



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

West Ocala Redevelopment Advisory Committee

Minutes

Thursday, September 19, 2024

3:00 PM

1. Call To Order

a. Roll Call

Present

Carolyn Adams
Chairman Barbara Brooks
Elgin Carelock
Reginald E. Landers Jr.
Vice Chairman Ruth Etta Reed
Dwan Thomas
Antoinette Hunt
Brady Fritz

2. Public Notice

The public notice information for the West Ocala CRA Advisory Committee was published on September 12, 2024

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.
July 18, 2024

Attachments: Final Minutes West Ocala 7-18-24

RESULT: APPROVED

MOVER: Ruth Etta Reed

SECONDER: Elgin Carelock

AYE: Adams, Chairman Brooks, Carelock, Landers, Vice Chairman Reed,
Thomas, Hunt, and Fritz

4. Grants/Applications

a. CRA24-45744

Attachments: [CRA24-45744 - 1700 NW 8th Ave.](#)

Economic Development Manager Roberto Ellis discussed a grant application for the property known as 1700 NW 8th Avenue. The applicant is proposing the following improvements: demolishing the existing structure and constructing a new 10,855 square foot warehouse and office building. The total project cost is \$2,548,513; staff recommends approval of a grant in an amount not to exceed \$203,881. Motion to approve CRA24-45744 in an amount not to exceed \$203,881.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Brady Fritz

AYE: Adams, Chairman Brooks, Carelock, Landers, Vice Chairman Reed, Thomas, Hunt, and Fritz

b. CRA24-45788

Attachments: [CRA24-45788 - 815 W. Silver Springs Pl.](#)

Mr. Ellis discussed a grant application for the property known as 815 W. Silver Springs Place. The applicant is proposing the following improvements: roof replacement. The lowest bid received for the project amounts to \$7,155.50; the grant will cover 75% of the cost. Staff recommends approval of a grant in an amount not to exceed \$5,366.62.

Member Dr. Barbara Brooks disclosed she is the trustee of the Brooks Family Trust, who owns the subject property; she recused herself from the vote.

Motion to approve CRA24-45788 for a grant award amount not to exceed \$5,366.62.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Carolyn Adams

AYE: Adams, Carelock, Landers, Vice Chairman Reed, Thomas, Hunt, and Fritz

RECUSED: Chairman Brooks

c. CRA24-45829

Attachments: [CRA24-45829- 242 NW 16th Ct.](#)

Mr. Ellis discussed a grant application for the property known as 242 NW 16th Court. The applicant is proposing the following improvements: HVAC system, insulation, and exterior windows. The lowest bid received for the project amounts to \$21,241.50; the grant will cover 75% of the cost. Staff recommends approval of a grant in an amount not to exceed \$15,931.13.

Motion to approve CRA24-45829 for a grant award amount not to exceed \$15,931.13.

RESULT: APPROVED

MOVER: Carolyn Adams

SECONDER: Antoinette Hunt

AYE: Adams, Chairman Brooks, Carelock, Landers, Vice Chairman Reed, Thomas, Hunt, and Fritz

d. CRA24-45825

Attachments: [CRA24-45825-1705 NW 16th Ct.](#)

Economic Development Specialist Marie Mesadieu discussed a grant application for the property known as 1705 NW 16th Court. The applicant is proposing the following

improvements: roof replacement, HVAC system, and 17 exterior windows. The lowest bid received for the project amounts to \$29,558.95; the grant will cover 75% of the cost. Staff recommends approval of a grant in an amount not to exceed \$20,000.00.

Dwan Thomas suggested creating a pathway to help residents who do not have upfront cash to participate in the program.

Director of Community Development Services James Haynes spoke on how the City strives to assist residents directly with available grant funds. Furthermore, he clarified the referral process and grant funding opportunities.

Mr. Ellis clarified the grant program's process including the reimbursement process. He confirmed the public can reapply for grants each fiscal year; excluding awarded grant funds.

Motion to approve CRA24-45825 for a grant award amount not to exceed \$20,000.00

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Dwan Thomas

AYE: Adams, Chairman Brooks, Carelock, Landers, Vice Chairman Reed, Thomas, Hunt, and Fritz

e. CRA24-45827

Attachments: [CRA24-45827-1340 NW 11th Ave.](#)

Ms. Mesadieu discussed a grant application for the property known as 1340 NW 11th Avenue. The applicant is proposing the following improvements: roof replacement, exterior windows, and exterior paint job. The lowest bid received for the project amounts to \$18,995; the grant will cover 75% of the cost. Staff recommends approval of a grant in an amount not to exceed \$14,246.25.

Motion to approve CRA24-45827 for a grant award amount not to exceed \$14,246.25.

RESULT: APPROVED

MOVER: Dwan Thomas

SECONDER: Elgin Carelock

AYE: Adams, Chairman Brooks, Carelock, Landers, Vice Chairman Reed, Thomas, Hunt, and Fritz

5. Project Updates

Mr. Ellis provided a brief update on the following projects: Reed Place Brownfields Revitalization Plan, Tucker Hill Infrastructure Improvements, and Heritage Trail. The City is proposing a tentative meeting for the Reed Place Brownfields Revitalization Plan on November 1, 2024. Furthermore, the infrastructure improvements were completed for the Tucker Hill project; estimated project cost is \$294,799. 00. The City completed the Heritage Trail project; total project cost \$308,772.66.

Planning Director Aubrey Hale confirmed the City will consider expanding Heritage Trail.

Mr. Ellis provided a brief update on the following grant projects: 1338 NW 14th Avenue and 620 W Silver Springs Place.

6. Other Business

Mr. Ellis discussed the Mercy Village affordable housing project. The developer is proposing to build 59, one bedroom apartments. The estimated development cost is \$11.7 million, and the approved grant amount is \$131,928.

Mr. Haynes spoke on how the development project will increase affordable housing opportunities in the City.

Mr. Hale clarified the development project and grant funding opportunities.

Mr. Ellis discussed proposed changes to the Residential Improvement Grant Program. Staff proposed adding termite tenting to the list of eligible work.

Ms. Reed motioned to approve adding terminate tenting to the list of eligible work under the Residential Property Improvement Grant Program. Mr. Carelock seconded the motion.

Mr. Ellis provided a brief overview of approved grants for the Fiscal Year 2023-24.

MOVER: Ruth Etta Reed

SECONDER: Elgin Carelock

7. Public Comments

None.

8. Staff Comments

Mr. Hale encouraged the public to apply to serve on the City's Committees and Boards.

Mr. Ellis clarified the feedback the City would like to receive from the Committee regarding the Reed Place Brownfield Revitalization Plan.

Mr. Haynes announced upcoming public hearings for the Housing Grant.

9. Board Comments

None.

10. Next Meeting Date: November 21, 2024

11. Adjournment 4:11 PM.