110 Watula Avenue
Ocala FL, 34471

Ocala

East Ocala Redevelopment Advisory Committee

Minutes

Monday, October 21, 2024 **1:00 PM**

1. Call To Order

   a. Roll Call

Present	Vice Chair Van Akin Board Member Tito Comas Board Member John Gamache Chairman Rachel Perez
Absent	Board Member Greg Blair Board Member Karl Kunz Board Member Ronnie Santana Jr.

2. Public Notice

   The public notice for the East Ocala CRA Advisory Committee was posted on October 18, 2024

3. Public Comments

4. Approval of Minutes

   a. August 28, 2024

   Attachments: August 28, 2024 Minutes Draft
   RESULT: APPROVED
   MOVER: John Gamache
   SECONDER: Tito Comas
   AYE: Akin, Comas, Gamache, and Perez
   ABSENT: Blair, Kunz, and Santana Jr.

5. Grants/Applications

   a. CRA24-45793- 3318 E Silver Springs Blvd

   Attachments: CRA24-45793 - 3318 E Silver Springs Blvd

   Economic Development Specialist Marie Mesadieu provided information on CRA24-45793.The proposed improvements include pressure washing and repainting the exterior of the building at the property located at 3318 E Silver Springs Blvd. Ms. Mesadieu outlined the project cost, noting the highest quote of $47,900.00 and lowest $34,000.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is $20,000.00. The Grant Review Committee (GRC) meeting and site visit took place on August 15, 2024.

Ms. Rachel Perez recused herself from voting, she works for a family member who has a financial interest with NSC Theater, LLC.

Motion to approve CRA24-45793 to for an East Ocala Commercial Grant in the amount of $20,000.00.

RESULT:	APPROVED
MOVER:	John Gamache
SECONDER:	Tito Comas
AYE:	Akin, Comas, Gamache, and Perez
ABSENT:	Blair, Kunz, and Santana Jr.

b. CRA24-45794 - 500 NE 8th Ave

Attachments: CRA24-45794 - 500 NE 8th Ave

Ms. Mesadieu reviewed grant application CRA24-45723, for the property located at 500 NE 8th Ave. The improvements include repairing and restriping of the parking lot. Ms. Mesadieu outlined the project cost, noting the highest quote of $4,685.00 and lowest $4,685.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is $2,280.00. The GRC meeting and site visit took place on August 6, 2024. The timeline to complete the project is approximately two weeks.

Mr. Van Akin recused himself from voting, he is a tenant at this building.

Motion to approve CRA24-45794 to make improvements for the property located at 500 NE 8th Ave.

RESULT:	APPROVED
MOVER:	Tito Comas
SECONDER:	John Gamache
AYE:	Akin, Comas, Gamache, and Perez
ABSENT:	Blair, Kunz, and Santana Jr.

c. CRA24-45842-1107 E. Silver Springs Blvd

Attachments: CRA24-45842 - 1107 E. Silver Springs Blvd

Economic Development Manager Roberto Ellis reviewed grant application CRA24-45842, for the property located at 1107 E Silver Springs Blvd. The Applicant Boulevard Office Center Condo Association is requesting a grant to install new landscaping at the 1.15 Acre property. The GRC meeting took place on October 15,2024. The project is expected to be completed by Spring 2025. Mr. Ellis outlined the project cost, noting the highest quote of $24,398.75 and lowest $22,813.25. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is $13,687.95.

The committee had a discussion on which aspect of the landscaping can be saved and if adjustments can be made to the plant type before installing the new landscape. Mr. Ellis

would discuss the suggestions to the applicant.

Mr. Gamache asked if they will revisit the site in 90 days to make sure the plants are still alive? Mr. Ellis replied yes.

Motion to approve CRA24-45842 on the condition the applicant retains hedges that are in healthy condition.

RESULT: APPROVED
MOVER: Van Akin
SECONDER: Rachel Perez
AYE: Akin, Comas, Gamache, and Perez
ABSENT: Blair, Kunz, and Santana Jr.

d. CRA24-45843-114 NE Tuscawilla Ave

Attachments: CRA24-45843 - 114 NE Tuscawilla Ave

Economic Development / Cultural Arts Coordinator Charlita Whitehead provided information on CRA24-45843. The proposed improvement is to replace the roof and install heating, ventilation and air conditioning (HVAC) system at 114 NE Tuscawilla Ave. The timeline to complete the project is approximately three weeks.

The property is located within the Tuscawilla Historic District and requires an approved Certificate of Appropriateness (COA) from the Ocala Historic Preservation Advisory Board (OHPAB). On August 4, 2024, OHPAB approved COA24-45756 for replacing the roof. The proposed location of the AC unit components was later approved by staff.

Ms. Whitehead outlined the project cost, noting the highest quote for the HVAC system was $23,464.00 and for the roof replacement $24,850.00. The lowest bid for the HVAC system was $18,000.00 and for the roof replacement $19,800.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is $22,680.00.

Motion to approve CRA24-45843 for an East Ocala Historic Building Improvement Grant in the amount of $22,680.00.

RESULT: APPROVED
MOVER: John Gamache
SECONDER: Rachel Perez
AYE: Akin, Comas, Gamache, and Perez
ABSENT: Blair, Kunz, and Santana Jr.

e. CRA24-45845 - 809 NE 9th Ave

Attachments: CRA24-45845 - 809 NE 9th Avenue

Mr. Ellis reviewed grant application CRA24-45845, for the property located at 809 NE 9th Ave. The improvements include the replacement of the existing roof with a metal

roof. The GRC meeting took place on October 14,2024. It is expected for the project to be completed within a week. Mr. Ellis outlined the project cost, nothing that the highest quote of $21,210.00 and lowest $20,800.00. Based on the 75% matching requirement, the maximum CRA grant that can be awarded is $15,600.00.

Motion to approve CRA24-45845 for an East Ocala Residential Property Improvement grant for the amount of $15,600.00 .

RESULT: APPROVED
MOVER: Van Akin
SECONDER: John Gamache
AYE: Akin, Comas, Gamache, and Perez
ABSENT: Blair, Kunz, and Santana Jr.

f. CRA24-45860- 910 NE 8th Ave

Attachments: CRA24-45860 - 910 NE 8th Ave

Mr. Ellis reviewed grant application CRA24-45860, for the property located at 910 NE 8th Ave. The improvement includes replacement of all windows in the building, which was constructed in 1926. Mr. Ellis outlined the project cost, noting the highest quote of $17,654.42 and lowest $22,280.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is $10,592.65.

Motion to approve a conditional approval of CRA24-45860 based on the trim color being painted white on white on all window replacements; grant amount $10,592.65.

RESULT: APPROVED
MOVER: John Gamache
SECONDER: Van Akin
AYE: Akin, Comas, Gamache, and Perez
ABSENT: Blair, Kunz, and Santana Jr.

6. Project Updates

Mr. Ellis provided a brief update on the Ocala Skate Park Expansion Project. The solicitation on this project has closed and is in review for the selection of a vendor by the procurement and contracting Department.

7. Other Business

a. Fiscal Year 2024-2025 Budget

Attachments: Fiscal Year 2024-25 Budget

Mr. Ellis reviewed the Grants. Fiscal Year 2023-2024 and Fiscal Year 2024-2025 Budget.

8. Public Comments

None

9. Staff Comments

Mr. Ellis provided an update on the Residential Property Improvement revisions which are still ongoing. Mr. Ellis briefly mentioned the implementation of termite tenting to the West Ocala CRA framework and said if the East Ocala CRA Advisory board is in support of this item, then it can also be added to the revisions.

Ms. Charlita provided an update on upcoming events: FAFO - Ocala Arts Festival October 26 & 27, 2024 in Downton Ocala from 10am-5pm.

10. Board Comments

None

11. Next Meeting Date: TBD

12. Adjournment: The meeting adjourned at 2:02 p.m.