



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

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

## Community Redevelopment Area Agency Board

### Minutes

---

Tuesday, July 15, 2025

3:45 PM

---

1. Call To Order

2. Roll Call

**Present**

Mayor Ben Marciano  
Vice Chair Ire J. Bethea Sr  
James P. Hilty Sr  
Jay A. Musleh  
Barry Mansfield  
Chairperson Kristen M. Dreyer

3. Public Notice

**Public Notice for the July 15, 2025 Community Redevelopment Area Agency Board Meeting was posted on July 3, 2025**

4. Minutes Approval

4a. June 17, 2025 minutes

**RESULT:** APPROVED  
**MOVER:** James P. Hilty Sr  
**SECONDER:** Ire J. Bethea Sr  
**AYE:** Bethea Sr, Hilty Sr, Mansfield, and Dreyer  
**ABSENT:** Musleh

5. Agenda Items

5a. Approve revisions to the East Ocala Community Redevelopment Agency subarea commercial property improvement grant program

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed the approval of revision to the East Ocala Community Redevelopment Agency sub area commercial property improvement grant program. The maximum award will be increased from \$20,000 to \$50,000. The applicant is responsible for up to 40% of the project costs. Staff recommends approval.

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

**RESULT:** APPROVED  
**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

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

- 5b.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1114 NE 12th Avenue, in an amount not to exceed \$13,474

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1114 NE 12th Avenue. The grant funds will be allocated towards improvements. The request is to replace the windows and repaint the exterior of the building. The requested grant amount is \$13,474.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** Barry Mansfield

**SECONDER:** Ire J. Bethea Sr

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

- 5c.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 224 NE 10th Avenue, in an amount not to exceed \$15,083

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 224 NE 10th Avenue. The grant funds will be allocated towards improvements. The project involves the HVAC unit, adding landscaping improvements and installing a new fence. The requested grant amount is \$15,083.00; staff recommends approval.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

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

- 5d.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 956 NE Fifth Street, in an amount not to exceed \$12,289

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 956 NE Fifth Street. The grant funds will be allocated towards improvements. The request is to replace 19 windows for the building. The requested grant amount is \$12,289.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

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

- 5e.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 428 NE Seventh Terrace, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 428 NE Seventh Terrace. The grant funds will be allocated towards improvements. The request includes replacing the roof, repainting the property and making landscaping improvements. The requested grant amount is \$20,000.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** Barry Mansfield

**SECONDER:** Jay A. Musleh

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

- 5f.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 837 NE Second Street, in an amount not to exceed \$19,810

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 837 NE Second Street. The grant funds will be allocated towards improvements. The request is for multiple work items. Removing or replacing the HVAC unit and replacing the roof. The requested grant amount is \$19,810.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 5g.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 923 NE Second Street, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 923 NE Second Street. The grant funds will be allocated towards improvements. The request is to replace the original windows of the home constructed in

1948. The requested grant amount is \$20,000.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Barry Mansfield

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

- 5h.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1030 NE Fifth Street for an amount not to exceed \$12,774

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1030 NE Fifth Street. The grant funds will be allocated towards improvements. The request is for property located in the East Ocala CRA to replace 22 windows and add insulation for more energy efficiency. The requested grant amount is \$12,774.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

- 5i.** Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 948 NE Fourth Street, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 948 NE Fourth Street. The grant funds will be allocated towards improvements. The request is to replace the HVAC unit and install new windows at the property. The upgrades will improve the home's energy efficiency. The requested grant amount is \$20,000.00; staff recommend approval.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

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

- 5j.** Approve an East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1531 NE Second Street, in an amount not to exceed \$6,404

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1531 NE Second Street. The grant funds will be allocated towards improvements. The property is being used as an office. They are requesting to replace the windows. The requested grant amount is \$6,404.00; staff recommend approval. Given the amount of grants approved, staff will bring back to Council a resolution to make more funds available for additional applications.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

**6. Public Comments - None**

**7. Adjournment**

**Adjourned at 3:57 pm**

**Minutes**

---

Kristen M. Dreyer  
Chairperson

---

Angel B. Jacobs  
City Clerk