



Community Redevelopment Agency

# CRA PROJECTS



## COMPLETED

- Over 142 residential and commercial façade improvement projects
- Construction of Parking Garage 1
- Mary Sue Rich Community Center at Reed Place
- Downtown Market Improvements
- N. Magnolia Avenue Streetscape Improvements
- 9<sup>th</sup> Street Beautification
- Heritage Trail Linear Park
- Railyard One Catalytic Project
- Culvers Ocala Catalytic Project
- Mellow Mushroom
- Brewery in Midtown
- District Bar and Kitchen

## ONGOING

- Imagine North Magnolia Redevelopment
- Tucker Hill Residential Redevelopment
- American Legion Building Improvements
- Hilton Garden Inn
- The Forge at Maddison Commons
- Brick City Lofts
- AC Marriott Downtown Ocala
- Downtown Streetscape Improvements
- Ocala Skate Park Expansion





## Community Redevelopment Agency CRA SUCCESSES



### Heritage Trail

CRA Subarea: West Ocala

The West Silver Springs Heritage Trail Park 'Heritage Trail', was conceptualized in 2018 through the West Ocala CRA Advisory Committee. The park features a decorative sidewalk, park furniture, public art and landscaping. Its primary features are a series of art panels by Charles Eddy and plaques displaying historic images honoring prominent West Ocala citizens who contributed to the community.



#### Project Began

2018



#### CRA Investment

\$308,773



#### Completed

2024



Before



After



After

### Tucker Hill

CRA Subarea: West Ocala

The City of Ocala acquired the properties over several years and the Ocala CRA funded the water, sewer, and road infrastructure required to support this affordable infill housing development. Through this project, 12 vacant parcels will be subdivided into 7 single-family residential lots. The homes will be sold to low-medium income households, increasing housing stability for the West Ocala Community. In the next phase of the project, the City will be issuing a solicitation, inviting suitable developers to bid on delivering the homes.



#### Project Began

2020



#### CRA Investment

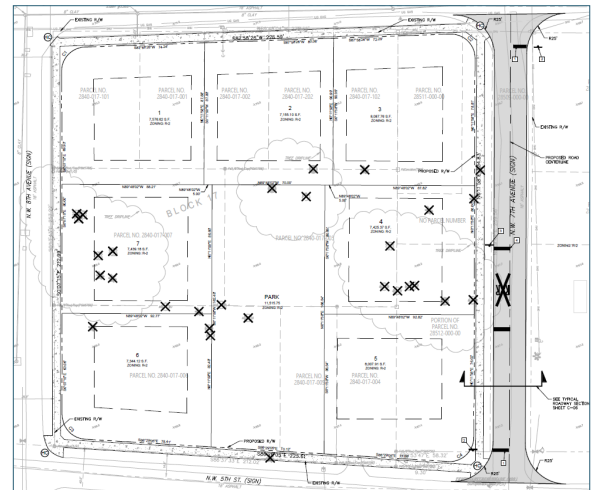
\$156,518



#### Completed

2024

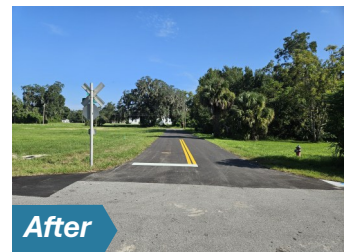
#### Site Plan



#### Road Improvements



Before



After





# Community Redevelopment Agency CRA SUCCESSES



## Mercy Village - Affordable Housing *CRA Subarea: West Ocala*

Dubbed the “Saving Mercy Village”, this development will provide 59 new apartments for rent, for residents at or below 60 percent of the area median income (AMI) and persons coming out of homelessness. The West Ocala CRA has committed to offsetting a portion of the impact and building permit fees for the project.



### Start Date

2024



### CRA Investment

\$131,928



### Completion

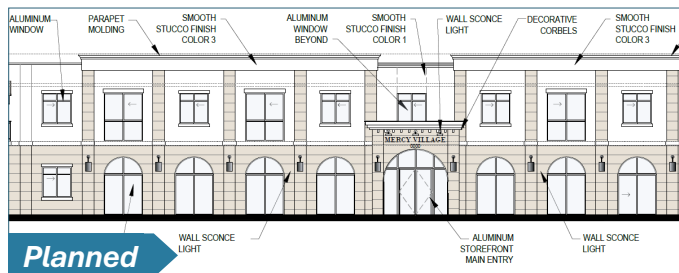
2026



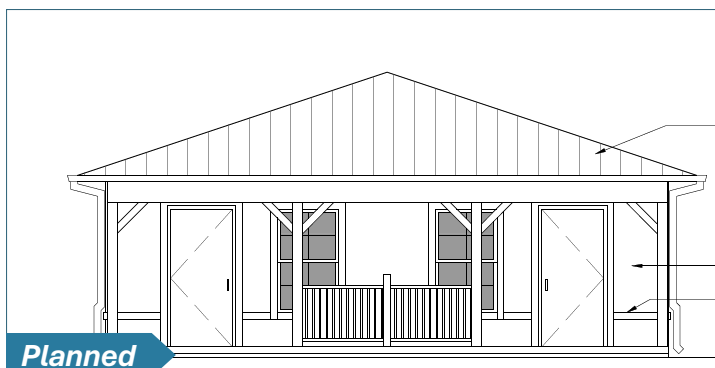
### Private Capital Investment

\$11.3 million

## Front Elevation — Offices



## Front Elevation — Duplex



## Skate Park Expansion *CRA Subarea: East Ocala*

Opened in December 2018, the Ocala Skate Park is a 6.02-acre facility located at Tuscawilla Park in the heart of Ocala’s developing downtown. The Skate Park is open daily from sunrise to 10:00 p.m. and, in addition to its existing 10,000-square-foot street course, offers a dedicated parking lot, public art, and picnic areas for its patrons. The expansion area will include two bowls, a snake run and beginner area.



### Start Date

2025



### CRA Investment

\$500,000



### Completion

2025



### Total Project Costs

\$973,018







## Community Redevelopment Agency CRA SUCCESSES



### District Bar & Kitchen

*CRA Subarea: Downtown*

This .07-acre property was developed into a 6,700 sq. ft. high-energy restaurant and bar. The building follows Form-Based Code architectural design standards with its placement in relation to the street, floor plan, and facade treatments. The CRA incentives included TIF payments, a grant, and streetscape improvements.



#### Project Began

July 2022



#### CRA Investment

\$284,873



#### Completed

June 2023



#### Developer Investment

\$4 million



**Taxable Value Before:** \$521,553



**Taxable Value After:** ≈ \$2.8 million

### Imagine North Magnolia

*CRA Subarea: North Magnolia*

The scope of this project included constructing a new neighborhood park, replacing streetlights with LEDs, improving water and sewer infrastructure, widening streets, and resurfacing roads.



#### Project Began

Feb. 2019



#### CRA Investment

\$548,666



#### Completed

Sept. 2024



#### Total Project Costs

\$1.2 million

#### Road Improvements



**Before**



**After**

#### Neighborhood Park



**Before**



**After**





## Community Redevelopment Agency CRA SUCCESSES



### Downtown Commercial Grants

*CRA Subarea: Downtown*

The Downtown CRA provides matching funds to help attract and retain businesses while enhancing the physical appearance of downtown buildings. The grant supports a wide range of comprehensive interior and façade improvements.



#### Implementation

2016-2025



#### CRA Investment

\$1.2 million



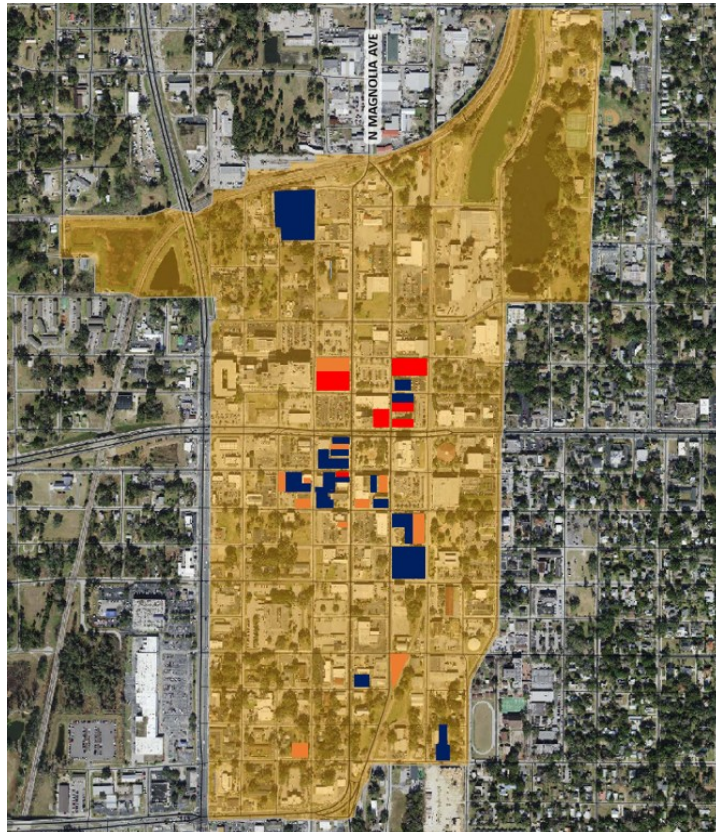
#### Grants Awarded

63



#### Private Capital Investment

\$4.5 million



DOWNTOWN CRA BOUNDARY



EXTERIOR IMPROVEMENTS



INTERIOR IMPROVEMENTS



INTERIOR & EXTERIOR IMPROVEMENTS



0 0.25 0.5 Miles

### Mary Sue Rich Community Center at Reed Place

*CRA Subarea: West Ocala*

This 41,750 sq. ft., two-story center serves as a hub of the community. The facility includes designated indoor spaces for senior, youth, and family programs; a public library branch; a 400-seat banquet/event space; event lawn; and a commercial kitchen.



#### Project Began

March 2019



#### CRA Investment

\$8 million



#### Completed

Jan. 2023



#### Loan Balance

\$5.6 million



#### Total Project Costs

\$11.3 million



Before



After