



# Ocala

## East Ocala Redevelopment Advisory Committee

### Minutes

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Wednesday, January 15, 2025

4:00 PM

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1. Call To Order

a. Roll Call

**Present**

Board Member Greg Blair  
Board Member Tito Comas  
Board Member John Gamache  
Board Member Karl Kunz  
Chairman Rachel Perez

**Absent**

Vice Chair Van Akin  
Board Member Ronnie Santana Jr.

2. Public Notice

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

3. Approval of Minutes

a. October 21, 2024

**Attachments:** [October 21, 2024 Minutes](#)

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Tito Comas

**AYE:** Blair, Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

4. Grants/Applications

a. CRA24-0011 - 1279 E Silver Springs Blvd

**Attachments:** [CRA24-0011 - 1279 E Silver Springs Blvd.](#)  
[Conflict of Interest CRA24-0011- Greg Blair](#)

Economic Development / Cultural Arts Coordinator, Charlita Whitehead provided information on CRA 24-0011. The improvements include pressure washing and repainting the exterior parking lot at 1279 E Silver Springs Blvd. Ms. Whitehead outlined the project cost, noting the highest quote of \$16,800.25 and the lowest \$14,565.50. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$8,739.30.

Mr. Greg Blair recused himself from voting, he has a Business/Banking relationship with

the applicant.

Motion to approve CRA24-0011 to make improvements for property located at 1279 E Silver Springs Blvd in the amount of \$8,739.30.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Greg Blair

**AYE:** Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

**RECUSED:** Blair

**b.** CRA24-0012- 214 NE 11th Ave

**Attachments:** [CRA24-0012 - 214 NE 11th Avenue](#)

Economic Development Specialist Marie Mesadieu reviewed grant application CRA24-0012 for property located at 214 NE 11th Ave. The improvements include the repairs to the existing shingle portion of the roof and replacement of the metal roof. Ms. Mesadieu outlines the project cost, noting the highest quote of \$11,300.00 and the lowest \$8,895.00. Based on the 75% matching requirement, the maximum CRA grant that can be awarded is \$6,671.25.

Motion to approve CRA24-0012 to make improvements for property located at 214 NE 11th Ave in the amount of \$6,671.25.

**RESULT:** APPROVED

**MOVER:** Greg Blair

**SECONDER:** John Gamache

**AYE:** Blair, Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

**c.** CRA24-0013 - 822 NE 3rd St

**Attachments:** [CRA24-0013 - 822 NE 3rd Street](#)

Ms. Whitehead, reviewed grant application CRA24-0013 for property located at 822 NE 3rd St. The improvements include re-roofing and repair of the soffit and fascia of the building. Ms. Whitehead outlined the project cost, noting the highest quote of \$9,150.00 and the lowest \$8,800.00. Based on the 75% matching requirement, the maximum CRA grant that can be awarded is \$6,600.00.

Mr. Tito Comas recused himself from voting, he is the applicant and property owner.

Motion to approve CRA24-0013 to make improvements for property located at 822 NE 3rd St in the amount of \$6,600.00.

**RESULT:** APPROVED

**MOVER:** Greg Blair

**SECONDER:** John Gamache

**AYE:** Blair, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

**RECUSED:** Comas

**d.** CRA24-0010 - 2436 E. Silver Springs Blvd

**Attachments:** [CRA24-0010 - 2436 E. Silver Springs BLVD.](#)  
[Conflict of Interest CRA24-0010 - Greg Blair](#)

Ms. Mesadieu reviewed grant application CRA24-0010, for the property located at 2436 E. Silver Springs Blvd. The improvements include landscaping improvements, pressure washing, exterior painting, parking lot sealing/stripping, and the installation of a new wooden fence next to the back entrance of the restaurant. Ms. Mesadieu outlined the project cost, noting the highest quote \$25,372.75 and lowest \$22,804.50. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$13,682.70.

Mr. Blair recused himself from voting, he has an ongoing business/banking relationship with the applicant.

Motion to approve CRA24-0010 for a East Ocala Commercial Building Improvement Grant for the amount of \$13,682.70.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Karl Kunz

**AYE:** Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

**RECUSED:** Blair

**5.** Project Updates

Senior Transportation Project Administrator, Eric Smith, provided updates on the following three projects:

- Northeast Third Street Sidewalk Improvements - Completed in conjunction with the re-purposing of the fire station into Midtown Brewery. New sidewalks and parking were added. The next phase will include a mid-block crosswalk for improved pedestrian access.
- Skate Park Expansion - Final negotiations are in progress to expand the Ocala Skate Park.
- FDOT SR-40 Improvements - FDOT will resurface and install new pedestrian safety signage. Plans for high-emphasis pavement markings were withdrawn due to new design guidelines. The city is exploring off-site improvements and working with pedestrian safety programs to enhance the area.

Economic Development Manager Roberto Ellis provided the following updates on two

initiatives:

- Grant Program Promotion Signs, the CRA will introduce yard signs to promote grant programs.
- Invitation to Negotiate (ITN) Application for Fire Station Parcels, with the Midtown Brewery project completed, the city will solicit proposals for mixed-use or residential redevelopment of the remaining city-owned parcels in the Midtown Master Plan area. The ITN is being finalized and will be advertised soon, aiming to attract private developers for revitalization efforts.

6. Other Business

a. Residential Property Improvement Grant - Revised Framework

**Attachments:** [East Ocala CRA RPIG- Revised](#)

Mr. Ellis discussed the proposed changes to the Residential Improvement Grant Program:

- Re-roofing Grant Match Reduction - The match for re-roofing and re-roofing repairs will decrease from 75% to 50%, while the maximum grant amount remains \$20,000 for larger projects.
- Addition of Termite Tenting - Termite tenting will be added as an eligible project due to the age of buildings in the CRA. Applications will be evaluated on a case-by-case basis to ensure they address significant structural concerns rather than routine maintenance. Property owners will be responsible for ongoing upkeep.

Motion to approve changes to the Residential Improvement Grant Program with the condition that the request of the termite report is included with the application.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Greg Blair

**AYE:** Blair, Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

b. Grant Review Committee Guidelines

**Attachments:** [Ocala CRA - Grant Review Committee Guidelines](#)

Mr. Ellis provide an update on the grant review process across all CRAs. The Advisory Committee shall designate a GRC Chairperson and a GRC Vice-Chairperson as representatives from the respective Advisory Committee in the CRA subarea to coordinate site visits and discussions on applicant eligibility and project scope.

Motion to approve Rachel Perez as GRC Chairperson and John Gamache as GRC Vice Chairperson.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Greg Blair

**AYE:** Blair, Comas, Gamache, Kunz, and Perez

**ABSENT:** Akin, and Santana Jr.

**c.** New Reporting Guidelines for Special Districts

**Attachments:** [Fiscal Year 2024-25 Goals and Objectives](#)

Mr. Ellis provided an overview of the new state reporting requirements, which mandate tracking goals, objectives, and performance standards throughout the year.

7. Public Comments

None.

8. Staff Comments

Mr. Ellis provided an overview of the proposed changes to the Commercial Grant Program.

Cultural Arts Supervisor Emily Parkman discussed Cultural Arts collaboration with East Ocala CRA Commercial Grant program and its proposal on adding murals.

9. Board Comments

None.

10. Next Meeting Date: February 26, 2025

11. Adjournment: The meeting adjourned at 5:07 p.m.