



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

West Ocala Redevelopment Advisory Committee

Minutes

Thursday, May 15, 2025

3:00 PM

1. Call To Order

Present Vice Chairman Ruth Etta Reed
Brady Fritz
Antoinette Hunt
Dennis McFatten
Dwan Thomas
Chairman Barbara Brooks

a. Roll Call

Present Vice Chairman Ruth Etta Reed
Dwan Thomas
Antoinette Hunt
Brady Fritz
Barbara Brooks
Dennis McFatten

Absent Carolyn Adams

2. Public Notice

The public notice information for the West Ocala CRA Advisory Committee was posted on May 9, 2025.

3. Approval of Minutes

a.

Attachments: [1.23.25 Draft Minutes.pdf](#)

RESULT: APPROVED

MOVER: Brady Fritz

SECONDER: Dwan Thomas

AYE: Vice Chairman Reed, Fritz, Hunt, McFatten, Thomas, and Chairman Brooks

4. Grants/Applications

a.

Attachments: [CRA25-0017 -1338 NW 14th Ave.pdf](#)

Economic Development Specialist Marie Mesadieu provided a brief overview of CRA25-0017 a request to replace the windows for the property at 1338 NW 14th Avenue. The maximum CRA grant that can be allowed to be awarded is \$20,000.00

based on a 75% match.

Ms. Brooks asked if it was a secondary or rental home. Ms. Mesadieu replied that the applicant lives in Fort Lauderdale, but this is their secondary vacation home in Ocala.

Planning Director Aubrey Hale said staff can reach out to the applicant to ask more questions about how the home will be used. The request can be tabled for the next meeting to get clarification for the use of the property.

Ms. Hunt said applicants applied based on the requirements for the grant.

Mr. Thomas asked if it was an issue being a secondary home. Economic Development Manager Roberto Ellis replied the guidelines of the grant does not explicitly say that they are not allowed to apply, but it is a decision of the committee.

Mr. McFatten asked if the request was denied, would it cause more damage to the home if there was a storm. Mr. Ellis replied the windows are in good condition if the request was tabled.

Ms Reed said the request should move forward because it will have a good affect to the community.

Motion to approve CRA25-0017 for the property at 1338 NW 14th Avenue

Ms. Brooks requested clarification for secondary homes for future applicants.

RESULT: APPROVED

MOVER: Ruth Etta Reed

SECONDER: Dwan Thomas

AYE: Vice Chairman Reed, Fritz, Hunt, McFatten, and Thomas

NAY: Chairman Brooks

b.

Attachments: [CRA25-0018 - 2405 NW 2nd St.pdf](#)

Mr. Ellis provided a brief overview of CRA25-0018 a request to replace the roof for the property at 2405 NW 2nd Street. The maximum CRA grant that can be allowed to be awarded is \$10,781.00 based on a 75% match.

Motion to approve CRA25-0018 for the property at 2405 NW 2nd Street.

RESULT: APPROVED

MOVER: Brady Fritz

SECONDER: Dwan Thomas

AYE: Vice Chairman Reed, Fritz, Hunt, McFatten, Thomas, and Chairman Brooks

c.

Attachments: [CRA25-0019 -1117 NW 11th Ave.pdf](#)

Ms. Mesadieu provided a brief overview of CRA25-0019 a request to replace windows for the property at 1117 NW 11th Avenue. The maximum CRA grant allowed that can be awarded is \$5,821.00 based on a 75% match.

Motion to approve CRA25-0019 for the property at 1117 NW 11th Avenue.

RESULT: APPROVED

MOVER: Dwan Thomas

SECONDER: Antoinette Hunt

AYE: Vice Chairman Reed, Fritz, Hunt, McFatten, Thomas, and Chairman Brooks

5. Project Updates

a. Tucker Hill

Mr. Ellis provided a brief update of Tucker Hill. The plat finalization will be July 2025 and the invitation to negotiate will be the first week of June. The construction will have up to 13 single family homes.

b. Heritage Trail

Mr. Ellis provided a brief update of Heritage Trail, Trees and lights will be added in the next phase.

The Board discussed advertisement for the grant programs that are available in West Ocala.

c. Reed Place

Mr. Ellis provided a brief update of Reed Place conceptual plan that will include multi-use Pedestrian access/trails, neighborhood business, open space and neighborhood safety and site connectivity.

Mr. Ellis said the Culvers on 3637 W. Silver Springs Boulevard is almost completed.

d. CRA Grants - Completed Projects

Mr. Ellis provided a brief update of the six completed projects since January.

6. Other Business

a. Fiscal Year 2025-26 Budget and Planning

Mr. Ellis gave an overview of the Fiscal Year 2025-26 Budget Requests for land acquisitions, gateways, streetscapes, Reed Place redevelopment and wayfinding. The special request is for grants and additional staff.

b. Election of Officers

Motion to keep officers the same. Dr. Barbara Brooks, Chair and Ruth Reed, Vice Chair. For the grant review committee it is Antoinette Hunt, Chair, and Ruth Reed, Vice Chair.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Dwan Thomas

SECONDER: Antoinette Hunt

AYE: Vice Chairman Reed, Fritz, Hunt, McFatten, Thomas, and Chairman Brooks

7. Public Comments

None.

8. Staff Comments

a.

Attachments: [Annual Report - Fiscal Year 2023-24 \(PDF\).pdf](#)

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b. CRA Training - May 22, 2025

Mr. Ellis said there is a vacant position for the Board. He welcomed Dennis McFatten to the Board. Mr. Ellis said the Mandatory CRA Board Training is May 22, 2025 at 2:00 pm.

Mr. Ellis said the CRA Board approved the Commercial Grant revisions, it will cover new construction and increased from \$15,000 to \$50,000. The Residential Grant now covers termite tenting.

c. CDS Affordable Housing Event

Mr. Ellis said the CDS 2025 Affordable Housing Event will be May 15, 2025, 5:30 - 7:00 pm at the Mary Sue Rich Center.

9. Board Comments

None.

10. Next Meeting Date: July 17, 2025

11. Adjournment

The meeting adjourned at 3:55 pm.