



Ocala Community Redevelopment Area Agency

Board Agenda - Final

Tuesday, September 3, 2024

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://ocalafl.gov/meetings>

Time

3:45 PM

Board Members

Barry Mansfield, Chairperson
Kristen Dreyer, Vice Chair
Ire Bethea Sr.
James P. Hilty Sr.
Jay A. Musleh

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

Community Redevelopment Area

Agency Board's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the City Council should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to City Council if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. Call To Order

2. Roll Call

3. Public Notice

4. Minutes Approval

August 20, 2024 Minutes

2024-2154

Presentation By: Angel Jacobs

5. Agenda Items

- a. [Adopt CRA Budget Resolution 2024-102 for the Fiscal Year 2024-25 budget - East Ocala Redevelopment Subarea Fund in the amount of \\$1,889,990](#) [CRA-BR-2024-102](#)

Presentation By: Tammi Haslam

- b. [Adopt CRA Budget Resolution 2024-103 for the Fiscal Year 2024-25 budget - Downtown Redevelopment Subarea Fund in the amount of \\$1,515,438](#) [CRA-BR-2024-103](#)

Presentation By: Tammi Haslam

- c. [Adopt CRA Budget Resolution 2024-104 for the Fiscal Year 2024-25 budget - North Magnolia Redevelopment Subarea Fund in the amount of \\$1,152,499](#) [CRA-BR-2024-104](#)

Presentation By: Tammi Haslam

- d. [Adopt CRA Budget Resolution 2024-105 for the Fiscal Year 2024-25 budget - West Ocala Redevelopment Subarea Fund in the amount of \\$3,864,626](#) [CRA-BR-2024-105](#)

Presentation By: Tammi Haslam

- e. [Approve a West Ocala CRA Residential Improvement Grant for property located at 434 NW Sixth Terrace in an amount not to exceed \\$6,375](#)

Presentation By: Jeff Shrum

- f. [Approve a West Ocala CRA Residential Improvement Grant for property located at 1012 NW 14th Street in an amount not to exceed \\$5,588](#)

Presentation By: Jeff Shrum

- g. [Approve a North Magnolia CRA Residential Improvement Grant for property located at 130 NW 17th St. in an amount not to exceed \\$17,691](#)

Presentation By: Jeff Shrum

6. **Public Comments**

7. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2154

Agenda Item #:

Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

STAFF RECOMMENDATION (Motion Ready):
August 20, 2024 Minutes

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence, .

PROOF OF PUBLICATION:
n/a



Ocala

Community Redevelopment Area Agency Board

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, August 20, 2024

3:45 PM

1. Call To Order

2. Roll Call

Present Mayor Ben Marciano
Vice Chair Kristen M. Dreyer
Ire J. Bethea Sr
Jay A. Musleh
Chairperson Barry Mansfield

Excused James P. Hilty Sr

3. Public Notice

Public Notice for the August 20, 2024 Community Redevelopment Area Agency Board Meeting was posted on August 7, 2024

4. Minutes Approval

4a. July 16, 2024 Minutes

RESULT: APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Jay A. Musleh
AYE: Dreyer, Bethea Sr, Musleh, and Mansfield
ABSENT: Hilty Sr

5. Agenda Items

5a. Approve Carrfour Supportive Housing, Inc.'s request for funding to pay building and impact fees associated with the production of 59 affordable housing units in the amount of \$131,928

Director of Community Development Services James Haynes discussed a funding request from Carrfour Supportive Housing, Inc. The grant funds will be allocated towards the development of 59 affordable housing units, and the application was approved by the Affordable Housing Committee. The requested amount is \$131,928; staff recommends approval.

Council Member Bethea asked if the City discussed the request with the West Ocala CRA. Planning Director Aubrey Hale responded no, the request was not discussed with the Committee; however, the City will be coordinating with the Committee for future funding requests. He explained the Committee was aware of the overall program and had agreed to it.

Mr. Haynes confirmed the City can meet with the Committee to discuss the project.

Council Member Bethea recommended staff discuss the project with the Committee before presenting the request to the Board.

Mr. Hale explained how pre-approved requests would not need to go before the Committee.

Mr. Haynes confirmed the Committee supports funding affordable housing projects.

Council Members Musleh and Bethea favor approving the funding request.

Council Member Dreyer requested the City be transparent with the Committee regarding future funding requests.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

- 5b.** Adopt CRA Budget Resolution 2024-101 amending the Fiscal Year 2023-24 budget to transfer funds from the West Ocala Community Redevelopment Area fund reserves to support Carrfour Supportive Housing, Inc.'s request for funding to pay building and impact fees associated with the production of 59 affordable housing units in the amount of \$131,928

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

- 5c.** Approve a West Ocala CRA New Construction Incentive grant (CRA24-45748) to Guinn III Properties, LLC for the construction of a tire retreading facility (Advanced Tire Service) at 2199 NW 10th Street in an amount not to exceed \$235,165

Economic Development Director Roberto Ellis discussed a grant application for the property located at 2199 NW 10th Street. The grant funds will be allocated towards the construction of a tire retreading facility. The requested grant amount is \$235,165; staff recommends approval.

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

RESULT: APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Jay A. Musleh
AYE: Dreyer, Bethea Sr, Musleh, and Mansfield
ABSENT: Hilty Sr

- 5d.** Approve a West Ocala CRA New Construction Incentive grant (CRA24-45676) to FL TBD, LLC for the construction of a quick service restaurant (Culvers Ocala) at 3637 West Silver Spring Boulevard in an amount not to exceed \$172,688

Economic Development Director Roberto Ellis discussed a grant application for the property located at 3637 West Silver Spring Boulevard. The grant funds will be allocated towards the construction of a quick service restaurant, known as Culvers. The requested grant amount is \$172,688; staff recommends approval.

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

RESULT: APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Dreyer, Bethea Sr, Musleh, and Mansfield
ABSENT: Hilty Sr

- 5e.** Approve the West Ocala Community Redevelopment Area Residential Improvement Grant (CRA24-45750) for property located at 714 NW First Street in an amount not to exceed \$20,000

Economic Development Director Roberto Ellis discussed a grant application for the property located at 714 NW First Street. The grant funds will be allocated towards the construction of a single-family house. The requested grant amount is \$20,000; staff recommends approval.

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

RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Jay A. Musleh
AYE: Dreyer, Bethea Sr, Musleh, and Mansfield
ABSENT: Hilty Sr

- 5f.** Approve the West Ocala Community Redevelopment Area Residential Improvement Grant (CRA24-45749) for property located at 620 West Silver Springs Place in an amount not to exceed \$20,000.

Economic Development Director Roberto Ellis discussed a grant application for the property located at 620 West Silver Springs Place. The grant funds will be allocated towards the construction of an affordable housing unit. The requested grant amount is

\$20,000; staff recommends approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

- 5g.** Approve the West Ocala CRA subarea Residential Improvement Grant application (CRA24-45743) for property located at 1032 NW 11th Avenue in an amount not to exceed \$20,000

Economic Development Director Roberto Ellis discussed a grant application for the property located at 1032 NW 11th Avenue. The grant funds will be allocated towards exterior home improvements. The requested grant amount is \$20,000; staff recommends approval.

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

- 5h.** Approve the West Ocala CRA subarea Residential Improvement Grant application (CRA24-45745) for property located at 2341 NW Third Street in an amount not to exceed \$12,121

Economic Development Director Roberto Ellis discussed a grant application for the property located at 2341 NW Third Street. The grant funds will be allocated towards a new HVAC unit. The requested grant amount is \$12,121; staff recommends approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

- 5i.** Approve the West Ocala CRA subarea Residential Improvement Grant application (CRA24-45746) for property located at 800 NW 16th Court in an amount not to exceed \$7,875

Economic Development Director Roberto Ellis discussed a grant application for the property located at 800 NW 16th Court. The grant funds will be allocated towards exterior home improvements. The requested grant amount is \$7,875; staff recommends approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

6. Public Comments

7. Adjournment

Adjourned at 4:00 pm

Minutes

Barry Mansfield
Chairperson

Angel B. Jacobs
City Clerk



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: CRA-BR-2024-102

Agenda Item #: a.

Submitted By: Tammi Haslam

Presentation By: Tammi Haslam

Department: Budget

STAFF RECOMMENDATION (Motion Ready):

Adopt CRA Budget Resolution 2024-102 for the Fiscal Year 2024-25 budget - East Ocala Redevelopment Subarea Fund in the amount of \$1,889,990

OCALA'S RELEVANT STRATEGIC GOALS:

Fiscally Sustainable

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The attached budget resolution reflects the Fiscal Year 2024-25 budget for the East Ocala Redevelopment Subarea Fund. This fund accounts for the Tax Increment Financing (TIF) program. The TIF allows a tax increment to be set aside in a trust for east Ocala community redevelopment purposes only. Highlights of the budget follow:

- Operating expenses - \$209,710
- Capital expenses - \$600,000
- Aids to other organizations - \$200,000
- Reserves - \$880,280

FINDINGS AND CONCLUSIONS:

Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the East Ocala Community Redevelopment Subarea Fund of the City of Ocala.

FISCAL IMPACT:

The proposed Fiscal Year 2024-25 budget for the East Ocala Redevelopment Subarea Fund that will be adopted on September 3, 2024, totals \$1,889,990.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

Provide alternative direction

CRA BUDGET RESOLUTION 2024-102

A RESOLUTION TO ADOPT A BUDGET FOR THE EAST OCALA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,889,990

WHEREAS, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

WHEREAS, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

WHEREAS, the East Ocala Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2016-32 adopted May 17, 2016; and

WHEREAS, in accordance with Florida Statutes, section 189.06 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the East Ocala Redevelopment Subarea.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA, duly assembled, that the East Ocala Redevelopment Subarea Fund budget of \$1,889,990 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this _____ day of _____, 2024.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Reviewed for accounting accuracy & completeness:

By: _____

Peter A. Lee
City Manager



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: CRA-BR-2024-103

Agenda Item #: b.

Submitted By: Tammi Haslam

Presentation By: Tammi Haslam

Department: Budget

STAFF RECOMMENDATION (Motion Ready):

Adopt CRA Budget Resolution 2024-103 for the Fiscal Year 2024-25 budget - Downtown Redevelopment Subarea Fund in the amount of \$1,515,438

OCALA'S RELEVANT STRATEGIC GOALS:

Fiscally Sustainable

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The attached budget resolution reflects the Fiscal Year 2024-25 budget for the Downtown Redevelopment Subarea Fund. This fund accounts for the Tax Increment Financing (TIF) program. The TIF allows a tax increment to be set aside in a trust for downtown community redevelopment purposes only. Highlights of the budget follow:

- Operating expenses - \$95,710
- Capital expenses - \$280,000
- Aid to other organizations - \$252,000
- Reserves - \$887,728

FINDINGS AND CONCLUSIONS:

Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the Downtown Community Redevelopment Subarea Fund of the City of Ocala.

FISCAL IMPACT:

The proposed Fiscal Year 2024-25 budget for the Downtown Redevelopment Subarea Fund that will be adopted on September 3, 2024, totals \$1,515,438.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

Provide alternative direction

CRA BUDGET RESOLUTION 2024-XXX

A RESOLUTION TO ADOPT A BUDGET FOR THE DOWNTOWN REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,515,438

WHEREAS, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

WHEREAS, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

WHEREAS, the Downtown Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 88-52 adopted May 24, 1988; and

WHEREAS, in accordance with Florida Statutes, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the Downtown Redevelopment Subarea.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA, duly assembled, that the Downtown Redevelopment Subarea Fund budget of \$1,515,438 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this _____ day of _____, 2024.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Reviewed for accounting accuracy & completeness:

By: _____

Peter A. Lee
City Manager



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: CRA-BR-2024-104

Agenda Item #: c.

Submitted By: Tammi Haslam

Presentation By: Tammi Haslam

Department: Budget

STAFF RECOMMENDATION (Motion Ready):

Adopt CRA Budget Resolution 2024-104 for the Fiscal Year 2024-25 budget - North Magnolia Redevelopment Subarea Fund in the amount of \$1,152,499

OCALA'S RELEVANT STRATEGIC GOALS:

Fiscally Sustainable

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The attached budget resolution reflects the Fiscal Year 2024-25 budget for the North Magnolia Redevelopment Subarea Fund. This fund accounts for the Tax Increment Financing (TIF) program. The TIF allows a tax increment to be set aside in a trust for North Magnolia redevelopment purposes only. Highlights of the budget follow:

- Operating expenses - \$161,610
- Capital expenses - \$430,000
- Aid to other organizations - \$100,000
- Reserves - \$460,889

FINDINGS AND CONCLUSIONS:

Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the North Magnolia Community Redevelopment Subarea Fund of the City of Ocala.

FISCAL IMPACT:

The proposed Fiscal Year 2024-25 budget for the North Magnolia Redevelopment Subarea Fund that will be adopted September 3, 2024, totals \$1,152,499.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

Provide alternative direction

CRA BUDGET RESOLUTION 2024-XXX

A RESOLUTION TO ADOPT A BUDGET FOR THE NORTH MAGNOLIA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,152,499

WHEREAS, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

WHEREAS, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

WHEREAS, the North Magnolia Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2000-07 adopted November 2, 1999; and

WHEREAS, in accordance with Florida Statute, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the North Magnolia Redevelopment Subarea.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA, duly assembled, that the North Magnolia Redevelopment Subarea Fund budget of \$1,152,499 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this _____ day of _____, 2024.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Reviewed for accounting accuracy & completeness:

By: _____
Peter A. Lee
City Manager



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: CRA-BR-2024-105

Agenda Item #: d.

Submitted By: Tammi Haslam

Presentation By: Tammi Haslam

Department: Budget

STAFF RECOMMENDATION (Motion Ready):

Adopt CRA Budget Resolution 2024-105 for the Fiscal Year 2024-25 budget - West Ocala Redevelopment Subarea Fund in the amount of \$3,864,626

OCALA'S RELEVANT STRATEGIC GOALS:

Fiscally Sustainable

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The attached budget resolution reflects the Fiscal Year 2024-25 budget for the West Ocala Redevelopment Subarea Fund. This fund accounts for the Tax Increment Financing (TIF) program. The TIF allows a tax increment to be set aside in a trust for West Ocala redevelopment purposes only. Highlights of the budget follow:

- Operating expenses - \$213,210
- Capital expenses - \$1,150,000
- Aid to other organizations - \$300,000
- Reserves - \$2,201,416

FINDINGS AND CONCLUSIONS:

Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the West Ocala Community Redevelopment Subarea Fund of the City of Ocala.

FISCAL IMPACT:

The proposed Fiscal Year 2024-25 budget for the West Ocala Redevelopment Subarea Fund that will be adopted September 3, 2024, totals \$3,864,626.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

Provide alternative direction

CRA BUDGET RESOLUTION 2024-XXX

A RESOLUTION TO ADOPT A BUDGET FOR THE WEST OCALA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$3,864,626

WHEREAS, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

WHEREAS, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

WHEREAS, the West Ocala Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2016-10 adopted November 17, 2015; and

WHEREAS, in accordance with Florida Statutes, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the West Ocala Redevelopment Subarea.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA, duly assembled, that the West Ocala Redevelopment Subarea Fund budget of \$3,864,626 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this _____ day of _____, 2024.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Reviewed for accounting accuracy & completeness:

By: _____

Peter A. Lee
City Manager



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1904

Agenda Item #:

Submitted By: Marie Mesadieu

Presentation By: Jeff Shrum

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve a West Ocala CRA Residential Improvement Grant for property located at 434 NW Sixth Terrace in an amount not to exceed \$6,375

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND: The objective of the Community Redevelopment Agency (CRA) West Ocala Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing deterioration trends in neighborhoods while adding value to the CRA. Eligible work elements are:

1. The committee must approve exterior painting colors
2. Repair and replacement of windows, and doors
3. Demolition of irreparable damaged houses or structures
4. New landscaping area visible from the street/sidewalk
5. Fencing
6. Reroofing
7. Weatherization
8. New Construction

Each property owner can submit one application per fiscal year. The maximum amount that can be awarded is \$20,000, covering up to 75 percent of the project costs.

The applicant is proposing to replace the roof that was installed over 16 years ago. The new roof will be an architectural shingle roof.

FINDINGS AND CONCLUSIONS: The application was reviewed and processed per the grant program guidelines and evaluation criteria. The West Ocala Grant Review Committee visited the site on July 10, 2024, and recommended approval of the request. Advisory Committee member Antoinette Hunt abstained from voting on the application as she is the homeowner and applicant. The West Ocala CRA Advisory Committee recommended approval of the grant on July 18, 2024. An application, cost estimates, and photographs of existing conditions are included in the attached packet. Staff recommends approval.

Table 1-Application Summary

Grant Project #	CRA24-45742
Address	434 NW 6 th Ter
Owner/Applicant	Antoinette Hunt
Low Quote/Bid	\$8,500
Grant Amount	\$6,375

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. Currently, there is a balance of \$320,783 in the West Ocala CRA grants account (623-016-560-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW: NA

LEGAL REVIEW: NA

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



City of Ocala
 Community Redevelopment Agency
 201 SE 3rd Street, Ocala, FL 34471

MEMORANDUM

DATE July 18, 2024
 TO: West Ocala CRA Advisory Committee
 FROM: Roberto Ellis, Economic Development Manager
 RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. 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 between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45746	800 NW 16th CT (22314-001-04)	Replacement of 11 Windows	\$10,500	\$7,875
CRA24-45745	2341 SW 3 rd St. (2260-193-022)	HVAC Replacement and insulation repairs.	\$16,161	\$12,121
CRA24-45742	434 NW 6 th Ter (2865-013-006)	Reroofing	\$8,500	\$6,375
CRA24-45743	1032 NW 11th Ave (2570-404-201)	Replacement of 17 windows and 1 entry door.	\$29,734	\$20,000
CRA24-45749	620 West Silver Springs Place (2856-002-002)	New construction of single-family home.	\$110,000	\$20,000
CRA24-45750	714 NW 1 st St. (2844-009-005)	New construction of single-family home.	\$110,000	\$20,000

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

434 NW 6TH TER - 04/17/2024

Applicant Information

Applicant / Primary Contact Information

Name	Type
Antoinette Hunt	Residential Property Owner

Questions

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

Ans. 2004

Property Information

Parcel Id 2865-013-006	Parcel Address 434 NW 6TH TER, OCALA, FL, 34471	
Last Assessment 9/15/2023 - \$48,350.00	Previous Year Assessment No information available	Districts West Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No
information entered

Public Improvements
No

**Estimated Future Assessed
Value**
\$108,000.00

Proposed Square Footage
\$1,601.00

Improvements Requested

Estimated Future Tax
\$722.00

Construction Activities - 434 NW 6TH TER OCALA FL 34471

Renovations

✓ Exterior - Roofing

Eligible Costs

Exterior Painting

Estimated cost of painting project \$0.00
Estimated cost of pressure washing \$0.00
Sub Total: \$0.00

Repair/replacement of exterior windows and/or doors

Estimated cost of windows \$0.00
Estimated cost of doors \$0.00
Sub Total: \$0.00

Demolition

Estimated cost of demolition and cleanup \$0.00
Sub Total: \$0.00

New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of landscaping \$0.00
Sub Total: \$0.00

Fencing (sides and rear only)

Estimated cost of fencing \$0.00
Sub Total: \$0.00

Reroofing

Estimated cost of reroofing \$8,500.00
Sub Total: \$8,500.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

New construction

Estimated cost of new construction \$0.00

Estimated cost of insulation improvements \$0.00
Sub Total: \$0.00

Sub Total: \$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$8,500.00
Total Estimated Project Cost	\$9,000.00
Total Funding Amount Requested	\$9,000.00

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.

Grants	\$0.00
Personal Savings	\$9,000.00
Loan / Credit Card	\$0.00
Other	\$0.00
Sub Total	\$9,000.00

Project Description and Bids

Questions

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

Ans. There are several soft and deteriorated areas of my current roof that may be causing future problems for the interior of my home and safety

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. Not sure about this question. But I will use the grant program for the improvements needed

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

Ans. No information entered

5. Bid 1 Amount

Ans. 10,000

6. Bid 1 Upload

Ans. 1983465326683451774(1).jpg

7. Bid 2 Amount

Ans. 8500

8. Bid 2 Upload

Ans. 20240625_155549.jpg

Timeline

Anticipated start date

Date

09/02/2024

Description

October 1, 2024

Anticipated completion date

Date

10/01/2024

Description

October 30, 2024

Parties

Authorized Representative

Business Name

EIN

No information entered

First Name

Antoinette

Last Name

Hunt

Phone Number

3522866793

Email

taxprax@live.com

Address

No information entered

Documentation Collection

Documents

- | | | |
|---|--|------------------------------|
| 1. Name: MCPA Property Record Card.pdf | Uploaded Date: 6/25/2024 8:12:12 PM | |
| 2. Name: deed_hunt.pdf | Uploaded Date: 6/25/2024 8:12:27 PM | 3. Name: IMG_4200.jpg |
| Uploaded Date: 6/25/2024 8:13:32 PM | 4. Name: IMG_4194.jpg | |
| Uploaded Date: 6/25/2024 8:14:10 PM | 5. Name: IMG_4199.jpg | |
| Uploaded Date: 6/25/2024 8:14:23 PM | 6. Name: IMG_4198.jpg | |
| Uploaded Date: 6/25/2024 8:14:33 PM | 7. Name: IMG_4197.jpg | |
| Uploaded Date: 6/25/2024 8:14:42 PM | 8. Name: IMG_4196.jpg | |
| Uploaded Date: 6/25/2024 8:15:00 PM | 9. Name: 20240618_085556.jpg | |
| Uploaded Date: 6/25/2024 8:15:45 PM | 10. Name: 20240618_085641.jpg | |

Uploaded Date: 6/25/2024 8:15:56 PM

Questions

1. Document Checklist

Ans. Color photographs of the existing conditions

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~~ YES

Relationship: No information entered CRA Advisory Committee Member

Applicant Explanation: No information entered Applicant serves on the West Ocala CRA Advisory Committee

Declarations

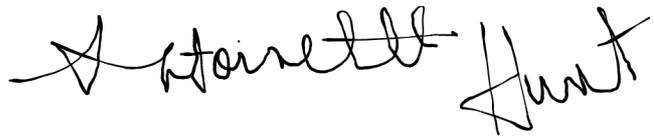
General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not 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 that reads "Antoinette Hunt". The signature is written in a cursive style with a large initial 'A' and a stylized 'H'.

Name: Antoinette Hunt
Date: 06/25/2024



SHINGLE ROOF CONTRACT

Date: 6-25-24

CCC1333351
CGC1531019



LAYFIELD ROOFING & CONSTRUCTION
5521 SE 2nd Street, Ocala, FL 34480
(352) 274-5889 • layfieldroofing@gmail.com

Proposal Submitted To:

Name <u>Michael Hunt</u>	Date <u>6-25-24</u>
Address <u>434 NW 6th Terr</u>	Phone # <u>352-361-8896</u>
City, Zip <u>Ocala 34475</u>	Salesman <u>Matt Layfield</u>

Specifications and Estimate:

- Remove 21 sqs and 1 layer(s) of roofing
 - Install new underlayment 2 layers synthetic _____ peel & seal
 - Install *Limited Lifetime, Architectural shingles
 - Brand and Color Owens Corning Duration*
 - Install new pipe flashings and valley underlayment
 - 1.5"x _____ 2"x 2 3"x 1 Valley N/A
 - _____ Install Roof Vents _____
 - 25pc New Drip Edge ly face color*
- x- Clean up and haul off debris
 - x- 5 Year workmanship warranty
 - x- Protect landscaping
 - x- Clean gutters
 - x- Furnish permit
 - x- Magnetized clean up
 - All wood is extra at cost of materials and labor

Special Instructions:

Measurements

<u>include 4 sheets of plywood (additional @ 80 per sheet)</u>	_____
<u>Paint all penetrations to match new shingles</u>	_____
<u>Save off Ridge vents + Paint if necessary</u>	_____
<u>Use all OC accessories for Platinum Warranty</u>	_____
<u>5% discount for Cash payment</u>	_____

We hereby propose to do the work outlined above for the sum of Eight thousand five Hundred Dollars (\$ 8500)
100% payment is due upon completion

All payments are due, upon completion and must be made payable to LAYFIELD ROOFING & CONSTRUCTION, INC. Any payments not made as out-lined. All payments are due, immediately upon completion and must be made payable to LAYFIELD ROOFING & CONSTRUCTION, INC. Any payments not made as out-lined could result in liens against your home and a voided warranty. Company is not responsible or liable for damages caused by acts of nature, storm damage, neglect, third parties that include but are not limited to material delivery or debris removal, interior damage while replacing skylights and other fixtures, or heater units of any kind. This is a construction site: The inhabitants, guests and any other parties are responsible for their own safety during the entire construction process. Layfield Roofing & Construction, Inc is not responsible for injuries due to personal negligence. This includes, but is not limited to fasteners, sharp materials and tools. Within 3 days of completion the site will be cleaned 100% and thereafter will become the companies liability. Colors matching on repairs is not guaranteed. Any alteration or deviation from the above specifications will be executed only upon written orders and will become an extra charge added to the estimate. *Limited Lifetime shingles refers to the manufacturers warranty. If self adhered underlayment and/or the material attached cannot be removed then a second layer will be added and wood cost is double. Layfield Roofing & Construction, Inc. is not responsible or liable, unless outlined above, for any chimney work needed to complete the flashing around a chimney. Flashing on stone chimneys is not covered by the warranty. To work the flashing the stone must be removed. This estimate is good for 10 days and is then at the discretion of Layfield Roofing & Construction, Inc. Any jobs that cannot be permitted, for any reason, may also be terminated at the discretion of Layfield Roofing & Construction, Inc.

Acceptance of Proposal

I agree to the terms and conditions of this proposal. Payment will be made as outlined above.
I understand that failure to pay will result in actions in accordance to the Florida Lien Law.

Signature _____ Date of acceptance _____

For Payment Remittance
 Tri County Metals - Finance
 P.O. Box 1120
 Titusville, FL 32783
 Email: ACP@TriCountyMetals.com
 Phone: 352-463-0701



OCALA LOCATION
 Tri County Metals - Ocala
 3021 NW Blitchton Rd.
 Ocala, FL 34475

Phone: 352-622-5500
 Email: Ocala@TriCountyMetals.com

We Offer Financing!

Date	Estimate #
3/27/2024	Est662099

Bill To
Samuel, Chris Po Box 1292 Ocala FL 34478 United States

Ship To
CPU Ocala CPU after 10 am. 3021 NW Blitchton Rd. Ocala FL 34475 United States
<i>Customer Copy</i> Phone (352) 857-2907

Location	Customer Rep	PO #
Ocala Inv	Williams, Woodie	B. Lewis

Item Description	Qty	Units	Price EA	Amount
ULTRA RIB -29 GA SMP (COCOA BROWN) Weight 1311.8 - Lbs. 690.42 -LF Sec. Qty Ft. & In. Inches Sec.#1 - 21 - 18ft. 3in. = 219 Sec.#1 - 19 - 16ft. 2in. = 194	690.42	LF	3.34	2,306.00
COCOA BROWN DRIP EDGE 3X3	13	EA	11.29	146.77
COCOA BROWN SIDEWALL	2	EA	17.20	34.40
COCOA BROWN GABLE	10	EA	15.15	151.50
COCOA BROWN RIDGE CAP	6	EA	22.32	133.92
1.5 ZACS (COCOA BROWN)	8	Bag	37.82	302.56
ZAC LAP SCREWS 1/4-14 X 7/8 (COCOA BROWN)	1	Bag	47.27	47.27
#3 ROOF BOOT 1/4 - 5 BROWN	3	EA	19.55	58.65
ELECTRIC PIPE BOOT GRAY #1 SQUARE BASE RETROFIT 1/2 - 4 (with zip tie)	1	EA	39.41	39.41
COCOA BROWN SPRAY PAINT * NOT FOR USE ON PANELS & TRIM *	1	EA	11.51	11.51
FLEX-O-VENT 20 FT BOX	3	EA	35.77	107.31
TACKY TAPE 3/4 X 50 FT	1	EA	6.66	6.66
8d COIL RINGSHANK BRIGHT 2 3/8 5,000 CT	1		65.00	65.00
COCOA BROWN METAL ROOF SEALANT 61201, MX193 OR GC43540	2	EA	6.44	12.88
SPRING CLIP 5/16 INCH NUT DRIVER, 1/4 INCH DRIVE	2	EA	4.75	9.50
LUMBER 1 X 4 X 12 SYP	100		3.97	397.00
<i>Permitting + Labor \$5,902 Total Cost \$10,000.46</i>				

Disclaimers: Being a natural product mill finish/unpainted Galvalume® may install with burnishing, smudging and can have uneven weathering discoloration.
 For high visibility projects that requires a consistent finish we recommend inquiring about our painted colors selection.
 Oil canning, a phenomena that occurs with flat metal products, which appears wavy is a natural occurrence. It is not a defect nor a cause for rejection.
 There is NO WARRANTY for steel products installed within 1500' of a saltwater environment. Ask your rep for more details.
 By signing below I am authorizing Tri County Metals to have this order cut and I also understand that Tri County Metals will not be responsible for inaccurate lengths, quantities, color or gauge as it pertains to the roof take-off that was done for this estimate. Panels, special ordered items and custom trim cannot be returned. Estimate is good for 30 days.

Signature *Chris S. Reeder*

Financing Options:
 Estimated 12 Mo. 0% APR \$341.54
 Estimated Mo. Payment 7 year: \$61.85

*For full loan disclosures please go to:
<https://tricountymetals.com/loan-disclosures/>

Subtotal	3,830.34
Tax Total (FL_MARION CO 7.0%)	268.12
Total	\$4,098.46



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

2865-013-006

[GOOGLE Street View](#)

Prime Key: 1227151

[Beta MAP IT+](#)

Current as of 6/25/2024

Property Information

HUNT ANTOINETTE Y
 HUNT DEWAYNE M
 434 NW 6TH TER
 Ocala FL 34475-6193

Taxes / Assessments:

Map ID: 179

Millage: 1001 - Ocala

M.S.T.U.

PC: 01

Acres: .17

Situs: Situs: 434 NW 6TH TER Ocala

2023 Certified Value

Land Just Value	\$6,056		
Buildings	\$96,023		
Miscellaneous	\$1,653		
Total Just Value	\$103,732	Impact	
Total Assessed Value	\$48,350	<u>Ex Codes:</u> 01 38	(\$55,382)
Exemptions	(\$25,000)		
Total Taxable	\$23,350		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$6,056	\$96,023	\$1,653	\$103,732	\$48,350	\$25,000	\$23,350
2022	\$4,781	\$84,926	\$1,707	\$91,414	\$46,942	\$25,000	\$21,942
2021	\$1,594	\$65,108	\$1,745	\$68,447	\$45,575	\$25,000	\$20,575

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7783/1652	04/2022	08 CORRECTIVE	1 LIFE ESTATE	U	I	\$100
7758/0635	04/2022	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
7138/0979	02/2020	76 MAR CER	0	U	I	\$100
UNRE/INST	01/2008	60 CRT ORD	0	U	I	\$100
4978/0718	11/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4978/0717	11/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4978/0716	11/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
UNRE/SSDI	02/2004	71 DTH CER	0	U	I	\$100
UNRE/INST	02/2004	74 PROBATE	0	U	I	\$100
1905/0238	10/1992	05 QUIT CLAIM	0	U	I	\$100
1905/0237	09/1992	05 QUIT CLAIM	0	U	I	\$100
1905/0236	09/1992	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 18 TWP 15 RGE 22
PLAT BOOK E PAGE 006
DUNNS NW ADD OCALA
S 75 FT OF E 100 FT BLK 13

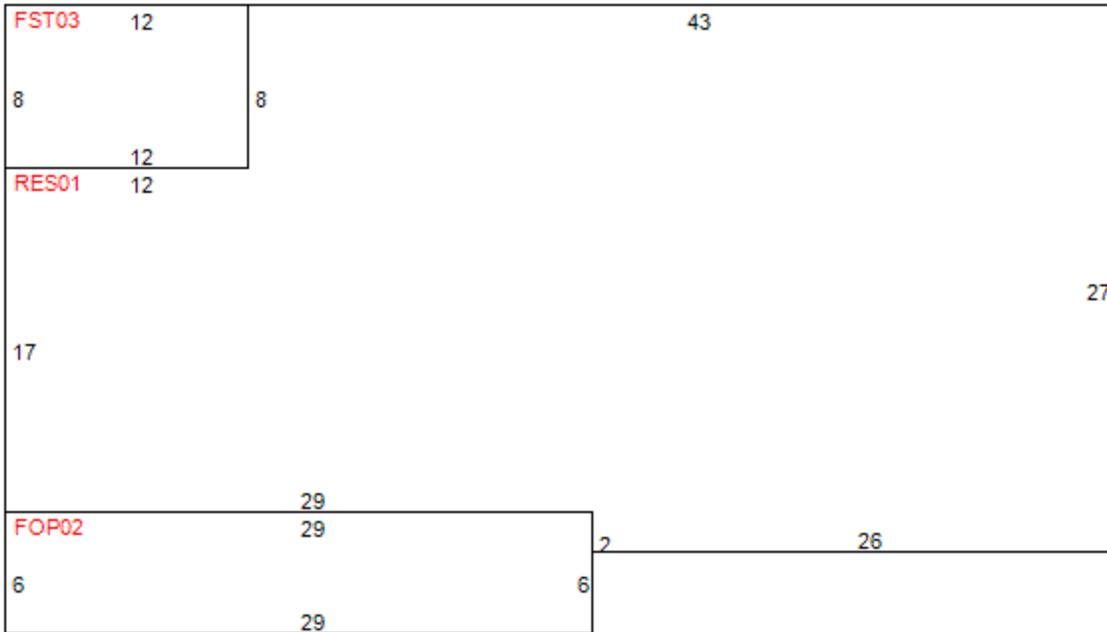
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		75.0	100.0	R2	75.00	FF							
Neighborhood 4707 - CLINES / DUNNS/TORREYS/ETC													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L26U2L29U17R12U8R43D27.L26U2
FOP02=D6L29U6R29.L17U17
FST03=U8L12D8R12.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 2/15/2017 by 181

Year Built 1976
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1976	N	0 %	0 %	1,331	1,331
FOP	0201	- NO EXTERIOR	1.00	1976	N	0 %	0 %	174	174
FST	0332	- CONC BLK-STUCO	1.00	1976	N	0 %	0 %	96	96

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3
Roof Cover: 08 FBRGLASS SHNGL	TILE	4 Fixture Baths: 0
Heat Meth 1: 22 DUCTED FHA	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1
Heat Meth 2: 00	Heat Fuel 1: 06 GAS	2 Fixture Baths: 0
Foundation: 7 BLK PERIMETER	Heat Fuel 2: 00	Extra Fixtures: 2
A/C: Y	Fireplaces: 0	Blt-In Kitchen: Y
		Dishwasher: N
		Garbage Disposal: N
		Garbage Compactor: N
		Intercom: N
		Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	275.00	LF	20	2004	3	0.0	0.0
UDU UTILITY-UNFINS	120.00	SF	40	2009	2	12.0	10.0
UOP PORCH-OPEN-UNF	72.00	SF	40	2009	1	12.0	6.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC80670	4/1/2008	-	REMODEL 2 BATH EXT.STUCCO

**OCALA CRA – WEST OCALA SUBAREA
RESIDENTIAL BUILDING IMPROVEMENT GRANT**

March 2024

Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
<p><u>West Ocala Vision</u> Promote redevelopment of West Ocala’s housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.</p> <p><u>West Ocala CRA Plan</u> <i>Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.</i> <i>Goal 3, Objective 6: Seek additional funding opportunities and partnerships with community affordable housing providers to upgrade blighted housing and remove unsafe/unsanitary conditions for low-income individuals and families</i> <i>Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.</i></p>	
Eligible Areas	Neighborhoods within the West Ocala CRA as shown on attached map.
Eligible Properties	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	<p>Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%). <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ANTOINETTE HUNT, hereby disclose that on 7/18, 2024:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have applied for the West Ocala CRA grant to have my home re-roofed and I am a member of the board that approve /deny the funding allocation.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7.18.24

Date Filed

Antoinette Hunt
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2125

Agenda Item #: f.

Submitted By: Roberto Ellis

Presentation By: Jeff Shrum

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve a West Ocala CRA Residential Improvement Grant for property located at 1012 NW 14th Street in an amount not to exceed \$5,588

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND: The intent of the Community Redevelopment Agency (CRA) West Ocala Residential Property Improvement Grant is to encourage homeowners to make vital property improvements, addressing deterioration trends in some neighborhoods while adding value to the CRA. Eligible work elements include:

1. Exterior painting
2. Repair and replacement of windows and doors
3. Demolition of irreparable damaged houses or structures
4. New landscaping area visible from the street/sidewalk
5. Fencing installation
6. Reroofing
7. Weatherization
8. New construction

Each property owner can submit one application per fiscal year. The maximum grant that can be awarded is \$20,000, covering up to 75 percent of the project costs.

FINDINGS AND CONCLUSIONS: Application CRA24-45751 was reviewed and processed per the grant program guidelines. The proposed work items are eligible for grant consideration, and a complete application is attached for review. The applicant will be repainting the building and improving the landscaping at the property. The building will be repainted, and the proposed color will remain consistent with the existing color

scheme. Please refer to the attached packet for photographs. The Advisory Committee approved the color. The applicant will also be installing a fence along the southern property line.

The West Ocala Grant Review Committee visited the site on July 10, 2024, and recommended approval of the request. The West Ocala CRA Advisory Committee recommended approval of the grant on July 18, 2024. The attached packet includes an application, cost estimates, and photographs of existing conditions.

Staff recommends approval.

Grant Project #	CRA24-45751
Address	1012 NW 4 th St.
Owner/Applicant	Valerie Leahmon-Mount
Project Description	Repainting, landscaping, and fence installation.
Grant Request	\$5,588
Applicant Match	\$1,862
Total - Eligible Costs	\$7,450

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. The West Ocala CRA grants account (623-016-560-559-55-82010) has a balance of \$452,711. Funds not utilized in Fiscal Year 2023-24 will be carried forward to the next fiscal year. This project is scheduled to be completed in Fiscal Year 2024-25.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve with changes
- Table
- Deny



City of Ocala
 Community Redevelopment Agency
 201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE July 18, 2024
 TO: West Ocala CRA Advisory Committee
 FROM: Roberto Ellis, Economic Development Manager
 RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area.

The proposed work items are eligible within the program’s guidelines, and a full application is attached for your review. The Applicant will be improving the landscaping at the property and installing a fence along the southern property line. The building will be repainted in the same color as seen in the attached photos. The Grant Review Committee meeting and site visit was held on July 10, 2024. Staff recommends approval of the grant requested.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award (75%) <i>(Recommendation)</i>
CRA24-45751	1012 NW 14 th St.	Repainting, fencing and landscaping	\$7,450	\$5,588

Attached - Application form, cost estimates and photographs of existing conditions.

**CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: Valerie Leahman-Mount
Project Address: 1012 NW 14th st
Parcel Number: _____

APPLICANT INFORMATION

Applicant's Name:
Valerie Leahman-Mount

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: leahman86@gmail.com

How long have you owned / lived at the current location? 10yrs.

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Exterior paint is 10yrs old and starting to fade. Fence across back of property line will block off backyard, will provide privacy and security. I also would like to redo my

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

I wouldn't be able to do any improvement without the assistance of the grant
Due to my reduce workload

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 6000.00

Required -- Attach Itemized bid sheets.

How much funding assistance are you requesting? 6000.00

Anticipated start date: ASAP (Time Approval) Anticipated completion date: 7/31/24?



Applicant

I, Valerie Leahman - Mount, owner/occupant of building at
1012 NW 14th St, 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.

Signature: Valerie Leahman - Mount

Date: June 11, 2024

Property Information – For staff use only

- Is the property assessed Marion County property taxes? Y / N
- Are property taxes paid up to date? Y / N
- Is the property in condemnation or receivership? Y / N
- Is there an active City code enforcement case on the property? Y / N
- Is the building on the National Register of Historic Places? Y / N

1012 NW 14th St. – Summary of project costs

	Quote-1	Quote-2 (Low)
Repainting	\$ 3,732.00	\$ 3,375.00
Fencing	\$ 3,269.00	\$ 2,800.00
Landscaping	\$ 1,602.00	\$ 1,275.00
Total	\$ 8,603.00	\$ 7,450.00

Fwd: Valerie Leahmon-Mount Estimate 1012 NW 14th St

Valerie Leahmon <leahmon86@gmail.com>

Tue 6/11/2024 1:25 PM

To: Roberto Ellis <rellis@ocalaf.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Tri State Fencing** <info@tristatefencing.com>

Date: Thu, May 23, 2024, 1:06 PM

Subject: Re: Valerie Leahmon-Mount Estimate

To: Valerie Leahmon <leahmon86@gmail.com>

Hello! Just following up to see if you were interested in securing a place on our schedule?

Thank you

Alexis

Tri State Fencing

From: Valerie Leahmon <leahmon86@gmail.com>

Sent: Friday, May 17, 2024 5:33 PM

To: Tri State Fencing <info@tristatefencing.com>

Subject: Re: Valerie Leahmon-Mount Estimate

Thank you for the quote, but I need a itemized quote. On letter head paper

On Fri, May 17, 2024, 11:41 AM Tri State Fencing <info@tristatefencing.com> wrote:

Hello!

Price for the fence project for white vinyl privacy fence will be \$2514.00. For tan vinyl privacy fence price will be \$2800.00. Prices include all materials and labor. All posts are to be concreted.

*Our prices also include a Lifetime Warranty on the material! *

If you could, please respond to this email just to let us know it was received. If you have any questions please call Steve at 352-208-0952.

Thank you!

Alexis

Tri State Fencing

 image/jpeg

Prepared For:

Valerie Mount

1012 NW 14th Street

Ocala FL, 34475

Estimate

#E-7717

100' of 6' Tan Vinyl Privacy Fence

Item	Description	Quantity
*66TV	6'Wx6'H PRO TAN Vinyl Privacy Panel Includes Per Panel: 11- Pickets 2- Dura-Rail 2- U-Channel Show less	17
*6TVLP	6' Tan Vinyl Line Post Per Post 1- Post 1- 60lb Bag Concrete 1- Flat Cap	16
*6TVEP	6' Tan Vinyl End Post Per Post 1- Post 1- 60lb Bag Concrete 1- Flat Cap	2
Installation	Installation	100

Total

Notes

Subtotal	\$3,268.81
Total	\$3,268.81



Proposal #737012

Valerie Mount
leahmon86@gmail.com
352-207-1662
1012 NW 14th St
Ocala, FL 34475



Proposal # 737012
Proposal Date 5/3/2024
Proposal Amount \$3,732.06
Job Address 1012 NW 14th St
Ocala, FL 34475

Premium Painting

3101 SW 34TH AVE #905-201
Ocala, Florida 34474
Phone: (352) 888-4989

Item	\$
------	----

Whole House

\$3,732.06

Area Note:

This quote does not include man doors, gutters, soffits, or fascia

Item	Unit	Coats	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total(\$)
Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	2430sqft	1	\$747.71	\$2,287.20	\$0.00	\$3,034.91
Garage Door - Doors Sherwin-Williams SuperPaint Exterior Satin	1x	1	\$80.77	\$160.00	\$0.00	\$240.77
Column(s) - Trim Sherwin-Williams SuperPaint Exterior Satin	2x	2	\$56.38	\$160.00	\$0.00	\$216.38
Prep		0	\$0.00	\$240.00	\$0.00	\$240.00

Total

\$3,732.06

Deposit Required

\$500.00

Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

Terms and Conditions

Terms: We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

Additional Provisions: Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

1. Contract, Plans, Specifications, Permits and Fees: The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

2. Change Orders: Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

3. Deposit, Progress and final Payments: Full Payment is due upon completion of project. Completion in this case is defined by all items listed on agreement are completed and delivered in a substantial workmanlike manner according to the specifications of this agreement, per standard practices. If a deposit is due, we will waive the 2.9% processing fee for any deposit \$500 or less. However, we will add a 2.9% Credit Processing Fee to any credit card payment paid on the balance of a project in excess of the initial \$500. Customer has a right to choose which payment method they will use to pay the final balance. We do not accept cash. **We request that our clients pay the balance with a check made to: Premium Painting Inc upon project**

Proposal #765457



Valerie Leahmon-Mount
 Leahmon86@gmail.com
 352207-1662
 1012 NW 14th St
 Ocala, FL 34475

Proposal # 765457
 Proposal Date 5/16/2024
 Proposal Amount \$3,375.00
 Job Address 1012 NW 14th St
 Ocala, FL 34475

Make It Happen Painting

No Billing Address Defined

Go to Management > Company Settings

Phone: (352) 6447814

Product / Service	Quantity	Price	Subtotal	Tax	Total
Exterior Painting Preparation: <ul style="list-style-type: none"> • Pressure Wash Exterior • Scrape and sand to remove loose or peeling paint • Any cracks or holes will be caulked as needed (wood trim) • Spot prime bare surfaces as needed • Trench Perimeter (To paint underneath where grass has grown, dirt or rocks have risen next to surface) • Re-Caulk All Windows (If Applicable) • Seal All Cracks Using Elastomeric Stucco-Patch • Tape All Window Panes To Ensure Straight Lines • Plastic All Windows (If Applicable) • Prime All Walls Using Loxon Conditioner 	1.00	\$3,750.00 / Ea	\$3,750.00	\$0.00	\$3,750.00
Application Areas: <ul style="list-style-type: none"> • Repaint All Body Walls (Including lanai) • Repaint All Accents & Trim • Repaint Garage Door • Repaint Side Door 					
Brand of Paint: <ul style="list-style-type: none"> • Sherwin-Williams 					
Product: <ul style="list-style-type: none"> • SuperPaint 					
Sheen: <ul style="list-style-type: none"> • Satin 					
This quote does not include: <ul style="list-style-type: none"> • Soffits/Fascia • Front door • Ceilings • Concrete Walkways, Porches, or Decks • Galvanized Metal • Screen Enclosure Metal • Attached or Detached Structures unless otherwise stated 					
*Any unforeseen damages or repairs will be an additional charge unless otherwise stated.					
Sales Discount	1.00	(\$375.00)	(\$375.00)	\$0.00	(\$375.00)
Subtotal					\$3,375.00
Tax					\$0.00
Total					\$3,375.00



Customer Quote

7/15/2024, 11:30 AM EDT

Sales Person CVP8IP

Store Phone # (352) 873-1144

Store # 0253

Location 3300 SW 35TH TERRACE, OCALA, FL 34474

Customer Information

VALERIE MOUNT

(352) 207-1662

LEAHMON86@GMAIL.COM

XX

OCALA, FL 34475



Quote # H0253-390047

PO / Job Name

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
R.P. LORAPETULUM ASST 2G	1003961158	1003961158	\$21.98 / each	12	\$263.76
LOROPETALUM PURPLE DAYCREAM - 2G	1002694437	1002694437	\$21.98 / each	12	\$263.76
 Unbranded 6 in. White Vinca Annual	1004601099	1004601099	\$4.98 / each	50	\$249.00
 Unbranded 6 in. Red Vinca Annual Plant	1004601145	1004601145	\$4.98 / each	50	\$249.00
 Unbranded 6 in. Minor Purple Periwinkle Vinca Plant	1004601154	1004601154	\$4.98 / each	50	\$249.00

Prices Valid Through: 07/22/2024
at The Home Depot #0253

Subtotal	\$1,274.52
Discounts	-\$0.00
Sales Tax	TBD
Quote Total	\$1,274.52

Lowe's Home Centers, LLC

Sales Person: Mary Avants Sales #: 3236181

Contact: Valerie Leahmon-Mount Customer #: 3522071662

Store #: 0440 Project #: 208167599 Date Estimated: 07/02/24

Quantity	Item #	Item Description	Vendor Part#	Price
150	922761	Red Vinca in 1-Quart Pot	NURSERY	\$822.00
150	12552	Vinca in 2.5-Quart Pot	NURSERY	\$675.00

Total For Items \$1,497.00

Freight Charges \$0.00

Delivery Charges \$0.00

Tax Amount \$104.79

Total Estimate \$1,601.79

The quote is valid until 07/09/2024.

Manager Signature

Date

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE. THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

1012 NW 14th St- Existing conditions



Existing condition - painting



Existing condition - painting



Area for landscaping improvements.



Proposed location of the fence.

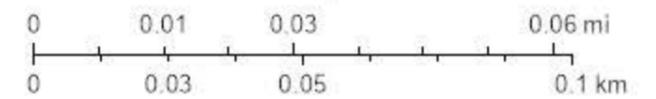
CRA24-45751 - 1012 NW 14th Street



8/22/2024, 12:23:58 PM

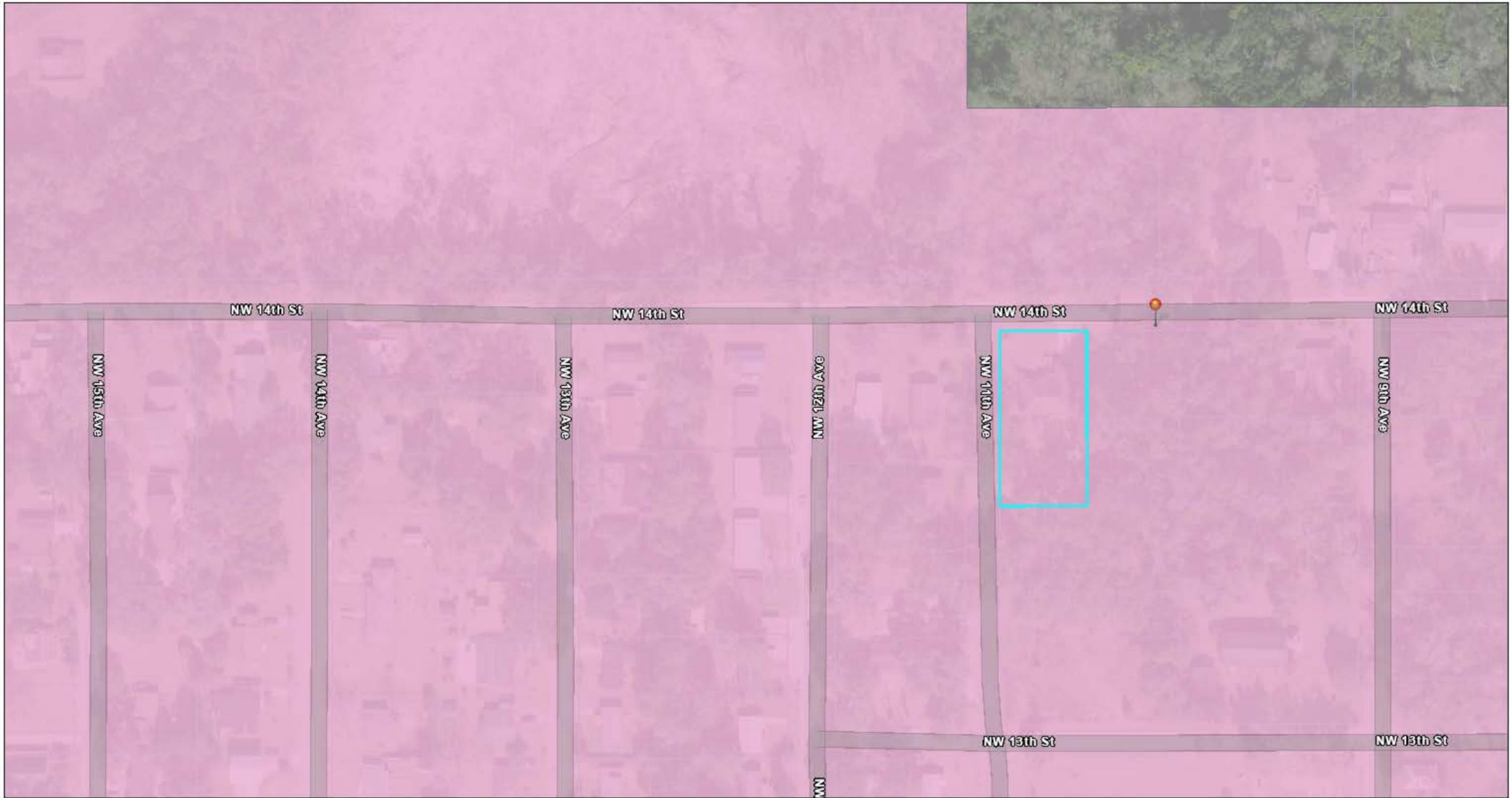
-  City Limits
-  Parcels

1:1,505



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CRA24-45751 - 1012 NW 14th Street



8/22/2024, 12:26:04 PM

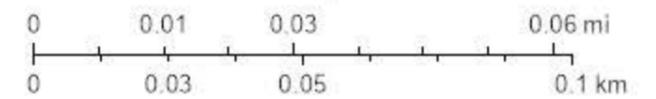
Community Redevelopment Area

 West Ocala CRA

 City Limits

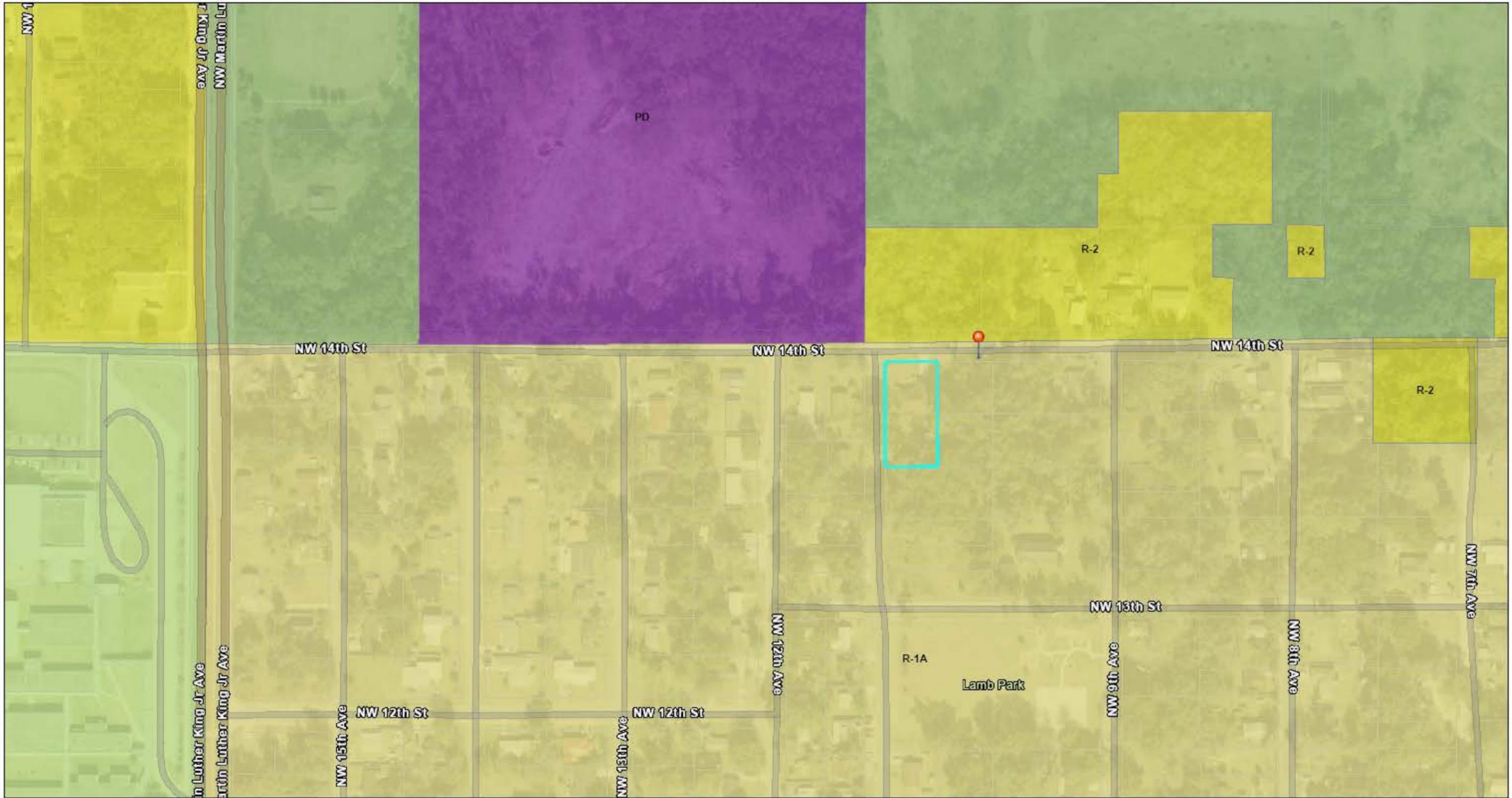
 Parcels

1:1,505



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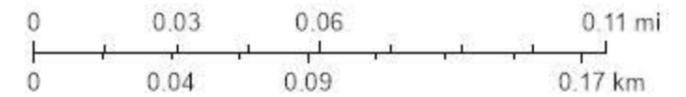
CRA24-45751 - 1012 NW 14th Street



8/22/2024, 12:27:02 PM

1:2,509

- | | | |
|----------------------|---------------------------------|-------------|
| Zoning | PD: Planned Development | City Limits |
| GU: Governmental Use | R-1A: Single Family Residential | Parcels |
| INST: Institutional | R-2: Two-Family Residential | |



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**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
WEST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM**

Revised March 2024

Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
<i>Priority #4: Solve homeless problem.</i>	
<i>Priority #5: Create means for residential growth to include more owner-occupied Residents.</i>	
Eligible Areas	Neighborhoods within the West Ocala CRA subarea.
Eligible Properties	Single family and duplex homes within the West Ocala CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	<p>Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee; Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.) 5. Fencing. 6. Reroofing. 7. Weatherization. 8. New construction. 9. Conversion from septic system to City sanitary sewer service.
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%) <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1900

Agenda Item #: g.

Submitted By: Charlita Whitehead

Presentation By: Jeff Shrum

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve a North Magnolia CRA Residential Improvement Grant for property located at 130 NW 17th St. in an amount not to exceed \$17,691

OCALA’S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND: The intent of the Community Redevelopment Agency (CRA) North Magnolia Residential Improvement Grant program is to encourage owners of residential property to make improvements that will benefit the neighborhoods in the subarea. The North Magnolia Redevelopment Plan identifies the rehabilitation and improvement of housing as one of the primary objectives of the CRA. The attached grant framework outlines eligible work elements.

FINDINGS AND CONCLUSIONS:

The North Magnolia CRA Grant Review Committee met on July 19, 2024, and recommended approval of the grant. The project details are included in the table below. The North Magnolia CRA Advisory Committee met on July 25, 2024, and recommended approval of the grant request. The scope of the work includes reroofing, fencing, insulation, and HVAC installation.

The completed application, cost estimates, and photographs of existing conditions are included in the attached packet. Staff recommends approval.

Grant Project #	CRA24-45764
Address	130 NW 17th St.
Owner/Applicant	Kimberly Jack Homes LLC/Jack Eason
Project Description	Reroofing, fencing, attic insulation, and HVAC installation with associated electrical work.

Grant Request	\$17,690.21
Applicant Match	\$5,896.74
Total - Eligible Costs	\$23,586.95

FISCAL IMPACT: There is adequate funding for the grant being considered. There is a balance of \$76,677.58 in the North Magnolia CRA grant account - 622-016-553-559-55-82010. This project is scheduled for completion during Fiscal Year 2024-25.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve with changes
- Table
- Deny



City of Ocala
 Community Redevelopment Agency
 201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE July 25, 2024
 TO: North Magnolia CRA Advisory Committee
 FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator
 RE: North Magnolia Residential Improvement Grant

The purpose of the North Magnolia Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements and address certain internal building deficiencies to preserve the existing housing stock. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA.

Mr. Jack Eason has submitted a grant application to improve the property located at 130 NW 17th St. The scope of the work to be done includes reroofing, fencing, insulation and HVAC installation. The installation of the HVAC unit will require some electrical work. Mr. Eason has been working on other improvements at the site, those are not included in this application.

The project costs for the proposed work and the eligible grant amount are summarized in the table below. The Grant Review Committee (GRC) meeting and site visit took place on July 19, 2024. Mr. Floyd Hershberger represented the Advisory Committee at the GRC meeting. The proposed work items comply with the program’s guidelines, and staff recommends approval of the grant request

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45764	130 NW 17th St. (25827-001-00)	Reroofing, fencing, insulation and HVAC installation.	\$23,586.95	\$17,690.21

Attached - Photographs of existing conditions, application form and cost estimates.



Image 1. View of the property looking south from NW 17th St.



Image 2. Existing conditions – fence line.



Image 3. Ongoing renovations.

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY NORTH MAGNOLIA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

APPLICATION DEADLINES - 2024

February 2, 2024

August 2, 2024

March 29, 2024

September 27, 2024

May 31, 2024

November 29, 2024

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

- (a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.
 - 1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
 - 1. Tax delinquent property
 - 2. Property in litigation
 - 3. Property in condemnation or receivership
 - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.
- (d) Ineligible Work:
 - 1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
 - 2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
1. A completed application form.
 2. Proof of Ownership and homestead status.
 3. Color photographs of the existing conditions.
 4. Color photo examples of proposed colors.
 5. Project Schedule
 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
 8. Any other documentation necessary to illustrate the visual impact of the proposed project.
 9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) Is the structure historic?
- (c) Is the property located in the CRA?
- (d) What is the overall condition of the property?

VI. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
 - 1. invoices for all work performed, with details of work clearly expressed;
 - 2. copies of cancelled checks;
 - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
 2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
 3. Is not commensurate with the workmanship and costs customary in the industry.
 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
 2. Copies of the signed contracts with contractors chosen to do the work.
 3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
 4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA – NORTH MAGNOLIA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 130 NW 17th St - Improvements
Project Address: 130 NW 17th St
Parcel Number: 25827-001-00

APPLICANT INFORMATION

Applicant's Name: Jack Eason

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: Ocala State: FL Zip: 34425

Phone number: 352-239-6614 Fax: _____

E-mail address: jackieeason1961@yahoo.com

How long have you owned / lived at the current location? 1 1/2 yrs

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

AC is needed because this home doesn't have any
new roof is needed because it's out dated
privacy fence is needed the old one is falling down
insulation for attic because there is none there now

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

The ac + insulation would be done but not the roof or fence because of the expense

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 23,961.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? _____

Anticipated start date: 7/14/24 Anticipated completion date: 8/14/24

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

I, Jack Eason owner/occupant of building at

130 NW 17th Str Ocala FL 34475, 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.

Signature: Jack Eason

Date: 06/28/24

Property Information – For staff use only

Is the property assessed Marion County property taxes? Y/N

Are property taxes paid up to date? Y/N

Is the property in condemnation or receivership? Y/N

Is there an active City code enforcement case on the property? Y/N

Is the building on the National Register of Historic Places? Y/N



CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY NORTH MAGNOLIA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM	
<i>Revised March 2024</i>	
Purpose	To encourage residents of single-family and duplex homes within designated neighborhoods in the North Magnolia CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.
Plan Consistency	<p><i>Priority #4: Solve homeless problem.</i></p> <p><i>Priority #5: Create means for residential growth to include more owner-occupied Residents.</i></p>
Eligible Areas	Neighborhoods within the North Magnolia CRA subarea.
Eligible Properties	Single family and duplex homes within the North Magnolia CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	<p>Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee; Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.) 5. Fencing. 6. Reroofing. 7. Weatherization. 8. New construction. 9. Conversion from septic system to City sanitary sewer service.
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%) <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666. Conversion from septic system to city sanitary sewer – City (100%)</i>

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000497562

Entity Name: KIMBERLY JACK HOMES, LLC

Current Principal Place of Business:

315 NE 9TH AVE
OCALA, FL 34470

Current Mailing Address:

315 NE 9TH AVE
OCALA, FL 34470 US

FEI Number: 92-1316737

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STONE, KIMBERLY A
315 NE 9TH AVE
OCALA, FL 34470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	STONE, KIMBERLY A	Name	EASON, JACK D
Address	315 NE 9TH AVE	Address	315 NE 9TH AVE
City-State-Zip:	OCALA FL 34470	City-State-Zip:	OCALA FL 34470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KIMBERLY A STONE

MANAGER

04/25/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

25827-001-00

[GOOGLE Street View](#)

Prime Key: 621111

[Beta MAP IT+](#)

Current as of 7/24/2024

Property Information

KIMBERLY JACK HOMES LLC
315 NE 9TH AVE
OCALA FL 34470-5334

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .17

Situs: Situs: 130 NW 17TH ST OCALA

2023 Certified Value

Land Just Value	\$24,360
Buildings	\$20,830
Miscellaneous	\$212
Total Just Value	\$45,402
Total Assessed Value	\$45,402
Exemptions	\$0
Total Taxable	\$45,402

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$24,360	\$20,830	\$212	\$45,402	\$45,402	\$0	\$45,402
2022	\$13,094	\$8,043	\$184	\$21,321	\$21,321	\$0	\$21,321
2021	\$6,090	\$6,325	\$184	\$12,599	\$12,599	\$0	\$12,599

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
7947/0632	12/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000
7398/0016	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$31,500
6769/0237	02/2018	08 CORRECTIVE	0	U	I	\$100
6739/1267	02/2018	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$10,000
5926/1656	09/2013	05 QUIT CLAIM	0	U	I	\$100
5859/1405	09/2004	05 QUIT CLAIM	0	U	I	\$100
2940/0556	12/2000	51 AGR-DED	5 V-OTHER MLSAGENT	U	I	\$22,900
2958/1887	09/2000	05 QUIT CLAIM	0	U	I	\$100
1304/1601	09/1985	07 WARRANTY	0	Q	I	\$15,000
1271/1360	03/1985	64 SJDGMNT	0	U	I	\$100
1271/1359	02/1985	71 DTH CER	0	U	I	\$100

Property Description

SEC 07 TWP 15 RGE 22
 PLAT BOOK A PAGE 166
 THE CENTRAL LAND CO'S REVISED PLAT OF MARION HEIGHTS
 BLK 9 LOT 2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		70.0	105.0	R1A	70.00	FF							
Neighborhood 1034 - MARION HEIGHTS RES ONLY													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L20D30R20U30.L2
 UST02=L4U6R4D6.L18D12
 FCP03=L11D16R11U16.D18R3
 FOP04=R14D8L14U8.U30L1
 USP05=U6R12D6L12.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 3/28/2023 by 118

Year Built 1928
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 100

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	600	600
UST	0226	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	24	24
FCP	0301	- NO EXTERIOR	1.00	1928	N	0 %	0 %	176	176
FOP	0401	- NO EXTERIOR	1.00	1928	N	0 %	0 %	112	112
USP	0501	- NO EXTERIOR	1.00	1828	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	175.00		LF	20	1928	1	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

CRA24-45764 – Summary

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA24-45764

Address: 130 NW 17th St.

CRA subarea: North Magnolia

No.	Eligible work item	High quote	Low quote
1	HVAC & electrical	\$ 15,026.00	\$ 9,813.82
2	Reroofing	\$ 12,988.00	\$ 11,704.00
3	Insulation	\$ 575.00	\$ 395.25
4	Fencing	\$ 2,398.00	\$ 1,673.88
Total		\$ 30,987.00	\$ 23,586.95
Maximum CRA grant that can be awarded based on 75% match.		\$	17,690.21

Proposal

Bill **DUNCAN'S**

AIR CONDITIONING & HEATING

4025 S.E. 45th court
Ocala, FL 34480
Office (352)622-5629 Fax (352)694-7890
License# CA-C1813275
www.duncanac.com



PROPOSAL SUBMITTED TO: Jack Eason	PHONE: 352-239-6614	DATE: 06-17-14
STREET:	JOB NUMBER Rental Home	
CITY, STATE, ZIP Ocala, FL	JOB LOCATION: 130 NW 17th Street Ocala, FL	
START DATE	COMPLETION DATE	

Description of Work:

MXZ-3C24NA4- 24,000btu, 20SEER2, 3 zone, Mitsubishi Heat Pump
(2) MSZGS06NAU1- 6,000btu, Wall Mount, Mitsubishi Indoor Units
MSZGS12NAU1- 12,000btu, Wall Mount, Mitsubishi Indoor Unit
Remote Controls Included

*System has 10yr. Compressor, 10yr. Parts, and 1 Year Labor Warranty!

- Install 12,000btu head in center of home on center wall to feed living area and kitchen are with copper lines and drain line overhead.
- Install condensate pump for main/center head unit.
- Install 6,000btu heads in bedrooms on exterior walls with copper lines and pvc drain lines thru wall to outdoor unit location on west side of home.
- Install control wiring between units.
- Install white vinyl covers down outside wall of home.
- Install concrete pad for outdoor unit.
- Electrician to provide electrical to outdoor unit location. NOT included!
- Manual J and Energy Calculations included.
- Permit Included. Total \$11,849.00

We Propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of: _____ dollars ()

Payment to be made as follows:
Check Due Upon Job Completion

Buyer hereby declares that buyer holds title to property in which merchandise is being installed and has legal authority to order the work outlined above. Seller retains title to all materials and equipment listed herein until paid in full. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature _____

Acceptance of Proposal The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
Date of Acceptance _____ *Signature* _____

130 NW 17 ST

Jack Eason

Ciraco Electric, LLC.
306 SW 33 Ave

Ocala, FL
34474

Sold To: Jack Eason 315 NE 9 AVE Ocala, FL 34470	QUOTATION Quote: 24-24824 Date: Jul18/24 Reference Number: Customer Code: EASJAC2 Start Date: Jul18/24 Ending Date: 0/A
Job Location: 130 NW 17 ST Ocala, FL 34475	

Description	Total
We are pleased to submit our quotation for the following work: _____ 1. For the removal of the existing 100 amp service. _____ 2. For the installation of a new 200 amp meter, riser pipe & panel box. _____ 3. For the installation of required breakers and grounding. _____ 4. For the installation of 30 amp A/C disconnect and required 110 volt outlet. _____ 5. Permit and inspection are included.	
NOTE: - Breakers will be sized according to NEC, if existing wire installation does not meet code additional cost may occur. - There will be a complete loss of power to home for an extended period of time during service replacement.	
Subtotal	3,177.00
Tax 2	0.00
Total Quotation	3,177.00
	CASH PRICE

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above involving extra costs or anything that is hidden from view, and becomes part of the job also involving extra costs, will be added to the Total Quotation. This quotation subject to acceptance within thirty (30) days and is void thereafter at the option of Ciraco Electric.

Only material purchased and installed by Ciraco Electric will be warrantied for one year. We do not warranty bulbs, customer purchased material or connected equipment due to surge damage. Additional manufacturer warranties with applicable products are to be claimed through the applicable manufacturer. Motion activated products and lights are EXCLUDED from Ciraco Electric's one year warranty.

Quoted work will be billed daily on an incremental basis with final payment due upon completion of work. All past due amounts accrue interest at 1.5% per month (18% per annum). Customer is responsible for all collection costs, including attorney fees and costs, whether or not a lawsuit is filed.

Due to the Pandemic manufacturers and supply houses have limited product availability. Work can be completed based on

Jack Eason

Address: 130 Northwest 17th Street Ocala, FL 34475

Phone: (352) 239-6614

Email: jackieeason1961@yahoo.com

Consultation Code: ENGJH9Q4I

Date Presented: Jun 15, 2024

Expiration Date: Sep 13, 2024

Presented by: John Daly

Phone: (352) 359-9425

Email: john@stellarservicesfl.com

Next Steps

1. Review your proposal below
2. Scroll down to easily

[Review Terms And Sign Proposal](#)

About Us

Florida is known as the Sunshine State, which means that residents enjoy warm, sunny weather the majority of the year. Due to this, you need to ensure that you have a properly working air conditioner (<https://www.gainesvilleacrepair.com/hvac-services/air-conditioning/>) to keep you and your family nice and cool while you're indoors. Similarly, you need a fully functioning heater (<https://www.gainesvilleacrepair.com/hvac-services/heating-services/>) to keep you warm and cozy when the temperatures start to dip come wintertime. Fortunately, you've come to the right place. Since 2011, Stellar Services of North Florida, LLC. has been providing the highest quality residential (<https://www.gainesvilleacrepair.com/hvac-services/air-conditioning/>) and commercial (<https://www.gainesvilleacrepair.com/hvac-services/commercial-services/>) HVAC services (<https://www.gainesvilleacrepair.com/hvac-services/>) in Gainesville and the surrounding areas (<https://www.gainesvilleacrepair.com/service-areas/>).

Part of what sets us apart from other companies in the area is that we are not a corporate giant. This means that each one of our customers gets personalized service tailored to their specific needs. Additionally, we are not in business just to complete quick jobs; instead, we want to form long lasting relationships that create customers for life. When you schedule service, we will provide you with a picture and the bio of the technician on their way to your property. Additionally, we are always upfront and honest with the services we provide, and we will never recommend parts, products, or services you don't truly need.

State of Florida Certified Air Conditioning Contractor License # CAC1816676

Proposal Note

You can add any of the following items that we've carefully selected to complement your proposal:



Fresh-Aire Mini
UV-C and LED
\$251.43



Gree- XE-71 Wired
Controller
\$80.43

Investment Details

Sale Price	\$6,885.82
Total Investment	\$6,885.82
The Total Investment is the total cost of the goods and services described in this proposal	

PAYMENT TERMS

Final payment shall be due after the work described in the Installation Proposal is substantially completed.

SIGNATURE

DATE: _____



Category: Ductless / Quantity: 1
 Name: 4LIV12HP230V1AH
 Number:



Category: Ductless / Quantity: 2
 Name: 4LIV09HP230V1AH
 Number:



Category: HVAC Add-Ons / Quantity: 1
 Name: AG3000 Surge Protector
 Number:



Category: Thermostats / Quantity: 3
 Name: Gree Remote Control with Wall Mount Bracket
 Number:

WHAT YOU'LL GET

16 ITEMS

- 4" The Hurricane Pad 18x40x4

- 4"x4"x4" Metal Line Cover 8'

Quantity: 3

- City Mechanical Permit

- Complete system start up

- Condensing Unit Hurricane tie down Kit

- Excludes Electrical Upgrades and Circuitry. *Please let us know if you would like our assistance in scheduling and coordinating with an electrical contractor.

- Five Year Parts & One Year Labor warranty, Applies to homes owned by corporations ,Transferrable.

- Locking Refrigerant Caps (Code Compliance)

- Maintain Clean Work Area: We will remove and dispose all excess materials and job debris. Old units will be recycled.

- Mini-Split Cable 14/4

- MLS143812T-15 1/4" x 3/8"

- MLS143812T-30 1/4" x 3/8"

- MLS143812T-50 1/4" x 3/8"

- Titan Pipe Outdoor UV Rated Line Set Insulation (Per Piece)

We Recommend

You can add any of the following items that we've carefully selected to complement your

If the city of Ocala requires Florida energy forms for permitting an additional cost of \$470.00 will need to be added to any of the 3 options we have provided this will include the following:

Manual J, Manual D, Manual S, AHRI, Energy Calculations, EPL Card, and Air Barrier Checklist

System

GREE MULTI21+ Ductless 2 Ton

EQUIPMENT

1 ITEMS

Category: Outdoor Unit

Name: GREE, MULTI21+, 2 Ton, Ductless Outdoor

Number: MULTI24HP230V1EO

INCLUDES

4 ITEMS

To Roberto Ellis Growth Management

Jack Eason

ESTIMATE

Jamie "The Electrician" LLC
729 SE 40th Ave
Ocala, FL 34471

jamie.the.electrician@gmail.com
(352) 509-6303

130 NW 17th St
Ocala, FL



Bill to
Jakie Eason

Ship to
Jakie Eason

Estimate details

Estimate no.: 1512
Estimate date: 06/30/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Sales	Remove and install a new 200amp Meter, exterior Main breaker panel with new breakers, Mast up through the roof with roof boot. Install new 2" rigid up through the roof and prep for the City of Ocala to hook up to. Install surge protector to the panel per 2020 NEC code requirement. Install new breakers and make sure branch circuits have the proper over current protection device. Jamie The Electrician is not responsible for the sealing of the roof, around the new mast installation.		1	\$2,300.00	\$2,300.00
2.		Sales	Installation of mini split disconnect.. Run the appropriate wire underneath the home to the disconnect location. Install on a two pole 25amp breaker with whip provided. Terminate and connect. Test. Labor and materials..		1	\$400.00	\$400.00
3.		Sales	Permit, Permit processing, coordinating with City of Ocala Electric, and inspections.		1	\$225.00	\$225.00

Total

\$2,925.00

Ways to pay

Deposit of \$225 for the Permitting to be started and scheduled for work, which is non refundable.

Accepted date 06/30/2024

Jack Eason
130 NW 17th Str
Ocala, Fl. 34475

Fully Licensed, Bonded & Insured
#CCC1326502 / #CGC058533



NORTH CENTRAL FLORIDA OFFICE:
(352) 304-6441
737 N. Magnolia Avenue
Ocala, Florida 34475
Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 06/28/2024

ROOFING AGREEMENT TO:

Jack Eason
 Customer (352) 239-6614
 Primary Phone
 Address
 City State Zip County Subdivision
 Owner Same As Customer Job #
 jackieeason1961@yahoo.com
 E-mail
 130 Northwest 17th Street, Ocala, FL 34475
 Job Address Same as Customer

Steep Slope Residential Commercial
 Roofing New Construction Reroof 1-Story 2-Story
 Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. INT
 Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. INT
 Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. INT
 Remail decking to Miami-Dade code specifications.
 Install new 1.75" face Metal eave drip edge and ProStart starter strip shingles to the entire perimeter.
 Install Peel-&Stick ice & water shield in all valleys, around all penetrations & along all flashings.
 Install new gooseneck exhaust vents, as required. Install new Bullet Boot shields on all plumbing projections.
 Install Double Lapped Synthetic underlayment to building code specifications.
 Install "Limited Lifetime" GAF HDZ Timberline Architectural shingles, including Seal-a-Ridge hip & ridge cap shingles.

*Warranty to be issued by the manufacturer after payment in full. This bond is transferable when approved by the manufacturer.
 • Warranty Plan Selected: Silver Pledge
 • Ventilation Included: Aluminum: Cobra 3: Off Ridge Vent(s): Lomanco:
 *Ventilation will be to current, Florida building code & to manufacturer's requirements for warranty purposes.
 • Skylights: All skylights are self-flashing, fixed glass (2" Curb / 4" Curb) - 2x2: 2x4: Other:
 • SolarTubes: Base & Lens only (does not include any material below roof line) 10": 14": Other:
 • Chimney Cricket: Included Wind Mitigation Report: Included
 • Existing Gutters: Hangers Spiked (must be removed & will not be re-installed) N/A

Low Slope Roofing
 New Construction Re-Roof Story Building. Remove existing roof to sheathing or a smooth workable surface. Install roof system to building code specifications. Install new lead shields on all plumbing projections. Install new gauge metal flashings as required. Install new gauge face eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 10 YEAR WORKMANSHIP WARRANTY. Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. INT
 Workmanship warranty is transferable (Refer to Section D of contract)

Additional Information: This proposal includes the replacement of all fascia board and new 1/2" CDX plywood decking. This proposal includes a 50 year mfg warranty, 25 year stain guard warranty, and 10 year workmanship warranty.

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF	D&R Metal Fascia - \$2.50/LF	1/2" CDX Plywood - \$ 100
1x4/1x6/1x8 Fascia Board Replacement - \$8/LF	D&R Soffit - \$3/FT ²	3/4" CDX Plywood - \$ 120
2x4/2x6 Fascia Board Replacement - \$9/LF	*Vinyl or Aluminum Only	Nails - \$2.50/LF
Insulation Board (if required per code) - \$3-5/FT ²	D&R Gutter Guards - \$2/LF	Rafter Scabs - \$7/LF

Payment due in full 3 days after completion.
 Late fees apply. Credit card fee is 2%. INT

Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 28 day of June, 20 24.

This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.
 Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings: HDZ /

Total Price of Work Excluding Wood	\$ 12,988
Miscellaneous Items	\$ 0.00
Amount of Woodwork Included	\$ 0.00
	\$ 0.00
Less Deposit	\$ 0.00
Balance owed Excluding Wood	\$ 12,988
Proposal Accepted (Int.)	

By: Certified Roofing Solutions, LLC Central FL (X) **Owner-Buyer Signature** Date
 Salesman: Hunter Moore (Est - Central) (X) **Owner-Buyer Signature as Agent for all owners** Date

Sign & return white copy to: Certified Roofing Solutions, LLC
 All roofing debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.



1130 E. North Blvd Leesburg, FL 34788

State Lic # CCC 1333635

Office: (352) 933-0377

Proposal Submitted To:	Color: <u>Pewter</u>
Name: <u>JACK EASON</u>	Date: <u>6-27-24</u>
Street: <u>130 NW 17TH ST</u>	Phone: <u>352) 239-6614</u>
City, State, Zip: <u>OCALA FL 34475</u>	Salesman: <u>STEVEN</u>
Email:	Misc. <u>2 Full Sheets Ply</u>

<input checked="" type="checkbox"/> Tear of <u>2</u> Layers of <u>METAL</u> <input checked="" type="checkbox"/> Remail Deck to 6" O.C. if necessary. <input checked="" type="checkbox"/> Install double layer of Certainteed Roofrunner synthetic <input checked="" type="checkbox"/> Install new 26GA drip edge, color <u>BLACK</u> <input checked="" type="checkbox"/> Install 3 ply modified Flat _____ <input checked="" type="checkbox"/> Style and Brand of Shingles <u>GLORIA 7600</u> <input checked="" type="checkbox"/> Install new pipe flashings with lead boots <input checked="" type="checkbox"/> Install Certainteed SA valley liner as well as metal valley liner <input checked="" type="checkbox"/> Install _____ skylights, sizes are _____	<input checked="" type="checkbox"/> Install roof vents <u>R206E</u> <input type="checkbox"/> Clean up and haul off debris <input type="checkbox"/> 5 year workmanship warranty <input type="checkbox"/> Protect landscaping <input type="checkbox"/> Clean gutters <input type="checkbox"/> Furnish permit <input type="checkbox"/> Plywood extra at \$ <u>85.00</u> per 4x8 sheet <input type="checkbox"/> Woodwork extra at \$ <u>6.50</u> per L.F. <input type="checkbox"/> Magnetized clean up
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We hereby propose to furnish labor and materials-complete in accordance with the above specifications for the sum of:

NINE THOUSAND SEVEN HUNDRED FOUR AND 00/100 \$ Dollars (\$ 9704.00)
 WOOD DECKING ADD \$2000 TO COST

We hereby propose to furnish labor and materials in accordance with the scope of work section of this contract, for the sum listed. To be paid 50% upon signing and 50% upon reasonable completion, unless otherwise agreed upon. **ALL PAYMENTS ARE TO BE PAYABLE TO "SAVAGE ROOFING" ANY PAYMENT MADE OTHERWISE WILL NOT BE ACCEPTED OR CREDITED TO YOUR ACCOUNT NOR WILL ANY WARRANTY BE HONORED.** All Contracts are binding and will be subject to a cancellation fee that is the greater of \$2,000 or 20% of the contract price. Savage Roofing will not be responsible for any damages caused by an act of nature. Examples are storm damage, including acts of neglect. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from scope of work that involve extra costs will be approved by the homeowner and charged to the homeowner additional to the contract price. In the event final payment has not been collected within 30 days of the final inspection Savage Roofing will pursue the collections process up to but not limited to placing a lien on the property where work was completed.

ACCEPTANCE OF PROPOSAL

I have read and agree with this proposal including the Florida Construction Lien Law. All work to be completed as agreed and outlined above. Payment will be made as outlined above.

Accepted: JACK EASON Signed: Jack Eason



Bass
Insulation LLC

PROPOSAL

Date: 7/16/24

Contractor:

Job Name: Jackie Eason

Address: 130 NW 17th Street, Ocala FL 33475

The following bid has been prepared for the supply and installation of products in areas defined as our scope of work. This estimate has been prepared based on the plans and specifications provided to us. This quote is subject to field measurements and verification. In the event there are changes to the plans, specifications or required applications, which affect the installation, we reserve the right to alter our quotation. Owner is responsible to confirm the calculations; more specifically, that the energy calculations match our proposal. Brogan Bass Insulation LLC is not responsible for any liabilities pertaining to calculations, engineering or any other issues that may occur.

Insulation Information:

FIBERGLASS INSULATION

R30 Blown In Attic

\$575.00

Accepted Date:

Brogan Bass Insulation LLC

By: _____

By:

Brogan Bass (Owner)

Unless otherwise accepted, this PROPOSAL is good for 30 days from the date of proposal. Bass Insulation reserves the right to charge a \$100.00 fee for Bass Insulation employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to 12% monthly charge, 18% per annum. The above signed Customer agrees to pay all expenses incurred, including attorney's fees and an additional 15% on the amount due thereof should this agreement be placed in the hands of an attorney for collection.

130 NW 19th Street Ocala FL



GENERX
GENERATORS

813-814-5900

FixMyGen.com

Attic insulation material cost

20 bags insulation \$395.25

I will install myself

Jack Eason



\$2,398.00

Expiration Date: August 17, 2024

Bill To:

Jack Eason

6ft stockade wood fence

109 x \$22.00

\$2,398.00

Subtotal

\$2,398.00

Total Amount

\$2,398.00

Terms & Conditions



APPROVE

REJECT

130 NW 17th Str Ocala FL

34475



GENEREX
GENERATORS

813-814-5900

FixMyGen.com

Material cost

15 fence sections	\$1420.26
18 4x4 post	207.62
8 bags concrete	<u>46.00</u>

\$1673.88

I will install myself
Jack Eason

**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
NORTH MAGNOLIA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM**

Revised March 2024

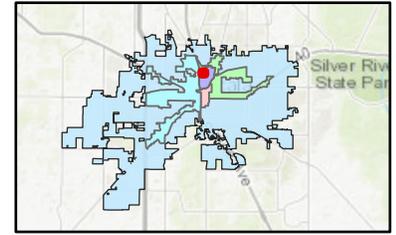
Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the North Magnolia CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
<i>Priority #4: Solve homeless problem.</i>	
<i>Priority #5: Create means for residential growth to include more owner-occupied Residents.</i>	
Eligible Areas	Neighborhoods within the North Magnolia CRA subarea.
Eligible Properties	Single family and duplex homes within the North Magnolia CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee; Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.) 5. Fencing. 6. Reroofing. 7. Weatherization. 8. New construction. 9. Conversion from septic system to City sanitary sewer service.
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%) <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666. Conversion from septic system to city sanitary sewer – City (100%)</i>

CRA GRANT REQUEST MAP

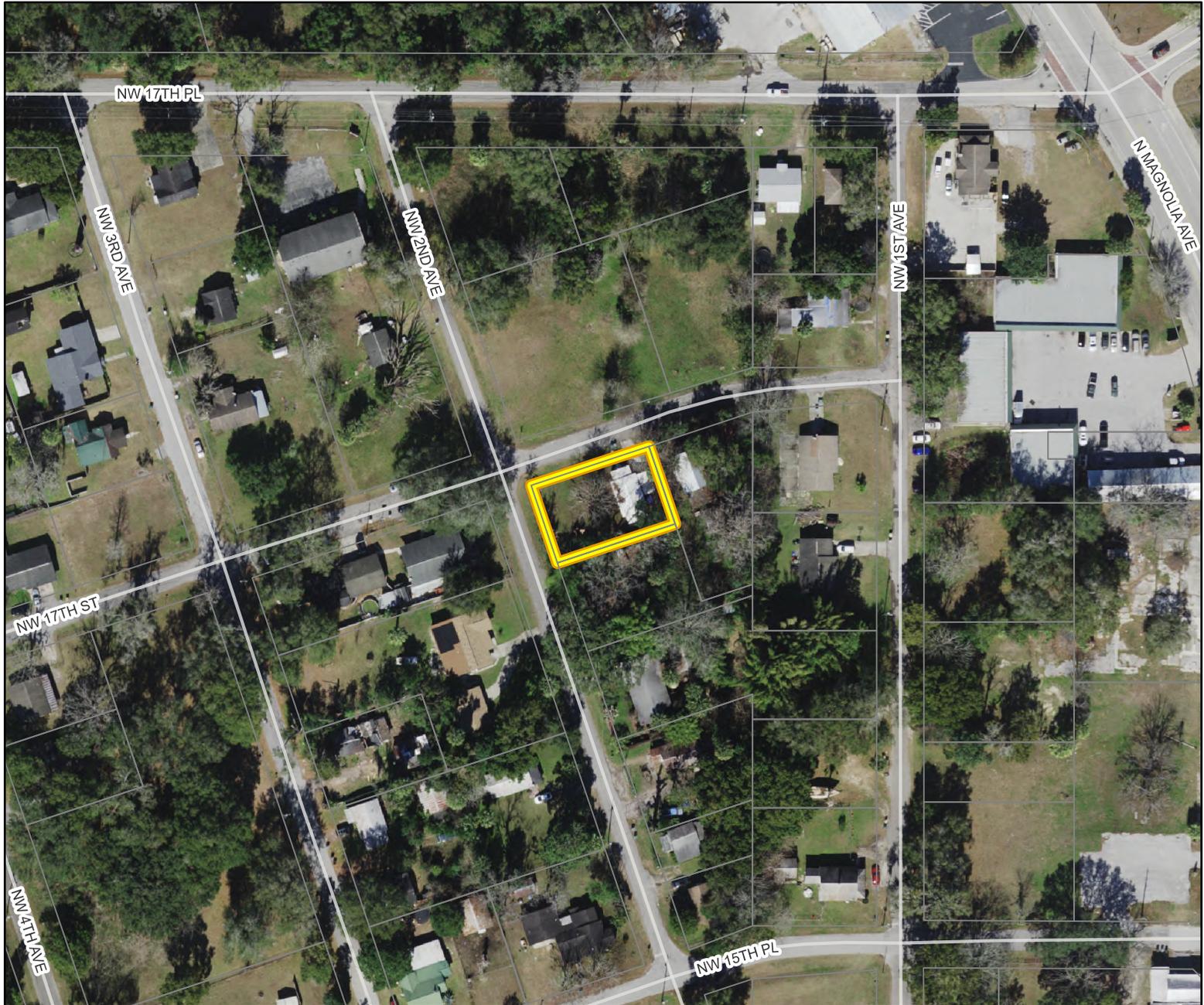
CRA Meeting: August 25, 2024

Address: 130 NW 17th St
Parcel: 25827-001-00

Location Map



Property Size: Approximately 0.17 acres
CRA Location: North Magnolia
Proposal: A request for CRA Grant funding for reroofing, HVAC, fencing, and attic insulation.



- Subject Property
- Parcels
- City Limits



0 500 Feet



Prepared by the City of 98
Growth Management Department
by kwirthlin on 7/24/2024

CRA GRANT REQUEST MAP

CRA Meeting: August 25, 2024

Address: 130 NW 17th St

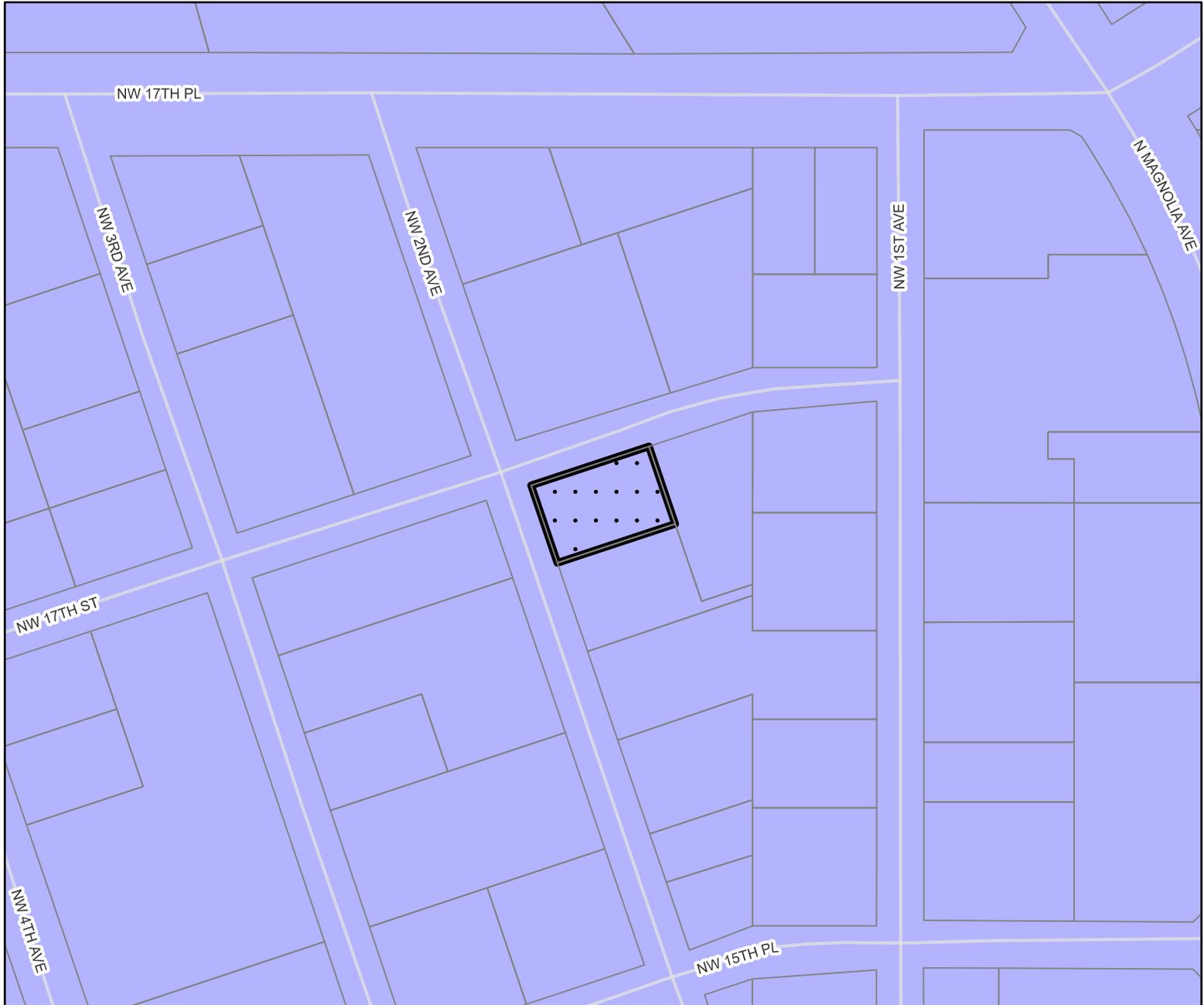
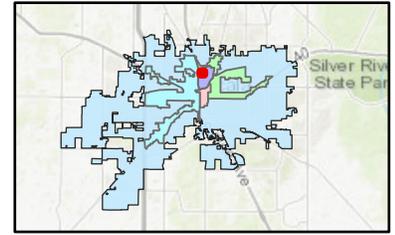
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Location Map



-  Subject Property
-  North Magnolia CRA
-  Parcels
-  City Limits

