



Ocala

110 SE Watula Avenue
Ocala, FL 34471

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North Magnolia Redevelopment Advisory Committee

Minutes

Thursday, September 25, 2025

8:30 AM

1. Call To Order

a. Roll Call

Present	Angie Clifton, Wendy Kebrdle, David McCollister, Mike Needham, and Clark Yandle
Absent	Darian Mosley
Excused	Floyd Hershberger

2. Public Notice

- a. The public notice information for the North Magnolia Advisory Committee was published on September 15, 2025.

3. Approval of Minutes

- a. May 29, 2025, Meeting Minutes

Attachments: [May 29, 2025 Meeting Minutes.pdf](#)

Motion to approve the minutes with the 9:25 adjournment time.

RESULT: APPROVED

MOVER: Wendy Kebrdle

SECONDER: Mike Needham

AYE: Clifton, Kebrdle, McCollister, Needham, and Yandle

ABSENT: Mosley

EXCUSED: Hershberger

4. Grants/Applications

- a. Approve a Commercial Building Improvement Grant for property located at 903 NE Osceola Avenue, in an amount not to exceed \$19,125

Attachments: [Application - CRA25-0025 - 903 NE Osceola Ave](#)
[Maps - CRA25-0025 - 903 NE Osceola Ave](#)
[N. Magnolia Commercial Building Grant Framework](#)

Economic Development Manager Roberto Ellis displayed various photos and a brief overview of CRA25-0025 a request for CRA fund use for the property at 903 NE Osceola Avenue.

Motion to approve CRA25-0025 a maximum grant allowed of \$19,125 for the property

at 903 NE Osceola Avenue.

RESULT: APPROVED

MOVER: David McCollister

SECONDER: Mike Needham

AYE: Clifton, Kebrdle, McCollister, Needham, and Yandle

ABSENT: Mosley

EXCUSED: Hershberger

5. Project Updates

Mr. Ellis gave an overview of Mr. Hershberger's completed project for the change of lighting. Mr. Ellis said there are two Brownfields applications. The property located at 1535 North Magnolia Avenue requested to do a classic car beer shop and a collective artwork gallery. The second property located at 206 NE 9th Street is currently up for sale and requested a Phase I to help with the sale. Ms. Clifton said there is a pending contract for that property.

Mr. Ellis said he is still waiting on the City Attorney for the Title of Opinions for the 20 properties in North Magnolia. There was a judgment on one of the properties that is causing the delay. Mr. Yandle said there should not be one contractor to build all 20 lots and should be open to various people. Ms. Clifton asked if there was a way to have two projects, ten of the lots could be done for one developer and having ten open lots. Mr. Ellis replied that it could be possible. Mr. Yandle said as long as the developer is interested in improving the area.

Mr. Ellis gave a brief overview of the North Magnolia Redevelopment Area Plan for Programs and Projects Generalized Budget 2019 - 2038. Three projects were addressed out of four projects and the next step will be led by the procurement department.

Ms. Clifton mentioned that Main Street Business Alliance took over the old armory services building in the middle of Tusawilla Park. The plan is to have workshops there to help small businesses develop and grow. Ms. Clifton said it will be a small incubator for all of the downtown CRA's.

6. Public Comments

None.

a. Fiscal Year 2025-26 Budget for the North Magnolia Ocala CRA

Attachments: [CRA Budget Resolution - 2025-103](#)
[North Magnolia CRA - Capital Improvement Projects](#)

Mr. Ellis gave a brief overview of priority projects for Fiscal Year 2025-2026. Mr. Ellis said he will have to see where the boundaries are for the streetscape design on 8th Avenue. Ms. Clifton requested to have a map of 8th Avenue for the next meeting.

Mr. Needham said some of the banners need to be replaced and there should be enough

banners in stock. Mr. Ellis said Justin is working on getting all the banners up.

Mr. Needham made the motion to have banners replaced and have banners up at all times.

Mr. Ellis said there are funds allocated for public art, which will include murals and sculptures.

Cultural Arts Supervisor Emily Parkman asked where the Board would like to see art and what kind of art they would like to see.

Mr. Needham replied he would like to see natural art and Ms.Clifton agreed.

Mr. Yandle asked about the contest. Ms. Parkman replied the contest brought over 100 different national level artists to display their work on city property for two years. Ms. Parkman said she is working with more organizations and entities to become more involved and bring people to Tusawilla Park.

Mr. Ellis said they are currently doing a sidewalk gap assessment for the entire CRA's.

Mr. Yandle said Code Enforcement needs to go out to a house that exploded around NE 14th Street.

RESULT: APPROVED

MOVER: Mike Needham

SECONDER: David McCollister

AYE: Clifton, Kebrdle, McCollister, Needham, and Yandle

ABSENT: Mosley

EXCUSED: Hershberger

7. Staff Comments

Mr. Ellis said Budget was approved on September 3, 2025 and the majority of the funds will be allocated to the reserves. Once the projects are identified, the amounts can be increased for the new program that is recommended. Ms.Clifton asked if the funds in the reserves can be used for the sidewalks and the public art. Mr. Ellis replied yes as long it is allocated to a project.

Ms. Kebrdle said in one of the old revision plans, 8th street between Magnolia and Pine was slated for sidewalks, streetlights, cemetery, and road improvements. Ms. Kebrdle asked if it was in the works for some clean up and restoration. She would like it to be beautiful like 9th Street.

8. Board Comments

Ms. Clifton asked if a mural grant can be added.

Ms. Kebrdle made the motion to include the cost of murals and public art on businesses in the North Bank CRA area.

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

RESULT: APPROVED

MOVER: Wendy Kebrdle

SECONDER: David McCollister

AYE: Clifton, Kebrdle, McCollister, Needham, and Yandle

ABSENT: Mosley

EXCUSED: Hershberger

9. Next Meeting Date:

TBD.

10. Adjournment

The meeting adjourned at 9:33 AM.