City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE July 18, 2024

TO: West Ocala CRA Advisory Committee

FROM: Roberto Ellis, Economic Development Manager

RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. The proposed work items are eligible within the program's guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

Application ID	**Address**	**Scope**	**Low Bid(s)**	**Grant Award Recommendation (75%)**
CRA24-45746	800 NW 16th CT (22314-001-04)	Replacement of 10 windows	$10,500	$7,875
CRA24-45745	2341 SW 3rd St. (2260-193-022)	HVAC Replacement and insulation repairs.	$16,161	$12,121
CRA24-45742	434 NW 6th Ter (2865-013-006)	Reroofing	$8,500	$6,375
CRA24-45743	1032 NW 11th Ave (2570-404-201)	Replacement of 17 windows and 1 entry door.	$29,734	$20,000
CRA24-45749	620 West Silver Springs Place (2856-002-002)	New construction - single-family home.	$114,820	$20,000
CRA24-45750	714 NW 1st St. (2844-009-005)	New construction - single-family home.	$114,820	$20,000

Attached - Application form, Cost estimates, Photographs of existing conditions.

CRA24-45743 - Pamela Lewis

Summary Report

Project Details

Project Name
CRA24-45743

Description
Home Economic Development

Applicant Type
Residential Property Owner

Applicant Name
Pamela Lewis

Parcels

Parcel ID
2570-404-201

Address
1032 NW 11TH AVE, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention
Renovation

Funding Request

Description
Reimbursement

Eligible Costs Total
$29,734.00

Total Estimated Project Cost
$29,734.00

Total Funding Amount Requested
$20,000.00

Timeline

Phase 1 Name
Anticipated start date

Phase 1 Date
August 20, 2024

Phase 2 Name
Anticipated completion date

Phase 2 Date
December 31, 2024

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
No Data			

Developer Info

Applicant / Primary Contact Information

Applicant Type
Residential Property Owner

Name
Pamela Lewis

Business Profile

Business Name
No Information Entered

Phone
No Information Entered

Email
No Information Entered

Physical Address
No Information Entered

Mailing Address
No Information Entered

Years In Business
N/A

Relationship To City

Intention
Renovation

Developer History

Developer
Pamela Lewis

Company
No Information Entered

Contact
plewis610@aol.com

Address
Not Entered

Property Information

Proposed Changes

Proposed Square footage
1878

Estimated Future Assessed Value
$210,000.00

Proposed Zoning Change
No Information Entered

Public Improvements
PUBLIC IMPROVEMENT CHANGE REQUIRED

Parcels

1032 NW 11TH AVE

Parcel ID
2570-404-201

Address
1032 NW 11TH AVE

Current Key Details
Last Assessment:9/15/2023 - $67,424.00

Rennovations Construction Activities
Exterior – Door/Entry Replacement
Exterior - Facade - Windows

Rennovations Construction Activities
No Information Entered

New Construction Construction Activities
No Information Entered

New Construction Construction Activities
No Information Entered

New Construction Construction Activities
No Information Entered

Eligible Costs

Exterior Painting

No Information Entered

Estimated cost of painting project	$0.00
Estimated cost of pressure washing	$0.00

Sub Total	**$0.00**

Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows	$27,284.00
Estimated cost of doors	$2,450.00
Sub Total	**$29,734.00**

Demolition

No Information Entered

Estimated cost of demoliton and cleanup	$0.00
Sub Total	**$0.00**

New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

Estimated cost of landscaping	$0.00
Sub Total	**$0.00**

Fencing (sides and rear only)

No Information Entered

Estimated cost of fencing	$0.00
Sub Total	**$0.00**

Reroofing

No Information Entered

Estimated cost of reroofing	$0.00
Sub Total	**$0.00**

Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC	$0.00
Estimated cost of insulation improvements	$0.00
Sub Total	**$0.00**

New construction

No Information Entered

Estimated cost of new construction	$0.00
Sub Total	**$0.00**

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	$29,734.00
Total Estimated Project Cost	$29,734.00
Total Funding Amount Requested	$20,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	**Not Specified**

Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.
 Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	$20,000.00
Personal Savings	

Loan / Credit Card	$9,734.00
Other	
Sub Total	**$29,734.00**

Additional Notes / Comments

Estimated Timeline

August 20, 2024

Anticipated start date
Estimated date of the start of the project

Responsible Party
Developer

December 31, 2024

Anticipated completion date
Estimated date of the completion of the project

Responsible Party
Developer

Parties

Authorized Representative

Business Name

Business EIN
No Information Entered

Contact Name
Pamela Lewis

Address
,

Phone Number
3528162520

Authorized Representative

Business Name
No Information Entered

Business EIN
No Information Entered

Contact Name
Natalie Lewis-Ross

Address
,

Phone Number

7187579187

Declarations

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body?
False

Address
No information entered

Documentation Collection

Documents

1. Name: 1032 NW 11th Ave. Ocala FL MCPA Property Record Card.pdf

Uploaded Date: 6/14/2024 12:08:42 AM

2. Name: Sherwin Williams Paint Color.jpeg

Uploaded Date: 6/14/2024 1:27:00 AM

3. Name: Building - Home Drawing 1032 NW 11th Ave..png

Uploaded Date: 6/14/2024 1:38:13 AM

4. Name: Windows.docx

Uploaded Date: 6/14/2024 2:04:38 AM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status,Color photo examples of proposed colors (as applicable) ,Project Schedule,Project budget, showing detailed estimates for all work items,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Color photographs of the existing conditions

Declarations

Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body

Applicant Answer: No

Relationship: No information entered
Applicant Explanation: No information entered

Declarations

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Applicant Answer: Yes

Name: Pamela E. Lewis
Date: 06/14/2024

FHIA REMODELING
3801 SW 30 Ave.
Fort Lauderdale, FL 33312
954-792-4415
www.fhiaremodeling.com

OFFICIAL QUOTE (WINDOWS/DOORS)

Design Consultant: Jess Spurgeon
Phone: 330-461-6775

HOMEOWNER INFO

Pimneta

34475

SCOPE OF WORK

*Submit all documents for permitting and schedule all necessary inspections per Florida Building Code (FBC)
*Assess damages/pre-existing conditions, record findings with photos and written documentation
*Lay protective material to protect floor and other areas where work is being performed
*Remove existing window/door units to be replaced, haul-away debris
*Prepare openings as necessary to receive replacement window/door products
*Inspect and/or replace current buck strips, verify compliance with current FBC
*Apply premium caulk to interior and exterior. OSI Quad Max.
*Stucco cuts and reapplication to match existing texture as closely as possible
*Clean up and removal of debris resulting from the job daily
*Final inspection to close permit per FBC
*Review final paperwork, collect final payments, activate LIFETIME WARRANTY (including Hurricane Glass Breakage)

- ___ Windows
- ___ Sliding Glass Doors
- ✓ Single Entry Doors
- ___ Double Entry Doors
- ✓ Sidelights
- ✓ LoE366/ NEAT glass
- ___ Argon-insulated
- ___ Privacy
- ✓ Non-Impact
- ___ HVHZ Impact
- ___ Grids
- ___ Stainless hardware/coastal
- ✓ Mull Bars
- ___ 20/20 *BetterVue* Screen
- ___ Shutter Removal

PROJECT DETAILS

17 Solar Max Sheild windows lifetime warranty
Windows one steel Provia door Double Sidelites

	Option A	Option B – Door
1-year Price	35,942	17,200
Monthly Promotion	-7,188	-3,440
May promo	28,754	13,760
Additional Savings		
Sums -	- 2500	- 1200
Total Investment	26,254	12,560
	-2,000	-1,000
	24,254	11,560

Monthly Payments

Windows	Door	
345	165	Standard
		Special

CASH or Credit Card

No interest — 30% Deposit
No payments
18 months

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
www.nationalhomecraft.com
352-622-7051

Customer Proposal

Prepared For:

Pamela Lewis
1032 Northwest 11Th Avenue
Ocala, Florida 34475
(352)816-2520 / plewis610@aol.com

Prepared By:

Shannon Corrigan
scorrigan@nationalhomecraft.com
352-727-0755

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
Phone: 352-622-7051

Date	Proposal
05/15/2024	17 Windows 1 Slider

Sales Rep

Shannon Corrigan
Phone: 352-727-0755
Email: scorrigan@nationalhomecraft.com

Customer Proposal

Pamela Lewis
1032 Northwest 11Th Avenue
Ocala, Florida 34475
(352)816-2520 / plewis610@aol.com

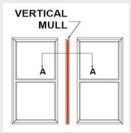
Included

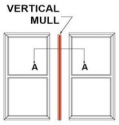
	Product	Quantity	Unit Price	Ext. Price
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 1	95 ui	$19.50	$1,852.50
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 1	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 1	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 2	92 ui	$19.50	$1,794.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 2	1 ea	$0.00	$0.00

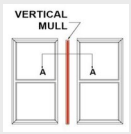
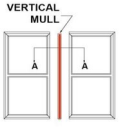
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 2	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 3	76 ui	$19.50	$1,482.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 3	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 3	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 4	76 ui	$19.50	$1,482.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 4	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 4	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 5	76 ui	$19.50	$1,482.00

	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 5	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 5	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 6	102 ui	$19.50	$1,989.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 6	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 6	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 7	102 ui	$19.50	$1,989.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 7	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 7	1 ea	$0.00	$0.00

	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Single Hung Window 8	54 ui	$17.50	$945.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 8	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 8	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Glass Option Obscured Window 8	54 ui	$0.38	$20.52
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 9	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 9	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 9	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 10	88 ui	$19.50	$1,716.00

	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 10	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 10	1 ea	$0.00	$0.00
	**National HomeCraft PerfeXion by NORANDEX Options Mull Bar Vertical Mull** Between window 10 and 11	1 ea	$125.00	$125.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 11	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 11	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 11	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 12	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 12	1 ea	$0.00	$0.00

	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 12	1 ea	$0.00	$0.00
	**National HomeCraft PerfeXion by NORANDEX Options Mull Bar Vertical Mull** Between windows 12 and 13	1 ea	$125.00	$125.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 13	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 13	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 13	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 14	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 14	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 14	1 ea	$0.00	$0.00

	**National HomeCraft PerfeXion by NORANDEX Options Mull Bar Vertical Mull** Between windows 14 and 15	1 ea	$125.00	$125.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 15	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 15	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 15	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 16	1 ui	$19.50	$19.50
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 16	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 16	1 ea	$0.00	$0.00
	**National HomeCraft PerfeXion by NORANDEX Options Mull Bar Vertical Mull** Between windows 16 and 17	1 ea	$125.00	$125.00

	National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 17	88 ui	$19.50	$1,716.00
	National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 17	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 17	1 ea	$0.00	$0.00
	National HomeCraft PerfeXion by NORANDEX Slider Single Glider	140 ui	$17.50	$2,450.00

Customer Information

Pamela Lewis	(352)816-2520	**Date: 05/15/2024**
1032 Northwest 11Th Avenue	plewis610@aol.com	Rep: Shannon Corrigan
Ocala, Florida 34475		

Total Order

Subtotal	$29,733.52
$1,000 off Radio Advertisement	-$1,000.00
5% Initial Presentation Day Savings	-$1,436.68
Cash Discount	-$1,364.84
Total Contract Amount	$25,932.00

Payment Schedule

Cash - Deposit (50%)	$12,966.00
Upon Start of Project (25%)	$6,483.00
Upon Substantial Completion (25%)	$6,483.00

Homeowner 1 Signature	Homeowner 1 Name	Date
Homeowner 2 Signature	Homeowner 2 Name	Date
National HomeCraft, LLC Representative		Date

1032