



City of Ocala  
Community Redevelopment Agency  
201 SE 3<sup>rd</sup> Street, Ocala, FL 34471

## MEMORANDUM

DATE June 26, 2024  
TO: East Ocala CRA Advisory Committee  
FROM: Roberto Ellis, Economic Development Manager  
RE: East Ocala Residential Improvement Grant

The purpose of the East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing trends of deterioration in some neighborhoods while adding value to the CRA. We have three applications being presented for consideration; please refer to Table 1 for a summary of these applications. The proposed work items are eligible within the program's guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held on June 20, 2024. Staff recommends approval of all three grant requests.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award (75%) <i>(Recommendation)</i>
CRA24-45727	937 NE 3 <sup>rd</sup> St.	Reroofing	\$16,500	\$12,375
CRA24-45724	325 NE 11 <sup>th</sup> Ave	Repainting	\$8,000	\$6,000
CRA24-45726	932 NE 7 <sup>th</sup> St	Replacement of windows and repainting of knee wall.	\$23,564	\$17,673
Total				\$36,048

Attached - Application form, Cost estimates, Photographs of existing conditions.

# 325 NE 11TH AVE - 04/26/2024 - 2

## Applicant Information

### Applicant / Primary Contact Information

<b>Name</b>	<b>Type</b>
Mary Guilfoil	Residential Property Owner

### Questions

1. How long have you owned / lived at the current location?

Ans. 1 yr., 5 months

## Property Information

<b>Parcel Id</b>	<b>Parcel Address</b>	
2832-022-000	325 NE 11TH AVE, OCALA, FL, 34471	
<b>Last Assessment</b>	<b>Previous Year Assessment</b>	<b>Districts</b>
9/15/2023 - \$250,418.00	No information available	East Ocala CRA, Ocala Wide District, OEU District

## Project Details

### Details

## Eligible Costs

### Exterior Painting

No Information Entered

Estimated cost of Paint	Paint plus labor and materials (from quote)	\$8,000.00
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<b>Sub Total</b>		<b>\$8,000.00</b>
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### Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows	\$0.00
Estimated cost of doors	\$0.00
Other	\$0.00

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<b>Sub Total</b>	<b>\$0.00</b>
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### Demolition

No Information Entered

Estimated cost of demoliton and cleanup	\$0.00
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<b>Sub Total</b>	<b>\$0.00</b>
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### New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

Estimated cost of landscaping	\$0.00
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<b>Sub Total</b>	<b>\$0.00</b>
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<b>Fencing (sides and rear only)</b>	
No Information Entered	
Estimated cost of fencing	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>Reroofing</b>	
No Information Entered	
Estimated cost of reroofing	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>Weatherization (HVAC and Insulation)</b>	
No Information Entered	
Estimated cost of HVAC	\$0.00
Estimated cost of insulation improvements	\$0.00
Other	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>New Construction</b>	
Should not include building permit and impact fees.	
Estimated cost of new construction.	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

## Financial Details

<b>Fund Request</b>	
Fund Request	Reimbursement

Eligible Costs Total	\$8,000.00
Total Estimated Project Cost	\$8,000.00
Total Funding Amount Requested	\$6,000.00
Up Front Funding Amount Requested	Not Specified
<b>Pay Go Funding Amount Requested</b>	<b>Not Specified</b>

Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.  
 Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$6,000.00
Personal Savings	\$2,000.00
Loan / Credit Card	
Other	
<b>Sub Total</b>	<b>\$8,000.00</b>

Additional Notes / Comments

## Questions

**1. Please explain the purpose of and need for the proposed improvements.**

Ans. The carriage house was built in 1929 and includes a beautiful apartment with historic characteristics. However, the paint is faded, mismatched, and chipping from years of neglect. The roof was just replaced- along with a host of other improvement projects- to make the apartment safe, insurable, and habitable after years of vacancy and abandonment. During the roofing project, a large portion of the eaves and trim needed to be replaced due to rotting, leaving fresh wood that needs to be painted to protect and preserve the wood from the elements. It was important to me that the apartment be rented to a long-term tenant rather than used for short-term vacation rentals or left in its uninhabitable condition and unused. I was glad to be able to provide an Ocala resident with a safe and habitable place to live, even though it created a significant upfront cost to me.

**2. Will the proposed improvements be made without the assistance of the grant program? If not, please explain.**

Ans. No

**3. If not, please explain**

Ans. Eventually, the home would need to be painted. More immediately, at least the exposed wood would need to be repainted. However, given the large sum spent within the last year to make the apartment insurable, habitable, and available to rent after being vacant for several years, I would not be able to realistically fund the project without assistance for at least the next few years.

**4. If necessary, attach additional documentation addressing the above.**

Ans. No information entered

**5. Bid 1 Amount**

Ans. 4800

**6. Bid 1 Upload**

Ans. 325 NE 11 Ave Canales quote.pdf

**7. Bid 2 Amount**

Ans. 3800

**8. Bid 2 Upload**

Ans. 325 NE 11 Ave Shamrock quote.pdf

## Timeline

## Anticipated start date

**Date**

05/28/2024

**Description**

The project can start as soon as I can confirm grant approval. The tenant is aware and happy to accommodate the project.

## Anticipated completion date

**Date**

06/04/2024

**Description**

The project is expected to last about one week. The tenant has been made aware of the project length.

## Parties

### Authorized Representative

**Business Name**

**EIN**

No information entered

**First Name**

Mary

**Last Name**

Guilfoil

**Phone Number**

3523423635

**Email**

marylace.guilfoil@gmail.com

**Address**

No information entered

## Documentation Collection

### Documents

- 1. **Name:** 1104 NE 4 St Deed.pdf      **Uploaded Date:** 4/26/2024 5:53:05 PM
- 2. **Name:** 325 NE 11 Ave paint budget.docx      **Uploaded Date:** 4/26/2024 5:53:13 PM
- 3. **Name:** 325 NE 11th Ave Paint Schedule.docx      **Uploaded Date:** 4/26/2024 5:53:28 PM

**4. Name:** Paint colors.jpg      **Uploaded Date:** 4/26/2024 5:53:38 PM      **5. Name:** Pic1.jpg  
**Uploaded Date:** 4/26/2024 7:26:02 PM      **6. Name:** Pic2.jpg  
**Uploaded Date:** 4/26/2024 7:26:08 PM      **7. Name:** Pic 3.jpg  
**Uploaded Date:** 4/26/2024 7:26:13 PM      **8. Name:** Pic 4.jpg  
**Uploaded Date:** 4/26/2024 7:26:18 PM      **9. Name:** Pic 5.jpg  
**Uploaded Date:** 4/26/2024 7:28:08 PM      **10. Name:** Pic 6.jpg  
**Uploaded Date:** 4/26/2024 7:28:14 PM

## Questions

### 1. Document Checklist

Ans. Proof of Ownership and homestead status, Color photographs of the existing conditions, Color photo examples of proposed colors (as applicable) , Project Schedule, Project budget, showing detailed estimates for all work items, At least 2 competitive bid proposals from contractors (licensed within the City of Ocala), Any other documentation necessary to illustrate the visual impact of the proposed project, Provide proof of property or liability content insurance (as applicable), Building Plans or Site Plans (If permits are required)

## Declarations

### Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body

**Applicant Answer:** No

**Relationship:** No information entered

**Applicant Explanation:** No information entered

### Declarations



General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

**Applicant Answer:** Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

**Applicant Answer:** Yes

A handwritten signature in black ink, appearing to read 'Mary Guilfoil', with a stylized, cursive script.

**Name:** Mary Guilfoil

**Date:** 04/26/2024

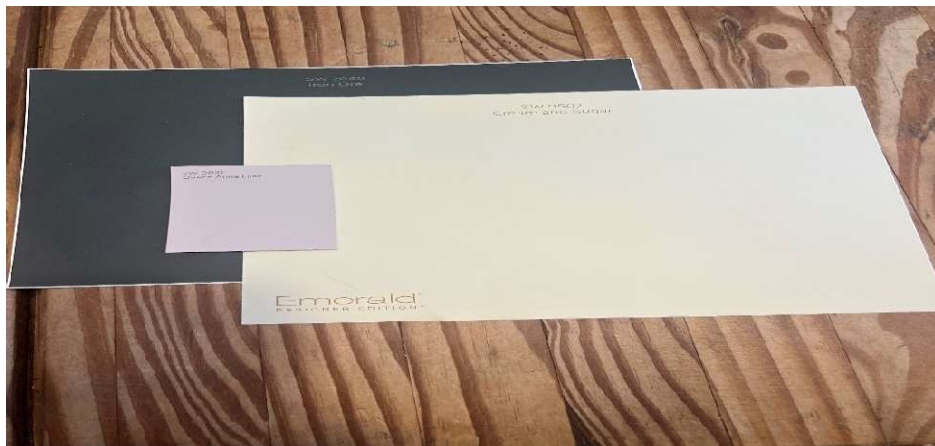
325 NE 11<sup>th</sup> Ave





## 325 NE 11<sup>th</sup> Ave Paint Schedule

Location	Manufacturer (Type of Paint)	Color
Main stucco exterior of building	Sherwin Williams Rejuvenate	Cream and Sugar
Window Trim and lattice	Sherwin Williams Rejuvenate	Iron Ore
Exterior Door	Sherwin Williams Rejuvenate	Queen Anne Lilac
Garage Door Trim	Sherwin Williams Rejuvenate	Queen Anne Lilac
Concrete Patio	Sherwin Williams (anti slip paint)	Queen Anne Lilac
Concrete Patio trim and Pillars	Sherwin Williams Rejuvenate	Iron Ore
Stairs	Sherwin Williams (anti slip paint)	Iron Ore
Garage Door	Sherwin Williams Rejuvenate	Iron Ore





# Canales Painting

1819 SE 31st Ln  
 Ocala, FL, 34471  
 GeraldoHernandez2@gmail.com  
 (352) 396-1534

# Estimate

Estimate No: 408  
 Date: 03/12/2024

**For:** Mary Guilfoil  
 marylace.guilfoil@gmail.com  
 325 NE 11th Ave  
 Ocala, FL, 34470-5943

Description	Quantity	Rate	Amount
-Pressure washing -Prime and Paint all new wood trim -2 coats of Sherwin Williams Paint -Spray, Brush and Role application Methods.  -Application Areas: Over hangs, Stairs spindles and railings, Back porches Ceilings, Walls and columns, Windows Trim, Exterior Doors, Garage doors.  -Colors TBD -Price includes Paint and Materials!	1	\$3,800.00	\$3,800.00

Subtotal \$3,800.00  
 Total \$3,800.00

**Total \$3,800.00**



# Canales Painting

1819 SE 31st Ln  
 Ocala, FL, 34471  
 GeraldoHernandez2@gmail.com  
 (352) 396-1534

# Estimate

Estimate No: 407  
 Date: 03/12/2024

**For:** Mary Guilfoil  
 marylace.guilfoil@gmail.com  
 1104 NE 4 St., Ocala, FL 34470

Description	Quantity	Rate	Amount
-Pressure washing, - Repair all Soffit, Shakes Siding, Windows Trim. -2 Coats of Sherwin Willians Paint -Spray, Brush and Role application Methods.  -Application Areas: Soffit, Shake Sidings (Stain wood Products) Back Porches Ceilings and Walls, Front and back Door, Windows Trim.  -Colors TBD -Price includes Paint and Materials!	1	\$4,800.00	\$4,800.00
		Subtotal	\$4,800.00
		Total	\$4,800.00
		<b>Total</b>	<b>\$4,800.00</b>



**INVOICE**

**BID # M Guilfoil- Ext Main**

**DATE: 3/8/24**

**CUSTOMER:**  
Mary Guilfoil  
1104 NE 4<sup>th</sup> St  
Ocala, FL 34470  
Marylace.guilfoil@gmail.com

**JOB SITE**

**Pressure was main house and guest house.**

**Main House:**

**Prime shaker wood and apply 1 coat primer and 2 coats of Rejuvenate that is designed to restore historical houses.**

**All windows trims, poles and facia must be scraped and puttied.**

**Tape off all screens and paint screen trim.**

**Repair gutters and down spouts.**

**All Sherwin Products will be used.**

**See attached terms and conditions.**

**In lieu of wet signature(s), customer agrees that verbal approval is acceptable and commencement of work indicates a Notice to Proceed.**

**TOTAL \$4500**

**TERMS: Pay upon completion.**

For office use only:

Date of completion:

Amount Paid:

**CUSTOMER SIGNATURE**

**DATE**

A 1.5% late fee will be charged for all overdue invoices, beginning 10 days after due date



**INVOICE**

**BID # M Guilfoil- Ext Guest**

**DATE: 3/8/24**

**CUSTOMER:**  
 Mary Guilfoil  
 1104 NE 4<sup>th</sup> St  
 Ocala, FI 34470

**JOB SITE**

Marylance.guilfoil@gmail.com

**Guest house:**

**Paint exterior, including porch, ceiling, stairs, stair rails and pickets, trellis, window frames and exterior doors with Super 2 coats Paint Exterior Satin.**

**CONTRACTOR'S RESPONSIBILITIES:**

Repair all nail holes and fix any minor imperfections  
 Ensure all surfaces are free from dust, dirt, mildew, fungus, loose materials, etc and will properly prepare the surfaces to receive the paint, to ensure complete and even coverage with sharp clean edges.  
 Provide all labor, paint and prep materials such as plastic, tape, caulking, tarps, rollers, roller pans, brushes, etc  
 Ensure job site is left clean orderly upon completion

**CUSTOMER'S RESPONSIBILITIES**

Exterior: Customer shall move all personal items, vehicles, etc far away enough from the work area to prevent any overspray damage for which Shamrock Painting will not be responsible. In addition, customer shall cover all shrubs and ensure overgrowth is pulled back far enough away from the building to ensure adequate space for painters and equipment. Shamrock Painting will not be responsible for any damages to shrubs.

**In lieu of wet signature(s), customer agrees that verbal approval is acceptable and commencement of work indicates a Notice to Proceed.**

<b>TOTAL</b>	<b>\$3500</b>
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**TERMS: Pay upon completion.**

For office use only:
Date of completion:
Amount Paid:

\_\_\_\_\_  
**CUSTOMER SIGNATURE**

\_\_\_\_\_  
**DATE**



Prepared by:  
Molly White  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 22-1404

## General Warranty Deed

Made this November 2, 2022 A.D. By **David Galvan, a single man**, hereinafter called the grantor, to **Mary Guilfoil, a single woman**, whose post office address is:

1104 NE 4th Street Ocala, FL 34470

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The North 1/2 of Lots 22 and 23, Wyomina Park, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 197, of the Public Records of Marion County, Florida.

Parcel ID Number: **R2832-022-000**

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

DEED Individual Warranty Deed - Legal on Face

Prepared by:  
Molly White  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 22-1404

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Cynthia J. Martin  
Witness Printed Name Cynthia J. Martin

David Galvan (Seal)  
David Galvan

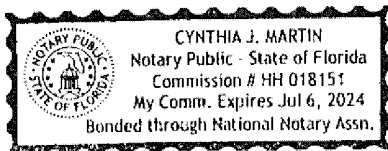
Molly M. White  
Witness Printed Name Molly M. White

Address: 1797 SE Catter Bridge Rd  
Ocala, FL 34471

State of FLORIDA

County of MARION

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2022, by means of  physical presence or  online notarization by David Galvan, a single man, who is/are personally known to me or who has produced FL DL as identification.



Cynthia J. Martin  
Notary Public  
Print Name: Cynthia J. Martin  
My Commission Expires: 7/6/2024

DEED Individual Warranty Deed - Legal on Face