



Ocala

East Ocala Redevelopment Advisory Committee

Minutes

Wednesday, June 25, 2025

4:00 PM

1. Call To Order

a. Roll Call

Present

Vice Chair Van Akin
Board Member Greg Blair
Board Member Tito Comas
Board Member John Gamache
Chairman Rachel Perez

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was posted on June 17, 2025.

3. Approval of Minutes

a. February 26, 2025

Attachments: [East Ocala CRA Mins 2.26.25 - Draft](#)

RESULT: APPROVED

MOVER: Van Akin

SECONDER: Tito Comas

AYE: Akin, Blair, Comas, Gamache, and Perez

4. Grants/Applications

a. CRA25-0014 - 224 NE 10th Ave

Attachments: CRA25-0014 - 224 NE 10th Ave Application Packet

Economic Development Specialist, Marie Mesadieu reviewed grant application CRA25-0014 for the property located at 224 NE 10th Ave. The improvements include replacing the HVAC system, adding insulation, landscape improvements, tree removal and installation of a privacy fence to the property. Ms. Mesadieu outlined the project cost, noting the highest quote of \$29,914.00 and the lowest \$20,111.07. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$15,083.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0014 to make improvements for the property located at 224 NE 10th Ave in the amount of \$15,083.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Van Akin

AYE: Akin, Blair, Comas, and Gamache

RECUSED: Perez

b. CRA25-0003 - 1114 NE 12th Ave

Attachments: CRA25-003 -1114 NE 12th Ave Application Packet

Ms. Mesadieu reviewed grant application CRA25-0003 for the property located at 1114 NE 12th Ave. The improvements include replacing windows and repainting the exterior of the property. Ms. Mesadieu outlined the project cost, noting the highest quote of \$31,567 and the lowest \$17,765. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$13,474.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0003 to make improvements for the property located at 1114 NE 12th Ave in the amount of \$13,474.00.

RESULT: APPROVED

MOVER: Greg Blair

SECONDER: Rachel Perez

AYE: Akin, Blair, Comas, and Perez

RECUSED: Gamache

c. CRA24-0007 - 956 NE 5th St

Attachments: [CRA25-0007 956 NE 5th St Application Packet](#)

Economic Development/Cultural Arts Coordinator Charlita Whitehead reviewed grant application CRA24-0007 for the property located at 956 NE 5th Ave. The improvements include replacing 19 windows that are original to the home. Ms. Whitehead outlined the project cost, noting the highest quote of \$35,346 and the lowest \$16,385. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$12,289.

Motion to approve CRA24-0007 to make improvements for the property located at 956 NE 5th Ave in the amount of \$12,289.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Rachel Perez

- AYE:** Akin, Blair, Comas, Gamache, and Perez
d. CRA25-0009 - 428 NE 7th Terrace

Attachments: CRA25-0009 428 NE 7th Terr Application Packet

Ms. Whitehead reviewed grant application CRA25-0009 for the property located at 428 NE 7th Terrace. The improvements include replacing the original roof, painting the exterior of the home, and tree and debris removal. Ms. Whitehead outlined the project cost, noting the highest quote of \$33,050 and the lowest \$30,088. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0009 to make improvements for the property located at 428 NE 7th Terrace in the amount of \$20,000.

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: Greg Blair

AYE: Akin, Blair, Comas, and Perez

RECUSED: Gamache

- e.** CRA25-0011 - 837 NE 2nd St

Attachments: CRA25-0011 837 NE 2nd St Application Packet

Ms. Whitehead reviewed grant application CRA25-0011 for the property located at 837 NE 2nd St. The improvements include reroofing, repainting, and replace the HVAC system. Ms. Whitehead outlined the project cost, noting the highest quote of \$29,046 and the lowest \$26,413. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$19,810.

Motion to approve CRA25-0011 to make improvements for the property located at 837 NE 2nd St in the amount of \$19,810.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Blair, Comas, Gamache, and Perez

- f.** CRA25-0013- 923 NE 2nd St

Attachments: [CRA25-0013 - 923 NE 2nd St Application Packet](#)

Ms. Whitehead reviewed grant application CRA25-0013 for the property located at 923 NE 2nd St. The improvements include replacing the windows in the sunroom of the

home. Ms. Whitehead outlined the project cost, noting the highest quote of \$38,343 and the lowest \$26,890. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Motion to approve CRA25-0013 to make improvements for the property located at 923 NE 2nd St in the amount of \$20,000.

RESULT: APPROVED

MOVER: Van Akin

SECONDER: John Gamache

AYE: Akin, Blair, Comas, Gamache, and Perez

g. CRA25-0015 - 1030 NE 5th St

Attachments: CRA25-0015 1030 NE 5th St Application Packet

Ms. Whitehead reviewed grant application CRA25-0015 for the property located at 1030 NE 5th St. The improvements include replacing windows and adding insulation.

Ms. Whitehead outlined the project cost, noting the highest quote of \$19,923 and the lowest \$17,031. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$12,774.

Ms. Perez recused himself from voting, she works for the applicant.

Motion to approve CRA25-0015 to make improvements for the property located at 1030 NE 5th St in the amount of \$12,774.

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: John Gamache

AYE: Akin, Blair, Comas, and Gamache

RECUSED: Perez

h. CRA25-0023 - 948 NE 4th St

Attachments: [CRA25-0023 - 948 NE 4th St. Application Packet](#)

Ms. Whitehead reviewed grant application CRA25-0023 for the property located at 948 NE 4th St. The improvements include removing and replacing the furnace, HVAC, and windows. Ms. Whitehead outlined the project cost, noting the highest quote of \$35,770 and the lowest \$27,374. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0023 to make improvements for the property located at 948 NE 4th St in the amount of \$20,000.

RESULT: APPROVED

MOVER: Greg Blair

SECONDER: Rachel Perez

AYE: Akin, Blair, Comas, and Perez

RECUSED: Gamache

i. CRA25-0002 - 1531 NE 2nd St

Attachments: CRA25-0002 1531 NE 2nd St Application Packet

Ms. Whitehead reviewed grant application CRA25-0002 for the property located at 1531 NE 2nd St. The improvements include replace the windows on the building.

Ms. Whitehead outlined the project cost, noting the highest quote of \$20,716 and the lowest \$10,673. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$6,404.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0002 to make improvements for the property located at 1531 NE 2nd St in the amount of \$6,404.

RESULT: APPROVED

MOVER: Van Akin

SECONDER: Greg Blair

AYE: Akin, Blair, Comas, and Perez

RECUSED: Gamache

5. Project Updates

Economic Development Manger, Roberto Ellis provided an update on the following projects:

Ocala Skate park - Four new areas will be added to the park. Project has been delayed by two months due to the design taking longer than expected. New project completion date set to February 2026.

Tucker Hill - The City has issued an Invitation to Negotiate (ITN) to construct up to fourteen single family residential. ITN is set to close on August 18, 2025. The ITN will go through procurement for a processing review eventually awarding it to a developer.

6. Other Business

None

7. Public Comments

None

8. Staff Comments

a. Revised Framework - EO Commercial Building Improvement Grant

Attachments: [Revised Framework - EO Commercial Building Improvement Grant](#)

Mr. Ellis reviewed the proposed changes to the commercial grant framework:

- Increase maximum grant from \$20,000 to \$50,000
- Add murals to the list of eligible work

The Advisory Committee motion to approved the proposed changes to the commercial grant framework.

RESULT: APPROVED

MOVER: Rachel Perez

SECONDER: Tito Comas

AYE: Blair, Comas, Gamache, and Perez

NAY: Akin

b. CRA Plan Review

Mr. Ellis provided an overview of the Ocala CRA plan. The CRA plan was established in May 2015 and it was designed to improve the appearance, function, market value of key commercial corridors and restoring the economic vitality. The implementation time of the plan is 2045 which can be extended if there is a need. The maximum time the CRA plan can be extended to is 2055. Mr. Ellis discuss the key challenges of the Ocala CRA Plan and the plan to achieve revitalization.

Mr. Ellis also discussed with the Advisory Committee that the CRA Board requested that the policy and procedure for the CRA grants be reviewed to see how the process can be made more efficient.

9. Board Comments

None

10. Next Meeting Date: August 27, 2025

11. Adjournment

The meeting adjourned at 5:07 p.m.