



# Ocala

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## North Magnolia Redevelopment Advisory Committee

### Minutes

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Tuesday, February 13, 2024

8:30 AM

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#### 1. Call To Order

##### a. Roll Call

**Present** Angie Clifton, Floyd Hershberger, David McCollister,  
and Clark Yandle

**Excused** Mike Needham, and Toni Yoder

#### 2. Public Notice

- a. The public notice information for the North Magnolia CRA Advisory Committee was published on January 30, 2024.

#### 3. Public Comments

#### 4. Approval of Minutes

- a. November 30, 2023, Meeting Minutes

**Attachments:** [11-30-23 Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** David McCollister

**SECONDER:** Clark Yandle

**AYE:** Clifton, Hershberger, McCollister, and Yandle

**EXCUSED:** Needham, and Yoder

#### 5. CRA Incentives

- a. NM Residential Grant Summary

**Attachments:** [NM Residential Grant Summary 2.13.2024.pdf](#)

CRA Manager, Roberto Ellis provided updates on the three (3) grants that were approved from the last meeting in December. The letters were sent out to the applicants and they are free to start their projects. Mr. Ellis provided information about the Residential Property Improvement Grant and the proposed changes in the Marion Heights neighborhoods. The changes he would like to add was demolition, weatherization and new construction, which would increase the maximum grant to \$20,000.

Mr. Hershberger asked what was included in new construction. Mr. Ellis replied that it would be single family homes.

Ms. Clifton asked about the owner occupied and rental houses. Mr. Ellis replied that they

are looking to add duplexes and rent occupied houses. Ms. Clifton asked if he would work with the tenant or the owner of the property. Mr. Ellis responded it would have to be the property owner.

Mr. Yandle said he was in favor, but was concerned with the engineering.

Mr. Yandle was glad that demolition was included in the grant.

Motion to approve Residential Property Improvement Grant.

**RESULT:** APPROVED

**MOVER:** Floyd Hershberger

**SECONDER:** David McCollister

**AYE:** Clifton, Hershberger, McCollister, and Yandle

**EXCUSED:** Needham, and Yoder

**b.** Affordable Housing-funding support framework

**Attachments:** [Affordable housing -funding support framework.pdf](#)

Mr. Ellis provided updates on the New Affordable Housing Program which is being instituted to help low-income households, ease the burden of the upfront costs, support the existing Community Development Services, and rental assistance. The priority area would be single family housing which will create means for residential growth and help solve the homeless problem.

Mr. McCollister asked if this program was done anywhere else. Mr. Ellis replied no, but it is something that is proposed for the North Magnolia, West Ocala, and East Ocala CRA's.

Ms. Clifton mentioned people have not submitted grants because they do not have the upfront money to start the projects to improve their homes.

Mr. Yandle asked confirmation that the \$75, 000 contribution from the North Magnolia for other city programs and would be made available to property owners. Mr. Ellis replied yes it is for homeowners within this CRA.

Motion to approve the Affordable Housing Program.

**RESULT:** APPROVED

**MOVER:** David McCollister

**SECONDER:** Floyd Hershberger

**AYE:** Clifton, Hershberger, McCollister, and Yandle

**EXCUSED:** Needham, and Yoder

**6. Project Updates**

a. Project Updates-memorandum

**Attachments:** [Project Updates-memorandum 2.13.2024.pdf](#)

Mr. Ellis provided an update on Imagine North Magnolia. The infrastructure improvements were 95% complete. The neighborhood park is almost completed and just needs a chain link fence. The re-platting has been completed for the properties owned by the city. There is still a hold on some properties that have liens.

Mr. Yandle asked if most of the liens were placed by the City. Mr. Ellis replied there were liens placed by the city and private lien holders.

Mr. Yandle mentioned having smaller lot sizes available for retirement homes.

Mr. Ellis said the street lights were completed and asked the committee to let him know if they any areas of concern.

Mr. Ellis said a Phase I assessment was done in Project Area II and it came back with no contamination. An assessment was completed for Project Area III with no contamination. The property is being and targeted for commercial development.

7. **Code Enforcement**

a. Code Enforcement Cases

**Attachments:** [Code Enforcement Cases-memorandum.pdf](#)

Mr. Ellis provided updates on properties that have violations. Code Enforcement was informed of the violations and cases were opened to get the violations rectified.

8. **Staff Comments**

Mr. Ellis stated that some Committee membership terms would be expiring in March and there is one vacancy.

Mr. Ellis provided information regarding the three (3) public community meetings for Vision 2050.

Growth Management Director, Jeff Shrum added that if people can not attend one of the meetings, there is an online option available and staff can also do a presentation to any groups within the city.

Ms. Clifton asked if Mr. Ellis can be contacted to get the meetings scheduled. Mr. Shrum replied yes and anyone can in Growth Management can be contacted.

Mr. Shrum said he wanted to comment about the issues regarding Engineering. The Engineering

Department does have a lot on their plate and Mr. Shrum is trying to figure out ways to get all the CRA projects moving forward in a timely fashion.

Mr. Yandle said more meetings are needed to be successful. He said he would like to see a financial report. Ms. Clifton suggested getting financials twice a year. Mr. Yandle replied he wanted the financials at every meeting. Mr. Ellis said he was going to start including the financials in every meeting.

Mr. Ellis introduced Charlita Whitehead as the Economic Development / Cultural Arts Project Coordinator. He stated that she will be reaching out to the community and handling the grants.

Ms. Clifton asked if there would be another meet and greet or neighborhood cook-out. Mr. Ellis replied that they should be able to organize an event. Ms. Clifton said that it was mentioned in the past that when a park was completed there would be a groundbreaking event. Mr. Ellis replied he would plan an event.

## **9. Board Comments**

Mr. Hershberger asked about the drilling going on at the park in front of BJ Trophies. Mr. Ellis replied that he did not know, but he would find out what is going on with the park.

Mr. Yandle stated that Mr. Ellis needs help with all the CRA's. Mr. Ellis responded that the added staff will help with the economic projects.

Mr. Yandle talked about a grant review visit for a city sewer application. Mr. Yandle was asked by the property owner what his thoughts were and he said the house should be taken down. It is a rental property and beyond repair. These are the kind of properties that need to get out of the North Magnolia area and get new development. Mr. Ellis replied that the owner was considering demolishing the property. He stated that he appreciates when the committee members are able to do grant review visits.

## **10. Adjournment**

The meeting adjourned at 9:16 pm.