



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

West Ocala Redevelopment Advisory Committee

Minutes

Thursday, January 23, 2025

3:00 PM

1. Call To Order

a. Roll Call

Present

Carolyn Adams
Chairman Barbara Brooks
Elgin Carelock
Antoinette Hunt
Brady Fritz

Absent

Reginald E. Landers Jr.
Vice Chairman Ruth Etta Reed
Dwan Thomas

2. Public Notice

The public notice information for the West Ocala CRA Advisory Committee was published on January 10, 2025

3. Approval of Minutes

a. November 21, 2024

Attachments: [November 21, 2024 West Ocala CRA AC Minutes](#)

RESULT: APPROVED

MOVER: Brady Fritz

SECONDER: Elgin Carelock

AYE: Adams, Chairman Brooks, Carelock, Hunt, and Fritz

ABSENT: Landers, Vice Chairman Reed, and Thomas

4. Grants/Applications

a. CRA25-0001 - SW 34th Circle

Attachments: CRA25-0001 - SW 34th Circle

Economic Development Roberto Ellis discussed a grant application for the property known as SW 34th Circle. The applicant is proposing to construct a new two-story 10,098 square foot medical office, Ocala Plastic Surgery. The total project cost is estimated to be \$4,562,410.82. Mr. Ellis stated that while the project is eligible for grant consideration, the project is located outside the priority area for the CRA. The project was scored by the five members present, and received an average score of 85.6/100 points.

Kendal Drake, Drake Construction, spoke on the value of the project and proposed improvements. He encouraged the CRA Committee to support the proposed development project.

Motion to approve CRA25-0001 in a match amount of 5.5% in an amount not to exceed \$211,918 with a payback period of 7.3 years.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Carolyn Adams

AYE: Adams, Chairman Brooks, Carelock, Hunt, and Fritz

ABSENT: Landers, Vice Chairman Reed, and Thomas

b. CRA24-45841 - 650 NW 5th Street

Attachments: [CRA24-45841 - 650 NW 5th Street](#)
[Voting Conflict - A. Hunt](#)

Economic Development Specialist Marie Mesadieu discussed a grant application for the property located at 650 NW 5th Street. The applicant is proposing to construct a single-family home with three (3) bedrooms and two (2) baths. The lowest bid received for the project amounts to \$159,900.00. Staff recommends approval of a grant in an amount not to exceed \$20,000.00.

Member Antoinette Hunt recused herself from the vote, as she is the applicant. Ms. Hunt discussed her interest in pursuing development projects in the area.

Motion to approve CRA24-45841 in an amount not to exceed \$20,000.00.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Carolyn Adams

AYE: Adams, Chairman Brooks, Carelock, and Fritz

ABSENT: Landers, Vice Chairman Reed, and Thomas

RECUSED: Hunt

5. Project Updates

Economic Development/Cultural Arts Coordinator Charlita Whitehead provided a brief update on the following projects: Reed Place Brownfields Revitalization Plan, four surplus lots (affordable housing in West Ocala) that are currently available for sale, and Tucker Hill.

6. Other Business

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

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Barbara Brooks

AYE: Adams, Chairman Brooks, Carelock, Hunt, and Fritz

- ABSENT:** Landers, Vice Chairman Reed, and Thomas
- a. Commercial Property Improvement Grant - Redlines

Attachments: [Commercial Property Improvement Grant - Redlines](#)

Mr. Ellis discussed the Commercial Property Improvement Grant. The City is requesting to increase the maximum grant from \$15,000 to \$50,000. The grant increase will greatly benefit the redevelopment of vacant properties. The CRA Board will consider the request on February 18, 2025.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Barbara Brooks

AYE: Adams, Chairman Brooks, Carelock, Hunt, and Fritz

ABSENT: Landers, Vice Chairman Reed, and Thomas

- b. Fiscal Year 2024-25 Goals and Objectives

Attachments: [Fiscal Year 2024-25 Goals and Objectives](#)

Mr. Ellis reviewed the budget for fiscal year 2024-25: account balance (grants) \$699,304.33, total paid \$53,406.67, projects to be completed (15) \$402,943.00, and available balance \$296,361.33. Staff will be presenting a budget resolution to City Council, to appropriate additional funds for grants.

7. Public Comments

None

8. Staff Comments

Mr. Ellis reported the City is collaborating with the Community Services Department to support the Affordable Housing Program. This program assists with those who are not able to come up with funds upfront for home repairs as required for residential grants. All funds from the \$150,000 allocated amount have been committed to ongoing and planned projects.

Mr. Ellis reviewed the updated reporting guidelines for special districts that was passed by the Florida State Legislature in 2024. The City will present the FY 2024-2025 performance report on December 1, 2025.

- a. Public Meeting Notice - Parking Garage #2 Updates

Attachments: [Public Meeting Notice - Parking Garage #2 Updates](#)

Mr. Ellis reported the public meeting regarding the second parking garage are scheduled for January 30, 2025, at 12 PM and 5 PM.

Mr. Ellis also informed five Committee Member's that their terms will be expiring at the end of February and to reapply if they would like to continue to serve.

9. Board Comments

None.

10. Next Meeting Date: March 20, 2025

a. 2025 Meeting Schedule - West Ocala CRA

Attachments: [2025 Meeting Schedule - West Ocala CRA](#)

11. Adjournment

The meeting was adjourned at 3:51 PM.