



# Ocala

## Community Redevelopment Area Agency Board

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, March 18, 2025**

**3:45 PM**

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**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 March 18, 2025 Community Redevelopment Area Agency Board Meeting was posted on February 17, 2025**

**4. Minutes Approval**

**4a. Minutes from February 18, 2025**

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

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

**5. Agenda Items**

**5a. Discuss Ocala Community Redevelopment Agency Fiscal Year 2023-24 Annual Report**

Economic Development Manager Roberto Ellis discussed the annual report for the Ocala Community Redevelopment Agency for fiscal year 2023-24. He provided a brief overview of approved projects, including Tucker Hill improvements, Heritage Trail and Marion Heights infrastructure improvements. 24 grants were approved in Fiscal Year 2023/2024 totaling nearly one million dollars. Four grants include the building of 65 affordable homes. Following completion of the audit, the report will be published to the City's website.

**5b. Approve an East Ocala Community Redevelopment Agency commercial building improvement grant for property located at 2436 East Silver Springs Boulevard, in an amount not to exceed \$17,290**

Economic Development Manager Roberto Ellis discussed a grant application for the

property located at 2436 East Silver Springs Boulevard. The grant funds will be allocated towards improvements. The requested grant amount is \$17,290.00; staff recommends approval.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 5c.** Approve an East Ocala Community Redevelopment Agency residential property improvement grant for property located at 926 NE Fifth Street, in an amount not to exceed \$20,000

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 926 NE Fifth Street. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; 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 a West Ocala Community Redevelopment Agency residential property improvement grant for property located at 650 NW 5th Street, in an amount not to exceed \$20,000

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 650 NW 5th Street. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; staff recommends approval. The City will place a lien on the property for not less than 10 years to ensure any future owners are low- to moderate-income families.

Board Member Hilty questioned whether the application could be considered a conflict of interest, as the subject property is owned by a Board Member.

Mr. Ellis noted the West Ocala CRA Board Member completed a Conflict-of-Interest Form and did not vote on any related matters.

City Manager Pete Lee clarified the procedure for conflicts of interest with Council Member Musleh. He confirmed the procedures for this grant application are in line with similar grant applications.

Mr. Ellis noted the purchase price in the event of a sale of this property will be

determined by the number of occupants occupying the subject property as well as household income, following HUD guidelines.

Mr. Ellis discussed how the program awards grant funds with the sole purpose of improving the community for the public.

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

**NAY:** Hilty Sr

- 5e. Approve appointment of one member to a four-year term ending March 1, 2029, and one member to an unexpired term ending March 1, 2026, on the North Magnolia Redevelopment Advisory Committee

Motion Amended: Approve appointment of Angie Clifton to a four-year term ending March 1, 2029, and Wendy Kebrdle to an unexpired term ending March 1, 2026, on the North Magnolia Redevelopment Advisory Committee

Economic Development Manager Roberto Ellis discussed the reappointment of two members to the North Magnolia Redevelopment Advisory Committee, with one four-year term ending March 1, 2029 and one unexpired term ending March 1, 2026; staff recommends approval. Angie Clifton, Wendy Kebrdle and Toni Yoder submitted their applications.

Board members completed a ballot. All five board members voted for Ms. Clifton to be reappointed for a four-year term ending March 1, 2029. Four board members (Musleh, Mansfield, Hilty and Dreyer) voted for Ms. Kebrdle and one (Bethea) for Ms. Yoder for the second term ending March 1, 2026.

Deputy City Clerk Pamela Omichinski confirmed the appointments of Angie Clifton (four-year term ending March 1, 2029) and Wendy Kebrdle (unexpired term ending March 1, 2026).

## 6. Public Comments

## 7. Adjournment

**Adjourned at 3:59 pm**

## Minutes

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Kristen M. Dreyer  
Chairperson

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Angel B. Jacobs  
City Clerk