



Ocala

Community Redevelopment Area Agency Board

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, December 2, 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 Barry Mansfield Chairperson Kristen M. Dreyer
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3. Public Notice

- Public Notice for the December 2, 2025 Community Redevelopment Area Agency Board Meeting was posted on November 12, 2025

4. Minutes Approval

- 4a. November 18, 2025 CRA Meeting

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

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

5. Agenda Items

- 5a. Resolution 2026-1 to amend each respective community redevelopment plan for the four redevelopment subareas: West Ocala, East Ocala, North Magnolia, and Downtown

Planning Director Aubrey Hale discussed the adoption of Resolution 2026-1. He provided a brief history of the establishment of CRA's and life expectancy. The City is requesting to extend the CRA's to the maximum length possible (sunset year 2048).

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 5b. 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

Planning Director Aubrey Hale discussed a Redevelopment Agreement with Marion Opportunity Zone Investment I, LLC. He provided a brief overview of modifications to the proposed agreement. The funds will be allocated towards the rehabilitation and redevelopment of the historic Hotel Marion. The total City incentives shall not exceed \$2,896,670; staff recommends approval.

Rob Batsel, Applicant's Attorney, 1531 SE 36th Avenue, Ocala, FL 34471, stated they have addressed the Council's concerns.

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, Hilty Sr, Musleh, Mansfield, and Dreyer

5c. North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 903 NE Osceola Avenue, in an amount not to exceed \$19,125

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 903 NE Osceola Avenue. The grant funds will be allocated towards improvements. The requested grant amount is \$19,125.00; staff recommends approval.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

5d. Authorization to enter into a purchase and sale agreement for real property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00, in an amount not to exceed \$868,000

Economic Development Manager Roberto Ellis discussed a request to enter into a purchase and sale agreement for the property located in the 1900 block of NW 21st Street. The property is located in the West Ocala CRA. The City of Ocala currently owns properties to the West and South of the property. The purchase aligns with the West Ocala CRA plan and Master Plan. The City would own 57% of the total area if this property is acquired. An ITN would be issued for future development of the property. Estimated market value is \$1,260,000. The requested purchase amount is \$868,000.00. Adequate funds are available in the CRA acquisition budget, 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, Hilty Sr, Musleh, Mansfield, and Dreyer

6. Public Comments

- **Chairperson Dreyer and City Manager Pete Lee conducted a moment of silence honoring Mr. Clark Yandle. Mr. Yandle was a champion for not only the North Magnolia CRA but the entire City of Ocala. He was a citizen who made a difference in the community.**

7. Adjournment

- **Adjourned at 3:49 pm**

Minutes

Kristen M. Dreyer
Chairperson

Angel B. Jacobs
City Clerk