it would be projected to 2045.

OTHER COMMENTS: By consensus, the board decided to reschedule the next CRA meeting due to the Juneteenth holiday on June 19, 2025, the rescheduled date will be Thursday, June 26, 2025.

ADJOURNMENT Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Critton; **SECOND** by Director Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 5:50 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair