



Ocala Community Redevelopment Area Agency Board - CRA Minutes

Tuesday, May 7, 2019

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Regular Meeting

Tye Chighizola

1. Call to Order

The Ocala Community Redevelopment Area Agency Board - CRA held a meeting at the Ocala City Hall on Tuesday, May 7, 2019 at 3:45 PM.

Attendee Name	Title	Status	Arrived
Jay A. Musleh	Vice Chairman	Present	
Justin Grabelle	Member	Present	
Brent R. Malever	Member	Present	
Matthew Wardell	Member	Present	
Mary S. Rich	Chairman	Present	
Reuben Kent Guinn	Mayor	Present	

Municipal Officers/Others Present: City Manager John Zobler, Assistant City Manager Bill Kauffman, City Clerk Angel Jacobs, Deputy City Clerk Roseann Fusco, Senior Assistant Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, Growth Management Director Tye Chighizola, Director of Facilities Maintenance Chris Dobbs, Chief of Police Greg Graham, Budget Manager Tammi Haslam, Manager Planning & Zoning Patricia Hitchcock, Multimedia & Communication Coordinator Lee Kramer, City Engineer/Director Water Resources Sean Lanier, Director Public Works Darren Park, Director of Telecommunications Mel Poole, Director of Finance Emory Roberts, Director of Human Resources & Risk Management Jared Sorenson, Assistant Internal Auditor Philip Vincent, Civil Engineer III Noel Cooper, Ocala Police Department Representative, IT Representative, the news media and other interested parties.

2. Public Notice

Public Notice for the May 7, 2019 Community Redevelopment Agency Meeting was posted on April 8, 2019.

3. Minutes Approval

- a. **Approved** Community Redevelopment Area Agency Board - CRA Minutes for Tuesday, March 19, 2019

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Wardell, Member
SECONDER: Brent R. Malever, Member
AYES: Musleh, Grabelle, Malever, Wardell, Rich

4. Public Comments

5. Topics of Discussion

- a. **Approved CRA Agenda Item** accept an amendment to incorporate the Ocala Midtown Master Plan (June 2017) into the Downtown Redevelopment Plan and forward the proposed amendment to the Ocala Planning & Zoning Commission for review and recommendation regarding the amendment's consistency with the Ocala Comprehensive Plan

Presentation by: Tye Chighizola

Mr. Chighizola stated that this starts the process of getting the Midtown Master Plan adopted.

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Brent R. Malever, Member
SECONDER: Jay A. Musleh, Vice Chairman
AYES: Musleh, Grabelle, Malever, Wardell, Rich

- b. **Approved CRA Agenda Item** three (3) applications for the Downtown Commercial Building Improvement Grant – (1) CRA 19-0004, 217 SE 1st Avenue in the amount \$13,704.50; (2) CRA 19-0005, 21 E Fort King Street in the amount of \$17,962; and (3) CRA 19-0006, 24 SE 1st Avenue in the amount of \$25,000

Presentation by: Tye Chighizola

Mr. Chighizola stated the properties are in the Downtown CRA area for improvements to the buildings, and will include new windows, pressure washing and paint, among other renovations.

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Brent R. Malever, Member
SECONDER: Matthew Wardell, Member
AYES: Musleh, Grabelle, Malever, Wardell, Rich

- c. **Approved CRA Agenda Item** to accept the proposed draft of the North Magnolia Redevelopment Plan Amendment and forward the proposed amendment to the Ocala Planning & Zoning Commission for review and recommendation regarding the amendment's consistency with the Ocala Comprehensive Plan

Presentation by: Tye Chighizola

Mr. Chighizola complimented the North Magnolia members and staff for their efforts.

There being no further discussion the motion carried by roll call vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay A. Musleh, Vice Chairman
SECONDER:	Brent R. Malever, Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- d. Approved CRA Agenda Item** three applications for the North Magnolia CRA Paint and Repair Grants: (1) CRA19-0007 - for property located at 225 NE 14th Street in the amount of \$5,693.75; and (2) CRA19-0008 – for property located at 903 NE Osceola Avenue in the amount \$8,868.25; and (3) CRA19-0009 – for property located at 237 NE 9th Street in the amount of \$9,831.25

Presentation by: Tye Chighizola

Mr. Chighizola stated these are paint & repairs grants for the North Magnolia CRA area.

There being no discussion the motion carried by roll call vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Grabelle, Member
SECONDER:	Matthew Wardell, Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- e. Approved CRA Agenda Item** accept the amendment to incorporate the Ocala Midtown Master Plan (June 2017) into the East Ocala Redevelopment Plan and forward the proposed amendment to the Ocala Planning & Zoning Commission for review and recommendation regarding the amendment’s consistency with the Ocala Comprehensive Plan

Presentation by: Tye Chighizola

There being no discussion the motion carried by roll call vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Wardell, Member
SECONDER:	Justin Grabelle, Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- f. Approved CRA Agenda Item** application for a West Ocala Commercial Building Improvement Grant (CRA19-0010) for property located at 803 NW 4th St in the amount of \$15,000

Presentation by: Tye Chighizola

Council President Rich asked if \$15,000 will be enough to provide significant improvements to the building. Mr. Chighizola responded in the affirmative. The funds will be going toward the

exterior renovation. City Manager Zobler discussed the amount of total renovation that is taking place and stated that it's going to be a fantastic building.

There being no further discussion the motion carried by roll call vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Wardell, Member
SECONDER:	Justin Grabelle, Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

6. Adjournment

Adjourned at 3:58 p.m.

Minutes

Mary S. Rich
Council President

Angel B. Jacobs
City Clerk