



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Community Redevelopment Area Agency Board

Minutes

Tuesday, June 18, 2024

3:45 PM

1. **Call To Order**

2. **Roll Call**

Present

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

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, City Projects Director Tye Chighizola, Planning Director Aubrey Hale, Budget Director Tammi Haslam, City Engineer & Director of Water Resources Sean Lanier, Chief Financial Officer Janice Mitchell, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Director of Ocala Fiber Network Mel Poole, Strategic & Legislative Affairs Administrator Jeannine Robbins, Procurement & Contracting Officer Daphne Robinson, Growth Management Director Jeff Shrum, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

3. **Public Notice**

Public Notice for the June 18, 2024 Community Redevelopment Area Agency Board Meeting was posted on June 11, 2024

4. **Minutes Approval**

a. April 16, 2024 Community Redevelopment Area Agency Board meeting minutes

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

5. **Agenda Items**

a. Approve a quit-claim deed from the City to the property owner at 1516 NW First Avenue to cure a building encroachment issue

Director of Planning Aubrey Hale discussed an application for a quit-claim deed to cure a building encroachment issue. The property is located at 1516 NW 1st Avenue; staff recommends approval.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- b. Approve Ocala Community Redevelopment Agency Fiscal Year 2022-23 annual report, financial statements and independent audit report

Director of Planning Aubrey Hale discussed reports for the Ocala Community Redevelopment Agency; staff recommends approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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

- c. Approve a New Construction Incentive Program grant (CRA24-45676) to Eunus Enterprises, LLC for the construction of a 16-unit residential development in the West Ocala Community Redevelopment Agency subarea in the amount of \$165,000

Motion amended: Approve a New Construction Incentive Program grant (CRA24-45676) to Eunus Enterprises, LLC for the construction of a 16-unit residential development in the West Ocala Community Redevelopment Agency subarea in the amount of \$165,000 including a 20-year affordability component

Director of Planning Aubrey Hale discussed a grant application for Eunus Enterprises, LLC. The grant funds will be allocated towards the construction of a sixteen-unit residential development project. The requested grant amount is \$165,000; staff recommends approval.

Pro Tem Dreyer questioned the timeframe for the affordability component. She recommends adding a 20-year time frame for affordability units.

Mr. Hale noted the grant requires the applicant to comply with reporting requirements.

Council agreed to modify the motion to include the 20-year affordable component.

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

- d. Approve the West Ocala Community Redevelopment Area Residential Improvement Grant (CRA24-45674) for property located at 1338 NW 14th Ave in an amount not to

exceed \$14,411

Director of Planning Aubrey Hale discussed a grant application for the property located at 1338 NW 14th Avenue. The grant funds will be allocated towards a roof replacement. The requested grant amount is \$14,411; staff recommends approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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

6. Public Comments

7. Adjournment

Adjourned at 3:54 pm

Minutes

Barry Mansfield
Chairperson

Angel B. Jacobs
City Clerk