



HISTORIC TOWN OF EATONVILLE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

Wednesday, February 26, 2025, at 5:30 PM

Town Hall – 307 E. Kennedy Blvd., Eatonville, FL 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meetings 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 5:31 p.m.

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

PRESENT: (5), Chair Angie Gardner, Director Donovan Williams, Director Tarus Mack, Director Rodney Daniels, Director Ruthi Critton, (**Absent:** Vice Chair Theo Washington; Director Wanda Randolph-out ill)

STAFF: (4) Michael Johnson, **Executive Directive**, Veronica King, **Town Clerk**; Greg Jackson, **Attorney**; Katrina Gibson, **Finance Director**

INVOCATION AND PLEDGE OF ALLEGIANCE – Chair Gardner decided to omit the invocation and pledge of allegiance

CITIZEN PARTICIPATION: (1)

Crystal Short Bertrand – Sent comments via email to be read during the special meeting; at the directive of the chair, the email was acknowledged by Chair Gardner but not read. A copy of the email was provided to each board member by the clerk.

Angela Johnson – expressed observations on the revised budget, the historic grant program has reduced from a million dollars for the current fiscal year to \$250,000 and an additional miscellaneous revenue has been added to the budget of \$750,000? (ask for explanation and source of the \$750,000), it is misleading to have a million-dollar budget for a grant and would have a million dollars budgeted for expenditures whether or not spent in the current fiscal year or not which now has been changed to \$250,000, which says that only \$250,000 is going to be spent in the budget year, the expectation from the director was that there would be a simple budget amendment to move money from the infill loan program to what was infrastructure now renamed as the acquisition to increase the \$285,000 for the pending purchase of 119 S. West Street, request that the board have more discussion on the budget amendment to ensure that things are done correctly.

Mark Kingg Bertrand – came to the town with a proposal beneficial to the town which included multiple properties, it was never the intent to lose our property, had a backup plan if the town said no, prefer that the town do not buy the property, desire that everyone votes against the budget amendment.

Crystal Short Bertrand – here to reiterate what Mark Kingg Bertrand has said, this process has been interesting, and the letter sent explains how we got here, calling upon the board to do the right thing.

BOARD DISCUSSION/DECISION:

(Handouts – Amended resolution, CRA Budget, Revised Budget Adjustment, email copy from Crystal Bertrand))
Approval of Resolution CRA -2025-14 Budget amendment for acquisition of property located at 119 S. West St.
(Preamble Read) Chair Angie Gardner **Motions** to approve Resolution CRA -2025-14 Budget amendment for acquisition of property located at 119 S. West St.; **Moved** by Director Critton; **Second** by Director Mack;
Questions/Comments: (Time was provided to the board to read the email sent by Crystal Bertrand) Director Mack ask clarity that Mark Kingg Bertrand can regain the property, Director Critton inquired about the budget line, desire better movement of the money, Mr. Johnson the board can move the agency money but cannot move restricted and salary dollars, at the end of the fiscal year there will be a reconciled balance sheet where everything will line up and the budget will stay balanced, beyond what is being recommended, the board decides where to put the \$750,000 as long as it is accounted for on both the revenue and expense side, the \$750,000 has always been the agency’s money (tiff money in the bank), did not get the million dollars (only received \$250,000), the bank statement will show the money in the account balance (not as a transaction), the balance should be approximately \$1.8 and some change because of previous expenditures. Director Critton recommends moving the money from another line item that is already represented, such as the \$50,000 not spent from the paint plant and pavement program and adding it to the newly renamed acquisition line or use the \$200,000 from the pilot infill loan program. Mr. Johnson showed the money as miscellaneous revenue putting it in a line item that gives the board the more flexibility to do other things. Director Mack is not in the business of taking anyone’s house, if they can buy the house back, I want to give them that opportunity, will vote no for the budget amendment, Chair Gardner asked that Mrs. Laura (Finance Director) gets with the auditor to see how the money can be moved to be conducive to budget in consideration to the concerns raised by Director Critton and Ms. Johnson, asked Mr. Bertrand if he had anything in writing (Mark Kingg Bertrand stated that there is an approval from a lender but did not bring or asked to bring it to the meeting). Crystal Bertrand stated that a proposal to help or work together was brought to the board but instead it was prevented the opportunity to negotiate directly with the lender, this was not the initial agreement, can provide what is requested but did not come prepared not knowing the interest in looking at it, no one has communicated with us, continued pursuing financing under the idea that the board would honor what they said, if the board purchased the property, the opportunity to buy the property back would be available; Chair Gardner restates the motion and **Calls for the Question; AYE:** Chair Gardner, Director Williams; **NAYE:** Director Mack, Director Daniels, Director Critton; **MOTION FAILS.**

ADJOURNMENT Chair Angie Gardner Motions for Adjournment of Meeting (**Moved** by Director Mack; **Second** by Director Critton; **AYE: ALL; MOTION PASSES. Meeting Adjourned at 6:04 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair