



Ocala

West Ocala Redevelopment Advisory Committee

Minutes

Thursday, July 18, 2024

3:00 PM

1. Call To Order

a. Roll Call

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

Antoinette Hunt arrived after roll call.

2. Public Notice

The public notice for the West Ocala CRA Advisory Committee was posted on July 9, 2024.

3. Approval of Minutes

May 16, 2024

Attachments: [West Ocala CRA Minutes 05.16.24 Draft](#)

Motion to approve May 16, 2024 minutes.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Dwan Thomas

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

ABSENT: Landers

4. Grants/Applications

a. CRA24-45746 - 800 NW 16th Ct. Application Packet

Attachments: [CRA24-45746 - 800 NW 16th CT](#)

Economic Development Manager Roberto Ellis reviewed grant application CRA2-45746, located at 800 NW 16th Court. The applicant is proposing the following improvements: 10 window replacements. The lowest bid received for the project was \$10,500; the grant will cover 75% of the cost.

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Motion to approve CRA24-45746 for a grant award of \$7,875.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Carolyn Adams

AYE: Adams, Chairman Brooks, Carelock, Thomas, Hunt, and Fritz

NAY: Vice Chairman Reed

ABSENT: Landers

b. CRA24-45745 - 2341 SW 3rd St. Application Packet

Attachments: [CRA24-45745 - 2341 SW 3rd ST](#)

Mr. Ellis reviewed grant application CRA24-45745, located at 2341 SW 3rd Street. The applicant is proposing the following improvements: new HVAC unit, air ducts, and vent insulation. The lowest bid received for the project was \$16,161; the grant will cover 75% of the cost. Mr. Ellis explained how the request aligns with the CRA's goals.

Motion to approve CRA24-45745 for a grant award of \$12,121.

RESULT: APPROVED

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

ABSENT: Landers

c. CRA24-45742 - 434 NW 6th Ter. Application Packet

Attachments: [CRA24-45742 - 434 NW 6th TER](#)

Mr. Ellis reviewed grant application CRA24-45742, located at 434 NW 6th Terrace. The applicant is proposing the following improvements: roof replacement. The lowest bid received for the project was \$8,500. The grant will cover 75% of the cost.

Member Antoinette Hunt disclosed that she is the applicant and recused herself from voting.

Motion to approve CRA24-45742 for a grant award of \$6,375.

RESULT: APPROVED

MOVER: Barbara Brooks

SECONDER: Brady Fritz

AYE: Adams, Chairman Brooks, Carelock, Thomas, and Fritz

NAY: Vice Chairman Reed

ABSENT: Landers

RECUSED: Hunt

d. CRA24-45743 - 1032 NW 11th Ave. Application Packet

Attachments: [CRA24-45743 -1032 NW 11th AVE](#)

Mr. Ellis reviewed grant application CRA24-45743 located at 1032 NW 11th Avenue. The applicant is proposing the following improvements: windows and door replacement. The lowest bid received for the project was \$29,734. The grant will cover 75% of the cost.

The applicant, Pamela Lewis, of 1032 NW 11th Avenue, Ocala, FL 34475, confirmed that she does not work for the City and has no relatives who work for the City.

Member Antoinette Hunt disclosed that she is related to the applicant and recused herself from voting.

Motion to approve CRA24-45743 for a grant award of \$97,734.

RESULT: APPROVED

MOVED: Dwan Thomas

SECONDER: Elgin Carelock

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

ABSENT: Landers

RECUSED: Hunt

e. CRA24-45749 - 620 W. Silver Springs Pl. Application Packet

Attachments: [CRA24-45749 - 620 W. Silver Springs PL](#)

Mr. Ellis reviewed grant application CRA24-45749 for the property located at 620 W. Silver Springs Place. The applicant is proposing an affordable house development project. The lowest bid received for the project was \$114,820. The grant will cover 75% of the cost up to a maximum amount of \$20,000.

Member Dwan Thomas disclosed he is the developer for the project and recused himself from voting.

Motion to approve CRA24-45749 for a grant award of \$20,000.

RESULT: APPROVED

MOVED: Elgin Carelock

SECONDER: Brady Fritz

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

ABSENT: Landers

RECUSED: Thomas

f. CRA24-45750 - 714 NW 1st St. - Application Packet

Attachments: [CRA24-45750 - 714 NW 1st ST](#)

Mr. Ellis reviewed grant application CRA24-45750, located at 714 NW 1st Street. The applicant is proposing an affordable house development project. The lowest bid received

for the project was \$114,820. The grant will cover 75% of the cost up to a maximum amount of \$20,000.

Mr. Thomas disclosed he is the developer for the project and recused himself from voting.

Motion to approve CRA24-45750 for a grant award of \$20,000.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Brady Fritz

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

ABSENT: Landers

RECUSED: Thomas

g. CRA24-45751 - 1012 NW 14th St. Application Packet

Attachments: [CRA24-45751- 1012 NW 14th. ST](#)

Mr. Ellis reviewed grant application CRA24-45751, located at 1012 NW 14th Street. The applicant is proposing the following improvements: repainting, adding fencing, and landscaping. The lowest bid received for the project was \$7,450. The grant will cover 75% of the cost. Mr. Ellis clarified the guidelines for improvements with the Committee.

Motion to approve CRA24-45751 for a grant award of \$5,588.

RESULT: APPROVED

MOVER: Carolyn Adams

SECONDER: Elgin Carelock

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

ABSENT: Landers

h. CRA24-45744 - 1700 NW 8th Ave. Application Packet

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

Mr. Ellis reviewed grant application CRA24-45744, located at 1700 NW 8th Avenue. The applicant is proposing to demolish the existing structure to build a new 10,855 sq ft warehouse and office building. The estimated project cost is \$2,548,513. The current CRA tax revenue is \$5,275, and future estimated CRA tax revenue is \$16,168. Mr. Ellis provided a brief overview of the community impact.

Motion to approve option 2 for the amount of \$203,881 with an 8% match and a 13 year payback period and table CRA24-45744 grant application until FY 2024-25 funding is available.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Brady Fritz

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

ABSENT: Landers

i. CRA24-45747 - 3637 W. Silver Springs Blvd. Application Packet

Attachments: [CRA24-45747 - 3637 W. Silver Springs BLVD](#)

Mr. Ellis reviewed grant application CRA24-45747, located at 3637 W. Silver Springs Boulevard. The applicant is proposing to develop a 4,443 sq ft quick service restaurant, Culver's franchise. The estimated project cost is \$2,878,138, and the estimated completion date is June 2025. The current CRA tax revenue is \$2,683, and future estimated CRA tax revenue is \$18,284. Mr. Ellis provided a brief overview of the community impact and the access points.

Agent Heather Gleason from Kimley-Horn, 1700 SE 17th St., Unit 200, Ocala, FL 34471, spoke about community impacts.. She confirmed that the proposed development project will create 80 new career opportunities.

Motion to approve CRA24-45747 funding option 1 for the amount of \$172,688 with a 6% match and a 9 year payback period.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Ruth Etta Reed

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

ABSENT: Landers

j. CRA24-45748 - 2199 NW 10th St. Application Packet

Attachments: [CRA24-45748 - 2199 NW 10th ST](#)

Mr. Ellis reviewed grant application CRA24-45748, located at 2199 NW 10th Street Boulevard. The applicant is proposing to add 25,000 sq ft to the current manufacturing facility. The estimated project cost is \$2,939,557. The current CRA tax revenue is \$4,607, and future estimated CRA tax revenue is \$18,678. Mr. Ellis provided a brief overview of the community impact.

Jeff Guinn, property owner, spoke on the business operations in the community and added the facility helps cut down landfill waste by recycling tires.

Motion to approve CRA24-45748 funding option 2 for the amount of \$235,165 with an 8% match and a 13 year payback period.

RESULT: APPROVED

MOVER: Barbara Brooks

SECONDER: Ruth Etta Reed

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

ABSENT: Landers

5. Project Updates

Mr. Ellis provided a brief update on the following projects: Heritage Hills; Reed Place; and the Brownsfield Revitalization Plan. The ribbon cutting ceremony for the Heritage Trail is scheduled for Monday, August 5, 2024, at 9 am.

Ms. Reed discussed the results for the Brownsfield Revitalization Plan and stated studies show that there is clean soil in sections of the area. Mr. Ellis informed the Committee that he is waiting to receive the final reports for the studies.

Mr. Ellis provided a brief overview of the Tucker Hill project. The project is under construction and the estimated completion date is September 2024.

6. Other Business

None.

7. Public Comments

None.

8. Staff Comments

Mr. Ellis thanked the volunteers who performed the site visits.

Ms. Reed stated she is available to perform site visits.

9. Board Comments

None.

10. Next Meeting Date: September 19, 2024

11. Adjournment

The meeting was adjourned at 4:05 pm.