



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