



# Ocala Community Redevelopment Area Agency Agenda Tuesday, June 20, 2017

## **Meeting Information**

### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

### *Time*

3:45 PM

### *Board Members*

Brent Malever, Chairman  
James P. Hilty Sr.  
Jay A. Musleh  
Mary Sue Rich  
Matthew Wardell, Vice Chairman

### *Mayor*

Reuben Kent Guinn

### *City Manager*

John Zabler

## **Mission Statement**

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

## **City Council's Strategic Priorities**

Priority 1: Economic hub

Priority 2: Fiscally sustainable

Priority 3: Operational excellence

Priority 4: Quality of place

## **1. Call to Order**

## **2. Public Notice**

## **3. Minutes Approval**

- a. Approve CRA Meeting Minutes for Tuesday, May 16, 2017

## **4. Public Comments**

## **5. Topics of Discussion**

- a. Adopt CRA Budget Resolution CRA-2017-5 to appropriate \$10,000 for repairs to the Temple Beth Shalom Cemetery  
*Presentation by Gus Gianikas*



# Ocala CRA - Community Redevelopment Area Agency Board Minutes

Tuesday, May 16, 2017

## Regular Meeting

### 1. Call to Order

The Ocala CRA - Community Redevelopment Area Agency Board held a meeting at the Ocala City Hall on Tuesday, May 16, 2017 at 3:45 PM.

Attendee Name	Title	Status	Arrived
Mary Sue Rich	Member	Excused	
Jay A. Musleh	Member	Excused	
Matthew Wardell	Vice Chairman	Present	
Brent R. Malever	Chairman	Present	
James P. Hilty Sr.	Member	Present	
Reuben Kent Guinn	Mayor	Present	

Municipal Officers/Others Present: City Clerk Angel Jacobs, Deputy City Clerk Roseann Fusco, Growth Management Director Tye Chighizola, Internal Auditor Alice Garner, Manager Planning & Zoning Patricia Hitchcock, Public Communications Coordinator Katie Hunnicutt, the news media and other interested parties.

### 2. Public Notice

**Public Notice for the May 16, 2017 Community Redevelopment Agency Meeting was posted on April 6, 2017 and all legal advertisement requirements have been met.**

### 3. Minutes Approval

- a. **Approved** CRA - Community Redevelopment Area Agency Board Minutes for Tuesday, April 18, 2017

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	James P. Hilty Sr., Member
<b>SECONDER:</b>	Matthew Wardell, Vice Chairman
<b>AYES:</b>	Wardell, Malever, Hilty Sr.
<b>EXCUSED:</b>	Rich, Musleh

### 4. Public Comments

### 5. Topics of Discussion

- a. **Adopted CRA-RES-2017-7** to fill vacancies on the West Ocala Redevelopment Advisory Committee

Minutes Acceptance: Minutes of May 16, 2017 3:45 PM (Minutes Approval)

Presentation by: Tye Chighizola

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Matthew Wardell, Vice Chairman  
**SECONDER:** James P. Hilty Sr., Member  
**AYES:** Wardell, Malever, Hilty Sr.  
**EXCUSED:** Rich, Musleh

- b. **Approved** motion to accept the recommendation of the Local Planning Agency on the proposed amendment to the West Ocala Community Redevelopment Plan and transmit the Plan to the City Council and other taxing jurisdictions for review

Mr. Chighizola updated Council on the amendment to the CRA

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** James P. Hilty Sr., Member  
**SECONDER:** Matthew Wardell, Vice Chairman  
**AYES:** Wardell, Malever, Hilty Sr.  
**EXCUSED:** Rich, Musleh

- c. **Adopted CRA-BR-2017-3** to appropriate \$75,000 to purchase properties in the West Ocala Sub-area of the Community Redevelopment Area (CRA)

Presentation by: Tye Chighizola

Council Member Hilty questioned if the purchase is of the property, not the certificates. Mr. Chighizola confirmed.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** James P. Hilty Sr., Member  
**SECONDER:** Matthew Wardell, Vice Chairman  
**AYES:** Wardell, Malever, Hilty Sr.  
**EXCUSED:** Rich, Musleh

- d. **Approved** motion for modifications to the Commercial Façade Improvement Grant program for buildings in South Magnolia Street Beautification Project area

Presentation by Tye Chighizola

Council Member Wardell questioned if it was still a grant match. Mr. Chighizola confirmed it was a 50/50 match.

Minutes Acceptance: Minutes of May 16, 2017 3:45 PM (Minutes Approval)

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Matthew Wardell, Vice Chairman  
**SECONDER:** James P. Hilty Sr., Member  
**AYES:** Wardell, Malever, Hilty Sr.  
**EXCUSED:** Rich, Musleh

- e. **Adopted CRA-BR-2017-4** to appropriate \$50,000 for the Upper Floor Mixed Use Improvement Grant

Presentation by: Tye Chighizola

Mr. Zobler commented this will help secure the rooftops, which has been an issue for years.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** James P. Hilty Sr., Member  
**SECONDER:** Matthew Wardell, Vice Chairman  
**AYES:** Wardell, Malever, Hilty Sr.  
**EXCUSED:** Rich, Musleh

## 6. Adjournment

Adjourned at 3:57 p.m.

### Minutes

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Brent R. Malever  
 Council President

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Angel B. Jacobs  
 City Clerk

Minutes Acceptance: Minutes of May 16, 2017 3:45 PM (Minutes Approval)

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**CITY OF OCALA****CRA AGENCY REPORT**Council Meeting Date: 06/20/17

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Subject: Budget Resolution for Repairs to the Temple Beth Shalom Cemetery for \$10,000

Submitted By: Tye Chighizola

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready): Adopt CRA Budget Resolution CRA-2017-5 to appropriate \$10,000 for repairs to the Temple Beth Shalom Cemetery

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**OCALA'S RELEVANT STRATEGIC GOALS:** Economic Hub, Quality of Place

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**PROOF OF PUBLICATION:** N/A

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**BACKGROUND:**

The Temple Beth Shalom Cemetery is located in the North Magnolia Sub-area of the CRA at the corner of North Magnolia Avenue and NE 14<sup>th</sup> Street. This cemetery holds historic and cultural significance to Ocala and is considered one of the oldest Jewish Cemeteries in the State of Florida. The North Magnolia CRA Advisory Committee had noticed that the cemetery wall has been deteriorating over time and that the southeast section of the wall has sustained damaged. The Committee felt strongly that due to it being such an important feature in the North Magnolia CRA and facing the main thoroughfare of North Magnolia Avenue, CRA funding should be used to help repair it. Repairs will include: trimming the shrubbery along the exterior portion of the wall; pressure washing the entire wall; repairing damaged portions of the wall; re-pointing all weakened mortar joints in the wall; and painting the entire wall with a masonry primer, sealer and paint.

**FINDINGS AND CONCLUSIONS:** The North Magnolia Redevelopment Corridor Community Redevelopment Plan lists upgrading cemeteries in its CRA as Priority #7; therefore, use of CRA funds to repair the cemetery is appropriate.

**FISCAL IMPACT:** The North Magnolia Sub-area of the Community Redevelopment Area Trust Fund has an approximate reserve for fund balance of \$732,231.

**PROCUREMENT REVIEW:** N/A**LEGAL REVIEW:** N/A**ALTERNATIVES:**

- Approve
- Approve with changes
- Deny
- Table

**SUPPORT MATERIALS:**

# CRA BUDGET RESOLUTION CRA-2017-5

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AREA AGENCY AMENDING THE FY17 NORTH MAGNOLIA SUB-AREA COMMUNITY REDEVELOPMENT AREA (CRA) BUDGET TO APPROPRIATE \$10,000 FOR TEMPLE BETH SHALOM CEMETERY REPAIRS**

**WHEREAS**, the CRA Agency is committed to making improvements in the North Magnolia Sub-area of the Community Redevelopment Area; and

**WHEREAS**, the Temple Beth Shalom Cemetery is located in the North Magnolia Sub-area of the CRA at the corner of North Magnolia Avenue and NE 14<sup>th</sup> Street; and

**WHEREAS**, this cemetery holds historic and cultural significance to Ocala and is considered one of the oldest Jewish cemeteries in the State of Florida; and

**WHEREAS**, making improvements to cemeteries is listed as a priority in North Magnolia Redevelopment Corridor Community Redevelopment Plan; and

**WHEREAS**, at its December 1, 2016 meeting, the North Magnolia CRA Advisory Committee voted to spend up to \$10,000 of North Magnolia Sub-area CRA funds to make repairs to the cemetery.

**NOW, THEREFORE BE IT RESOLVED, BY THE CRA AGENCY OF THE CITY OF OCALA, FLORIDA**, duly assembled in regular session, that the FY2017 Budget be amended as outlined below to appropriate funding as follows:

Source:

622-99-999-559-99999	North Magnolia Subarea of the Community Redevelopment Area Trust Fund	\$10,000
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Use:

622-16-553-559-46010	Repair & Maintenance	\$10,000
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This resolution adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF OCALA**

By: \_\_\_\_\_  
Brent R. Malever  
Chairman, CRA Agency

**ATTEST:**

By: \_\_\_\_\_  
Angel B. Jacobs  
City Clerk

Approved as to form and legality:

CRA BUDGET RESOLUTION CRA-2017-5  
PAGE | 2

By: \_\_\_\_\_  
Patrick G. Gilligan  
City Attorney