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 of single-family home.	$114,820	$20,000
CRA24-45750	714 NW 1st St. (2844-009-005)	New construction of single-family home.	$114,820	$20,000

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

CRA24-45746 - Teretha McKinney

Summary Report

Project Details

Project Name
CRA24-45746

Description
Replace house windows

Applicant Type
Residential Property Owner

Applicant Name
Teretha McKinney

Parcels

Parcel ID
22314-001-04

Address
800 NW 16TH CT, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention
Renovation

Funding Request

Description
Reimbursement

Eligible Costs Total
$10,500.00

Total Estimated Project Cost
$11,000.00

Total Funding Amount Requested
$11,000.00

Timeline

Phase 1 Name
Anticipated start date

Phase 1 Date
August 20, 2024

Phase 2 Name
Anticipated completion date

Phase 2 Date
September 30, 2024

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
No Data			

Developer Info

Applicant / Primary Contact Information

Applicant Type
Residential Property Owner

Name
Teretha McKinney

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
Teretha McKinney

Company
No Information Entered

Contact
shaymack15@aol.com

Address
Not Entered

Property Information

Proposed Changes

Proposed Square footage
No Information Entered

Estimated Future Assessed Value
$0.00

Proposed Zoning Change
No Information Entered

Public Improvements
PUBLIC IMPROVEMENT CHANGE REQUIRED

Parcels

800 NW 16TH CT

Parcel ID
22314-001-04

Address
800 NW 16TH CT

Current Key Details
Last Assessment:9/15/2023 - $28,645.00

Rennovations Construction Activities
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	10 windows	$10,500.00
Estimated cost of doors		$0.00
Sub Total		**$10,500.00**

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	$10,500.00
Total Estimated Project Cost	$11,000.00
Total Funding Amount Requested	$11,000.00
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	
Personal Savings	
Loan / Credit Card	$10,500.00
Other	
Sub Total	**$10,500.00**

Additional Notes / Comments

Estimated Timeline

August 20, 2024

Anticipated start date
Estimated date of the start of the project

Responsible Party
Developer

September 30, 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
Teretha McKinney

Address
,

Phone Number
3526297269

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?

1. Please explain the purpose of and need for the proposed improvements.

Ans. The home is an older home, and the windows need to be replaced for better insulation, and to help with the electric bill to heat and cool the house.

2. Will the proposed improvements be made without the assistance of the grant program? If not, please explain.

Ans. No

3. If not, please explain

Ans. Too expensive without the reimbursement Bid 1 is the first attachment Bid 2 is the 3rd attachment below, I put the second attachment in the wrong place, and It wouldn't let me delete it. See below.

4. If necessary, attach additional documentation addressing the above.

Ans. archive.zip

5. Bid 1 Amount

Ans. 11,318. 94 for all 10 windows

6. Bid 1 Upload

Ans. t. mckinney_240531_121438 (1).pdf

7. Bid 2 Amount

Ans. 10,500 for all 10 windows

8. Bid 2 Upload

Ans. t. mckinney_240531_121438 (1).pdf

Timeline

Anticipated start date

Date
06/26/2024

Description
Estimated date of the start of the project

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

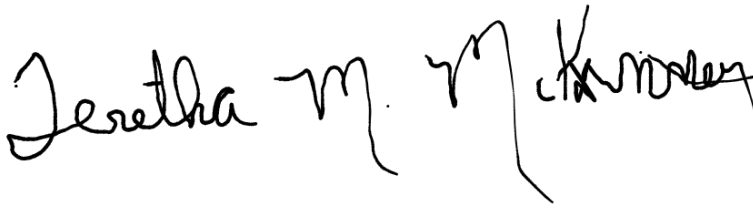
Declarations

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: Teretha McKinney
Date: 06/01/2024

Name: TERETHA McKINNEY
Install Address: 800 NW 11th CT
City, State, Zip: OCALA, FL
County: MARION
Phone: 352-629-7269
Secondary Phone:
Email: SHAYMACK15@aol.com

CRC1329118
FIRST CHOICE WINDOWS
First choice is the right choice...
1510 SW 17th St., Ocala, FL 34471
Office: 352.433.0343
firstchoicewin@gmail.com • www.firstchoicewin.com

WINDOWS

Simonton	
Single Hung All-Weld & Insulated	
Double Hung All-Weld & Insulated	9
Full Screens – Optional (Half Screens – Included)	
(Full screens included in Bronze Windows)	
Custom Grids – Optional half full Y (N)	
☐ Standard ☐ Prairie ☐ Perimeter	
Custom Color – Optional	
Oriel/Cottage Style 40/60 60/40	

SLIDERS – FIXED – SPECIALTIES

2 Lite Slider All-Weld & Insulated	
3 Lite Slider All-Weld & Insulated	1
HD Glass Package 56"+	
Picture Windows – Large (141 – 154 ui)	
Picture Windows – Medium (106 – 140 ui)	
Picture Windows – Small (0 – 105 ui)	
Casement/Awning L or R	
Specialty Windows	
Sh Arch Tops	

MISCELLANEOUS

Custom Cap & Wrap ☐ Interior ☐ Exterior	
Custom J-Channel	
Steel Or Cut-Out Window Removal	10
Second Story Window Removal	
Gray or Bronze Tint – Optional	
Mull to Form Multi-Unit	
Tempered – half full (Y) N	1
Obscured Glass – opec (Y) N	1

Additional Labor Notes:

Please see reverse side for Additional terms & conditions. Buyer agrees that he has read and understands all terms and conditions on front and back of this contract and agrees to each and every term and condition.

Salesman — Date 5/31/24

DOORS

Alside Vinyl Patio Door ☐ 5' ☐ 6' ☐ 8' ☐ 9' ☐ 12'	
Custom Size Door	
Screen for Patio Door – Included	
Custom Color – Optional	
Grids for Patio Doors – Optional	
CWS Speciality Cabana Door 36 or 32	
L or R 3/4 FULL	

INCLUDED IN ALL WINDOWS AND DOORS

- **Cardinal Pro Solar Shade 366**
- **Low E with Argon Gas**
- **No Questions Asked; Lifetime Warranty (excludes SH, Screen Mesh, and Cabana Doors)**
- **Lifetime Glass Breakage Warranty (excludes SH and Cabana Doors)**
- **Double Locks on all Windows 27"**
- **Foam insulation on all Jambs & Heads**
- **Stainless Steel spacers**
- **Double Strength High Performance Glass**
- **Hurricane Rated Windows**
- **Includes Half Screens**
- **Exterior and Interior Trim to Code**
- **All Labor and Material**
- **Debris Removal**
- **Permits**

You the buyer are responsible for the removal and installation of any security system, burglar bars, drapes, awnings, shutters, blinds, A/C and any painting needed from installation of windows.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight pm the following third business day.

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First Choice Windows FL
ACCREDITED BUSINESS BBB A+
INTEREST-FREE FINANCING AVAILABLE

Estimated installation date 10 to 16 wks from the signed contract.

Customer agrees to the terms of payment as follows:

Total Amount $ 10,500.00

Deposit 50% $ 5,200.00

Balance due upon Initial Install $ 5,300.00

Owner — Date

CUSTOMER PRICE QUOTE

Date:	05/17/2024	Branch:	St Pete
Design Consultant:	Gregory Lattimer	**Customer Support Center: 1800 HOME-DEPOT**	
Phone #:	(805) 270-0154	License(s)	Gregory Lattimer : R-I-128533-14-01760
Installation Address	800 nw16th court		
City, State, Zip	Ocala	FL	34475
Job #	F43056543		

Purchaser(s):	Work Phone	Home Phone	Cell Phone
Sharon and teretha Carlies			(407) 620-1183

Quote Name: PGT 10

Your Project Price			
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 06/16/2024	$252	$12,576.60
Buy More Save More Savings			-$1,257.66
Current Promotions: Valid through promotional period only			
	Your Price Today:	$226	$11,318.94

This is a price quote and does NOT constitute a Sales Contract
IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote.
See promotion & financing options below or ask your Design Consultant for details.

* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.
(APR and Term based on qualifying credit approval for Home Depot Project Loan)

PROFESSIONAL INSTALLATION

Licensed, insured and trusted
Experts from measurement to
Installation to cleanup

TOTAL PROJECT MANAGEMENT

Team of dedicated professionals
Assigned to oversee every step of
Your project

SUPERIOR WARRANTIES

The Home Depot stands behind
Your job; labor, materials and
Your satisfaction guaranteed by
The Home Depot

CUSTOMER PRICE QUOTE

Sharon and teretha Carlies	F43056543
Purchaser's Name	Job#

PROJECT SPECIFICATIONS

1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact 1 Panel Slider

5400 - Non-Impact 1 Panel Slider, White Int. Finish, White Ext. Finish, Standard Tempered Glass Full Obscure Glass - Clear Full , W- 45, H- 30, UI- 75

1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact 1 Panel Slider

5400 - Non-Impact 1 Panel Slider, White Int. Finish, White Ext. Finish, Standard , W- 30, H- 30, UI- 60

2 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact Single Hung

5400 - Non-Impact Single Hung, White Int. Finish, White Ext. Finish, Standard , W- 42, H- 50, UI- 92

5 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact Single Hung

5400 - Non-Impact Single Hung, White Int. Finish, White Ext. Finish, Standard , W- 31, H- 50, UI- 81

1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact 3 Panel Slider 1/4

5400 - Non-Impact 3 Panel Slider 1/4, White Int. Finish, White Ext. Finish, Standard , W- 108, H- 36, UI- 144

Job Level and Labor Options

1-VinylLB Permit Processing

Quote Name: PGT 10

800