

Downtown Ocala Redevelopment Advisory Committee

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

Thursday, April 11, 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, April 11, 2019 at 3:00 PM.

Vice Chairman Murdaugh called the meeting to order at 3:05 p.m.

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

Staff Attending: CRA Manager Gus Gianikas, Economic Development Manager Lisa Walsh and Administrative / Fiscal Technician Carol McKeever.

Agenda Item #2: Proof of Publication

Public Notice for the April 11th, 2019 Downtown Ocala Redevelopment Advisory Committee Meeting was posted on April 1, 2019.

Agenda Item #3: Approval of Minutes

Downtown Ocala Redevelopment Advisory Committee - Regular Meeting - Feb 14, 2019 3:00 PM

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

Agenda Item #4: Downtown Ocala CRA Grant applications

CRA Manager Gus Gianikas reviewed the balance from the Downtown CRA Grant application - March 2019 memorandum. If all three grant applications are approved, the balance will be \$46,180. The Committee can request additional grant funds if they would like to continue the grant program. \$100,000 has been budgeted for the grant program in fiscal year 2020.

Mr. Gianikas reviewed CRA19-0006 grant application and pictures.

Member Baillie asked if improvements typically are done for occupied buildings. Member Peek responded no, the idea is to target vacant properties and bring in new tenants. This is a concern for him because these three grant applications do not meet that criteria.

Member Baillie said that she has questions about item numbers 5, 6 and 7.

Mr. Gianikas explained the exterior items are eligible for the grant; the interior renovations are not. Metal awnings are improvements, but other items are façade and maintenance. It is up to the Committee to decide if they want to approve the grant for items 5 through 7. The total amount of eligible work is \$59,000; \$25,000 is the max grant the Committee can award.

There was a short discussion about the project and expenses.

Approved motion to approve a grant award of \$25,000 for the exterior work items #1 - 4.

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

Mr. Gianikas reviewed CRA19-0005 grant application and pictures and confirmed the max the committee can award is \$17,962.

There was a short discussion about the proposed work.

Approved motion to approve a grant award of \$17,962.

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

Mr. Gianikas spoke about CRA19-0004 grant application and pictures. Most of the work is maintenance; however, it is an eligible grant but not the grant program's focus. The max grant the Committee can award is \$13,705.

Member Peek pointed out there is more maintenance on this request; only portion that fits the grant is the lighting, the rest is maintenance.

Member Gill agreed that the lighting improvements are helpful addition to the business.

Member Peek requested a further breakdown of expenses for items 1 through 4. He can agree to give a grant award for 50% for the lighting expenses.

Member Baillie asked if the painting is within the grant's criteria. Mr. Gianikas responded yes because it is façade work.

Mr. Gianikas reviewed CRA contingency and reiterated the balance would be just over \$46,000 if all three applications were approved.

There was a short discussion about the project and primary focus of grant program.

Approved motion to approve a grant award of \$13,705 with the condition that the building's outside painting palette must be approved.

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

Member Baillie said she is concerned because the grant applications are not for the focus of the Grant Program

Mr. Gianikas stated the Committee can have a more targeted in approach with grants to focus on the main objective of the grant. He added that because an application is eligible, that does not mean the Committee must approve a grant award

Agenda Item #5: Downtown Ocala CRA Projects & Budget

Mr. Gianikas said will discuss the budget at the next meeting. On the TPO building, the City is working out the final agreement with Ambleside to move the building across from the Blakely House.

Agenda Item #6: Election of Officers

Mr. Gianikas suggested this be postponed until the next meeting since only four members present.

Members agreed to postpone by consensus.

Agenda Item #7: Other Business

Mr. Gianikas asked if the Members wanted to look at changing the date/time for the CRA meeting.

All Members agreed by consensus that a date/time change would be good because it has been difficult to get a quorum for the last few meetings.

Members suggested scheduling the meetings in the mornings on Tuesdays or Thursdays after 9:00 a.m.

Agenda Item #8: Adjournment

Vice Chairman Murdaugh adjourned the meeting at 3:38 p.m.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Murdaugh, Peek, Gill, Baillie
EXCUSED:	McDonald, Schatt, Walton