



Ocala

Community Redevelopment Area Agency Board

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, November 4, 2025

3:30 PM

1. Call To Order

2. Roll Call

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

3. Public Notice

Public Notice for the November 4, 2025 Community Redevelopment Area Agency Board Meeting was posted on October 8, 2025

4. Minutes Approval

4a. September 3, 2025 and October 21, 2025 CRA meeting minutes

Presentation By: Angel Jacobs

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Hilty Sr, Musleh, and Dreyer

EXCUSED: Mansfield

5. Agenda Items

5a. Applications to fill vacancy on the Downtown Ocala Redevelopment Advisory Committee, for an expired term ending March 1, 2029

Presentation By: Roberto Ellis

Motion amended: Appoint Donald Gulling to the Downtown Ocala Redevelopment Area Advisory Committee for an expired term ending March 1, 2029, by ballot vote

Economic Development Manager Roberto Ellis discussed four applications for the single vacancy on the Downtown Ocala Community Redevelopment Agency Advisory Committee, with an expired term ending March 1, 2029.

City Clerk Angel Jacobs stated the CRA Board appoints Donald Gulling to the Downtown Ocala Community Redevelopment Agency Advisory Committee.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Hilty Sr, Musleh, and Dreyer

ABSENT: Mansfield

- 5b.** West Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 2351 SW Second Street, in an amount not to exceed \$3,285

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 2351 SW Second Street. The grant funds will be allocated towards improvements. The requested grant amount is \$3,285.00; staff recommends approval. He confirmed the City is unaware of insurance coverage opportunities for the property damage. Furthermore, the applicant has decided to replace the existing wood fence with vinyl fencing to prevent wood rot.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Hilty Sr, Musleh, and Dreyer

ABSENT: Mansfield

- 5c.** West Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 628 NW Second Street, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 628 NW Second Street. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; staff recommends approval.

Council Member Hilty expressed concern regarding Committee Members applying for grant funds. He suggested modifying the existing guidelines to prohibit Committee Members from applying for City grants.

Mr. Ellis confirmed the existing guidelines do not prohibit Committee Members from applying for grants. Furthermore, the surplus lots were advertised through the procurement process.

City Manager Pete Lee confirmed the surplus property was selected by the Procurement Department's Selection Committee. Furthermore, the grant program provides funding to help developers build more affordable housing opportunities in the City.

City Attorney Sexton clarified the Chapter 112 analysis with the Board.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Musleh, and Dreyer

NAY: Hilty Sr

ABSENT: Mansfield

- 5d.** West Ocala Community Redevelopment Area Residential Property Improvement Grant for property identified by parcel number 2856-006-015, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at parcel number 2856-006-015. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; 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: Bethea Sr, Musleh, and Dreyer

NAY: Hilty Sr

ABSENT: Mansfield

- 5e.** Redevelopment Agreement between the City of Ocala and Marion Opportunity Zone Investment I, LLC, for the rehabilitation and redevelopment of the historic Hotel Marion property, with total City incentives not to exceed \$2,896,670

Presentation By: Aubrey Hale

Planning Director Aubrey Hale discussed a Redevelopment Agreement for Marion Opportunity Zone Investment I, LLC. The developer plans on rehabilitating and redeveloping the historic Hotel Marion property. The total City incentives not to exceed \$2,896,670; staff recommends approval.

Rob Batsel, Applicants Attorney, 1531 SE 36th Avenue, Ocala, FL 34471, thanked City staff for their support. The plan is to preserve the heritage of the historic Hotel Marion property. Furthermore, he clarified the parking lot incentive and right of reverter (property law) with Chairman Dreyer.

City Manager Pete Lee confirmed the City plans to build a parking garage within the next two to three years.

Mr. Hale stated the City expanded the CRA grant over a five-year period, due to lack of funds available. The proposed agreement will allow the City time to finalize plans for parking garage #3 and utilize the right of reverter.

Chairman Dreyer spoke in opposition of deeming the parking lot to the applicant.

Mr. Batsel clarified the proposed agreement with the Board. Furthermore, he suggested modifying the contract language to ensure alternative parking.

Chairman Dreyer suggested the City remove the language regarding the four-year reverter.

Mr. Lee spoke on the City's development vision for Downtown.

Mr. Batsel proposed a language strike through on page 17 of the Redevelopment Agreement.

The Board agreed to rescind the motion and table discussion to the next meeting, to consider the proposed contract changes.

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

RESULT: TABLED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Hilty Sr, Musleh, and Dreyer

ABSENT: Mansfield

6. Public Comments

7. Adjournment

Adjourned at 4:23 pm

Minutes

Kristen M. Dreyer
Chairperson

Angel B. Jacobs
City Clerk