



Ocala

Community Redevelopment Area Agency Board

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, October 21, 2025

3:30 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 October 21, 2025 Community Redevelopment Area Agency Board Meeting was posted on September 12, 2025

4. Minutes Approval

5. Agenda Items

- 5a.** East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1127 NE Second Street, in an amount not to exceed \$7,263

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1127 NE Second Street. The grant funds will be allocated towards replacing a shingle roof with a metal roof. The requested grant amount is \$7,263.00; staff recommends 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, Mansfield, and Dreyer

ABSENT: Musleh

- 5b.** East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1525 NE Eighth Avenue, in an amount not to exceed \$13,590

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the

property located at 1525 NE Eighth Avenue. The grant funds will be allocated toward a mural improvement, and has been reviewed by the Ocala Municipal Arts Commission and East Ocala CRA Advisory Committee, who both recommend approval along with staff. Mr. Ellis noted the design is by a local artist and features imagery celebrating East Ocala's natural and cultural identity.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

ABSENT: Musleh

- 5c.** East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \$50,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 2225 East Silver Springs Boulevard. The property has been vacant for a few years, and the grant funds will be allocated towards both interior and exterior improvements, including the facade and parking lot. The projected cost for the total project is approximately \$400,000; of that, \$121,000 intended for facade costs are applicable to be considered for the grant application, and staff recommends approval for the maximum allowed amount of \$50,000.

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, Mansfield, and Dreyer

ABSENT: Musleh

- 5d.** East Ocala Community Redevelopment Area Residential Property Improvement Grant for the property located at 1122 NE Ninth Street, in an amount not to exceed \$15,229

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1122 NE Ninth Street. The grant funds will be allocated towards improvements including window replacement, adding insulation, and replacing fencing. The requested grant amount is \$15,229.00; staff recommends approval.

Council Member Musleh arrived at 3:37 pm.

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, Mansfield, and Dreyer

ABSENT: Musleh

- 5e.** East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2430 NE Second Street, in an amount not to exceed \$27,777

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed an application from Ocala Suites seeking grant funding for exterior improvements to their 40-room hotel, constructed in 2021. The proposal includes repainting the building and making repairs to the parking lot-enhancements aimed at maintaining the property's visual appeal, which is vital to their business. While the owners have already invested approximately \$450,000 in other upgrades-such as interior renovations, signage, and a covered walkway-those improvements fall outside the scope of the grant. Following a site visit, the CRA Advisory Committee acknowledged the property's condition but recommended delaying the application, citing a lack of immediate need and a desire to prioritize other projects. However, City staff support the proposal, noting its eligibility, visibility from NE 25th Avenue and NE 2nd Street, and alignment with ongoing revitalization efforts.

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

- 5f.** East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \$8,175

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 207 NE 11th Avenue. The grant funds will be allocated towards improvements. The requested grant amount is \$8,175.00; staff recommends approval. Furthermore, he confirmed the grant covers 75% of the total project cost (\$10,899) with Council Member Bethea.

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

RESULT: APPROVED

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

- 5g.** East Ocala Community Redevelopment Area Residential Property Improvement Grant

for property located at 1121 NE Second Street, in an amount not to exceed \$6,868

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1121 NE Second Street. The grant funds will be allocated towards improvements. The requested grant amount is \$6,868.00; staff recommends approval.

Council Pro Tem Bethea questioned why someone would be eligible for grants toward multiple properties.

Council President Dreyer advised Council Member Bethea that the City can revise the guidelines to include a limit for property owners with multiple properties.

Council Member Bethea expressed concern regarding the award of grant funds for rental properties and questioned whether any other applicants had requested funding for their primary residents, as well as whether those needs should take priority.

City Manager Pete Lee advised the Council that the City can modify the grant guidelines.

Council Member Bethea recommends awarding funds to primary residences, not rental properties.

Council President Dreyer suggested creating two different grant programs (Residential Homestead and Residential Non-Homestead) to separate the grant funds.

Mr. Lee and Mr. Ellis advised the Board that staff will modify the framework to incorporate the recommendations.

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

RESULT: APPROVED

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

6. Public Comments

- 1 City Manager Pete Lee advised City Council that staff will present extensions for four CRA districts at a future meeting in December**

7. Adjournment

Adjourned at 3:49 pm

Minutes

Kristen M. Dreyer
Chairperson

Angel B. Jacobs
City Clerk