

Downtown Ocala Redevelopment Advisory Committee

Citizen Service Center
Second Floor - Training Room
201 SE 3rd Street, Ocala, FL

Thursday, February 14, 2019 – 3:00 PM

Minutes

Agenda Item #1: Call to Order & Roll Call

The Ocala Downtown Ocala Redevelopment Advisory Committee held a meeting at the Citizen Service Center on Thursday, February 14, 2019 at 3:00 PM.

The meeting was called to order by Chairman Schatt at 3:10 p.m.; there was no quorum present.

Attendee Name	Title	Status	Arrived
Jaye Baillie	Board Member	Present	3:25 PM
Tom McDonald	Board Member	Excused	
Rhella Murdaugh	Vice Chairman	Excused	
Bryce Peek	Board Member	Present	
Ted Schatt	Chairman	Present	
Jimmy Walton	Board Member	Present	
Summer Gill	Board Member	Excused	

Staff Attending: CRA Manager Gus Gianikas, Redevelopment Analyst / Planner Ian Rynex, Economic Development Manager Lisa Walsh, Urban Design Coordinator Aubrey Hale, Community Engagement Coordinator Ramona Williams and Administrative / Fiscal Technician Carol McKeever.

Citizens Attending: Trace Templeton.

Agenda Item #2: Proof of Publication

Public Notice for the February 14th, 2019 Downtown Ocala Redevelopment Advisory Committee Meeting was posted on January 24, 2019

Agenda Item #3: Approval of Minutes

Downtown Ocala Redevelopment Advisory Committee - Regular Meeting - Dec 13, 2018 3:00 PM

Minutes tabled due to no quorum.

RESULT: TABLED

Agenda Item #4: Downtown Ocala CRA Projects & Budget

CRA Manager Gus Gianikas reported as of February 5, 2019 the balance in fiscal year 2019 budget for the grant program is \$103,000.

Mr. Gianikas reviewed the Downtown CRA Grants projects 2016-18 map and provided updates on Ocala Wine Experience, Big Hammock, Bene LLC and the patio bar.

Chairman Schatt requested an update on the initiative to get a left turn lane on 1st Avenue. Mr. Gianikas stated the Florida Department of Transportation (FDOT) did not fund the project; however, the City might be able to take over the project but FDOT would have to put the project in their five-year plan for the City to get reimbursed for the funds spent to complete the turn lane.

Chairman Schatt said pressure needs to be put on FDOT to get the project funded.

Mr. Gianikas said our state legislators need to be informed of the situation, so they can get involved to get the project moving forward.

Mr. Gianikas reviewed the Downtown CRA Development Activity map and pointed out the location of the Salvation Army property on N. Magnolia and NW 1st Avenues. He said that the site is not mentioned as a catalytic site in the Midtown Master Plan. City Manager John Zobler has been meeting with local and regional Salvation Army representatives to get redevelopment started at this location. The City is requesting \$15,789 from the Downtown Ocala CRA to complete WPO Development's mission planning study. These funds will not be an additional budget item but would come out of the existing Midtown monies that have already been budgeted for this fiscal year.

Member Peek asked what happens after the study is completed. Mr. Gianikas confirmed that it would take a large sum of money for Salvation Army to move if the results of the study indicate that it would be beneficial to relocate their operations. Interviews with the community to get input would be beneficial in making a decision. Also, last year the Salvation Army received funds from the CDBG grant to do some improvements. If they move within a five-year period, these funds will have to be paid back.

Chairman Schatt said the local Salvation Army Board said they wanted to move several years ago; some efforts were made but no results within the last four years. The City Manager's efforts have gotten the study moving forward again. The professional staff at Salvation Army have been dragging their feet on getting the study completed. This study would help everyone to know if the Salvation Army is in the right area and offering the right programs. It is worth the money to find out if things are operating as they should be.

Member Peek expressed his support for the study.

Chairman Schatt stated that there are large tracts of property around the Salvation Army site that are vacant and could be used for redevelopment of a theatrical space, a baseball field or other similar item. The study needs to get done so that to get clarity on this situation.

A short discussion ensued about the mission planning study proposal and the Gibbs study.

Jaye Baillie arrived at 3:25 pm; a quorum is now present.

Member Walton agreed that plenty can be done with redevelopment if some properties are put

together in the Salvation Army area.

Mr. Gianikas suggested that private citizens could form a partnership to do a redevelopment project.

Member Baillie agreed the study is a positive step for the Salvation Army to take.

Chairman Schatt requested that the Downtown Ocala CRA be given a copy of the report detailing the results of the study.

Motion to: approve contributing \$15,789 from the Downtown Ocala CRA for WPO Development to complete the Mission Planning Study for the Salvation Army

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryce Peek, Board Member
SECONDER:	Ted Schatt, Board Member
AYES:	Jaye Baillie, Bryce Peek, Ted Schatt, Jimmy Walton
EXCUSED:	Tom McDonald, Rhella Murdaugh, Summer Gill

Mr. Gianikas reviewed Public & Private Investments map and provided updates on the following projects in both the Downtown and the Arts districts: TPO building is being moved by Ambleside School, old Fire Station #1 site has RFP out for redevelopment, American Legion Building, Reilly Arts Center, Skate Park groundbreaking, 9th Street project, Osceola Trak, Concord Parking lot, Crystal Ballroom, the Downtown Hotel and 1st Avenue and South Magnolia Avenue restriping/resurfacing project.

Urban Design Coordinator Aubrey Hale provided updates on the following projects in both the Downtown and the Arts districts: American Legion building still out for bid; Osceola Trak improvements scheduled to be completed by June 2019 with enhanced pedestrian areas on the intersections at East Silver Springs Boulevard & SE Osceola Avenue and East Ft King Street and SE Osceola Avenue and a tie in to the Downtown market via SE 3rd Street; brick work and greenspace enhancements are being completed on the Downtown market right now with kiosks, umbrellas and additional trees being added in the future; the Reilly Arts Center is expanding to triple its size to include a café and a black box theatre, completion target date is July 2019; East Broadway Street to SE 2nd Street and North Magnolia Avenue is being reduced to one lane with on-street parking; the Brothers Keeper building has been sold and a restaurant or retail shop with additional streetscape and landscaping will come in the near future; the area on southside of the Marion Theatre is going to be utilized for art space. The driveway and two parking spaces are going away to balance pedestrian and car traffic.

Redevelopment Analyst / Planner Ian Rynex showed the conceptual drawings for the Marion Theatre project and explained that artwork, pavers, shrubbery and landscaping will be put in. Some bistro tables may also be added to create an outdoor venue. However, no definite decision has been reached on the final design or the type of materials that will be used.

Member Walton said he believes there will be a problem if North Magnolia goes to one lane; there is a lot of graffiti in the area due to vandalism.

Mr. Hale said a private developer was interested in the Seminole property, but the purchase did not go forward.

There was a short discussion regarding Broadway Street and North Magnolia Avenue changing to one lane roads.

Member Baillie said there is a probably with multiple delivery trucks trying to deliver goods and are stacking up and blocking the street all along Broadway throughout the day. Something needs to be done to resolve this issue.

Member Baillie asked is the horses being removed from downtown. Mr. Hale responded no they are not being removed as far as he knows. Only the one horse was removed to be repaired because it was damaged.

Motion to: approve the Downtown Ocala Redevelopment Advisory Committee - Regular Meeting - Dec 13, 2018 3:00 PM Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryce Peek, Board Member
SECONDER:	Jimmy Walton, Board Member
AYES:	Jaye Baillie, Bryce Peek, Ted Schatt, Jimmy Walton
EXCUSED:	Tom McDonald, Rhella Murdaugh, Summer Gill

Agenda Item #5: Other Business

Chairman Schatt asked Mr. Templeton if he had any questions and if he knew what a CRA was. Trace Templeton responded no because he is not from the area.

Mr. Gianikas showed the Downtown Ocala CRA map and indicated where the boundaries of the CRA are located.

Chairman Schatt and Member Peek explained what a CRA is and the purpose of the Downtown Ocala CRA Advisory Committee.

Agenda Item #6: Adjournment

The meeting was closed at adjourned at 4:10 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryce Peek, Board Member
SECONDER:	Ted Schatt, Board Member
AYES:	Jaye Baillie, Bryce Peek, Ted Schatt, Jimmy Walton
EXCUSED:	Tom McDonald, Rhella Murdaugh, Summer Gill