



# Ocala

## Community Redevelopment Area Agency Board

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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Tuesday, March 17, 2026

3:45 PM

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**1. Call To Order**

**2. Roll Call**

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

**Excused** Mayor Ben Marciano

**3. Public Notice**

- **Public Notice for the March 17, 2026 Community Redevelopment Area Agency Board Meeting was posted on February 18, 2026**

**4. Minutes Approval**

**4a. Minutes from February 17, 2026**

**RESULT:** APPROVED  
**MOVER:** Jay A. Musleh  
**SECONDER:** Barry Mansfield  
**AYE:** Musleh, Dreyer, Hilty Sr, Mansfield, and Bethea Sr

**5. Agenda Items**

**5a. Reappointment of Wendy Kebrdle to a four-year term ending March 1, 2030, on the North Magnolia Redevelopment Advisory Committee**

Presentation By: Roberto Ellis

Economic Development Manager, Roberto Ellis, discussed the appointment of Wendy Kebrdle to the North Magnolia Redevelopment Advisory Committee, for an unexpired term ending March 1, 2030; staff recommends approval.

No public comment.

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

**RESULT:** APPROVED  
**MOVER:** James P. Hilty Sr  
**SECONDER:** Barry Mansfield

- AYE:** Musleh, Dreyer, Hilty Sr, Mansfield, and Bethea Sr
- 5b.** Reappointment of Rachel Perez to a new term ending March 1, 2030, on the East Ocala Redevelopment Advisory Committee

**Presentation By:** Roberto Ellis

Economic Development Manager, Roberto Ellis, discussed the appointment of Rachel Perez to the East Ocala Redevelopment Advisory Committee, for an unexpired term ending March 1, 2030; staff recommends approval.

No public comment.

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Barry Mansfield

- AYE:** Musleh, Dreyer, Hilty Sr, Mansfield, and Bethea Sr
- 5c.** East Ocala Community Redevelopment Agency Residential Property Improvement Grant application for vacant parcel 2834-004-101, in an amount not to exceed \$20,000

**Presentation By:** Roberto Ellis

Economic Development Manager Roberto Ellis presented a grant application for vacant parcel 2834-004-101, requesting \$20,000 to fund the construction of a new single-family home. Upon completion, the property will be leased to an affordable housing-qualified family; staff recommends approval as the current taxable value is less than \$30,000.

Council Member Hilty expressed procedural concerns regarding the project, noting that the applicant's name differs from the corporate ownership (LLC) of the property. He questioned whether the property meets the specific improvement criteria and asked if the City intended to allow corporations to submit multiple applications for various properties.

Mr. Ellis clarified that the applicant is acting on behalf of the company and fully meets all grant terms. He explained that the grant program is designed to make affordable housing projects more feasible for developers, thereby addressing a critical community need.

City Manager Pete Lee detailed the Community Redevelopment Agency (CRA) mission, noting that the project is expected to increase the property's taxable value from under \$30,000 to over \$200,000.

Council Member Hilty voiced additional concerns regarding the allocation of grant funds toward the development of rental properties.

Council Member Musleh inquired about the duration of the affordable housing requirement and whether the City secures its interest via a lien. Mr. Ellis confirmed a

10-year affordability requirement and noted that a lien is placed on the property to ensure compliance.

Council Member Dreyer requested a status update on a previous Council directive for staff to review and provide recommendations on these types of grant scenarios. Mr. Lee responded that staff is still refining those recommendations, noting that education remains a primary hurdle. He reaffirmed that the objective is to increase affordable housing units within the CRA district and indicated that updated CRA terms would be brought before the Council in the coming months.

Council Member Hilty expressed significant concern regarding why applications are accepted without comprehensive business information. Mr. Ellis responded that all applicants undergo a thorough review by staff and the CRA Advisory Board, confirming that all necessary information was provided during that process.

Council Member Hilty formally requested that staff provide more detailed background information to the City Council for all future grant applications.

Mr. Lee committed to providing more clarifying data regarding grant applicants going forward, specifically noting for the record that the current applicant is part of the ownership group but does not reside on the property.

No public comment.

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

**RESULT:** APPROVED

**MOVER:** Barry Mansfield

**SECONDER:** Jay A. Musleh

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

**NAY:** Hilty Sr

**5d.** Addition of Parcel 26297-000-01 to the City's Surplus Property List

**Presentation By:** Roberto Ellis

Economic Development Manager, Roberto Ellis, presented a proposal to add parcel 26297-000-01 to the City's Surplus Property List. He noted that the City originally acquired the property in 2019 and previously donated a portion to the adjacent cemetery in 2020. The parcel has since been split into two lots; staff is requesting to surplus the triangular-shaped portion while maintaining the larger southern lot for future redevelopment opportunities. Staff recommends approval of this designation.

Council Member Dreyer inquired about the specific intent for the triangular parcel once it is surplus. Mr. Ellis responded that the neighboring cemetery has already expressed a formal interest in acquiring the parcel for their operations.

No public comment.

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

**RESULT:** APPROVED

**MOVER:** Barry Mansfield

**SECONDER:** Kristen M. Dreyer

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

**6. Public Comments**

**7. Adjournment**

**Adjourned at 4:02 PM**

**Minutes**

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Ire J. Bethea Sr.  
Chairperson

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Angel B. Jacobs  
City Clerk