

1/21/20
11:55am

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: NWS Retail, LLC
Project Address: 2219-2225 E Silver Springs Blvd Ocala FL 34470
Parcel Number: 28333-002-04

APPLICANT INFORMATION

Applicant's Name: NWS Retail, LLC
Name of person to receive all correspondence if different from applicant:
Veronica Bass

Applicant's Business Name (if applicable): NWS Retail LLC
Type of business: Retail Real Estate (Vacant)
Applicant's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470

Phone number: 352 414-1645 Fax: _____

E-mail address: Vbass@NeighborhoodStorage.com, Storage1@NeighborhoodStorage.com

Applicant is the ☒ Property Owner _____ Business Owner/Tenant

How long has the business been at the current location? Vacant space

If renter, when does your current lease expire? _____

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: NWS Retail, LLC
Property Owner's Business Name (if applicable): NWS Retail, LLC
Property Owner's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470
Phone number: 352 414-1645 Fax: _____
E-mail address: Storage1@NeighborhoodStorage.com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Currently Vacant space. We are attempting to convert a vacant building to active use.

Explain the purpose of and need for the proposed improvements. Building was partially demolished & has been vacant for several years. New roof, and windows have been installed, and new facade will increase the likelihood of reactivation.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Proposed improvements would be made but not to the level that is being proposed.

Number and types of jobs being created. Unknown

What will be the business hours of operation? Unknown

For projects with residential component - number and types of units being created. N/A

project should take 3-4 months.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$87,263

Required -- Attach itemized bid sheets. V

How much funding assistance are you requesting? \$50,000

Anticipated start date: September Anticipated completion date: December

SCOPE OF WORK CHECKLIST

(Check all that apply)

East Ocala CRA

- ☒ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☒ Exterior painting – colors must be approved by Committee
- ☒ Awnings
- ☐ Windows, doors
- ☒ Parking lot pavement sealing & striping
- ☒ Exterior security & safety lighting

Applicant

I, NWS Retail LLC, ^{future} business owner/tenant of the building at 2219-2225 E Silver Springs Blvd, ^{Ocala FL 34470} have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature [Signature] Date 7/24/25

Owner Approval for Tenant Applicant

I, NWS Retail, LLC, owner of the building at 2219-2225 E Silver Springs Blvd, ^{Ocala FL 34470} have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature [Signature] Date 07/24/25

Property Information – For staff use only

Is the property assessed Marion County property taxes?	☒ Y / N
Are property taxes paid up to date?	☒ Y / N
Is the property in condemnation or receivership?	Y / ☒ N
Is there an active City code enforcement case on the property?	Y / ☒ N
Is the building on the National Register of Historic Places	Y / ☒ N