



*City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
201 SE 3<sup>RD</sup> STREET, 2<sup>ND</sup> FLOOR  
OCALA, FLORIDA 34471

October 2, 2024

Michelle Stone, Chair  
Marion County Board of County Commissioners  
601 SE 25<sup>th</sup> Avenue  
Ocala, Florida 34471

Honorable Chair Stone:

In accordance with Florida Statutes 163.387, the Fiscal Year 2024-25 Budget document is presented in the attached documents (Annual CRA Budget). The City of Ocala's Community Redevelopment Agency Board held a public meeting on September 3, 2024, adopting the Annual CRA Budget encompassing four CRA subareas. The City of Ocala City Council subsequently adopted the Annual CRA Budget at a special public meeting held September 11, 2024.

If you have any questions, please contact Roberto Ellis, Economic Development Manager, 201 SE 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor, Ocala, FL 34471, (352) 629-8381.

Sincerely,

Aubrey Hale  
Director, Planning

c: Mounir Bouyounes, County Administrator, 601 SE 25<sup>th</sup> Ave., Ocala, FL 34471  
Chris Rison, Growth Services, 2710 East Silver Springs Blvd., Ocala FL 34470

## CRA BUDGET RESOLUTION 2024-102

### A RESOLUTION TO ADOPT A BUDGET FOR THE EAST OCALA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,889,990

**WHEREAS**, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

**WHEREAS**, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

**WHEREAS**, the East Ocala Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2016-32 adopted May 17, 2016; and

**WHEREAS**, in accordance with Florida Statutes, section 189.06 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the East Ocala Redevelopment Subarea.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA**, duly assembled, that the East Ocala Redevelopment Subarea Fund budget of \$1,889,990 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this 3 day of September, 2024.

**ATTEST:**

**CITY OF OCALA**

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

By: Barry Mansfield  
Barry Mansfield  
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton  
William E. Sexton  
City Attorney

Reviewed for accounting accuracy & completeness:

By: Peter A. Lee  
Peter A. Lee  
City Manager

# CRA BUDGET RESOLUTION 2024-103

## A RESOLUTION TO ADOPT A BUDGET FOR THE DOWNTOWN REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,515,438

**WHEREAS**, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

**WHEREAS**, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

**WHEREAS**, the Downtown Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 88-52 adopted May 24, 1988; and

**WHEREAS**, in accordance with Florida Statutes, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the Downtown Redevelopment Subarea.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA**, duly assembled, that the Downtown Redevelopment Subarea Fund budget of \$1,515,438 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this 3 day of September, 2024.

ATTEST:

CITY OF OCALA

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

By: Barry Mansfield  
Barry Mansfield  
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton  
William E. Sexton  
City Attorney

Reviewed for accounting accuracy & completeness:

By: Peter A. Lee  
Peter A. Lee  
City Manager

# CRA BUDGET RESOLUTION 2024-104

## A RESOLUTION TO ADOPT A BUDGET FOR THE NORTH MAGNOLIA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$1,152,499

**WHEREAS**, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

**WHEREAS**, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

**WHEREAS**, the North Magnolia Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2000-07 adopted November 2, 1999; and

**WHEREAS**, in accordance with Florida Statute, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the North Magnolia Redevelopment Subarea.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA**, duly assembled, that the North Magnolia Redevelopment Subarea Fund budget of \$1,152,499 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this 3 day of September, 2024.

ATTEST:

CITY OF OCALA

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

By: Barry Mansfield  
Barry Mansfield  
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton  
William E. Sexton  
City Attorney

Reviewed for accounting accuracy & completeness:

By: Peter A. Lee  
Peter A. Lee  
City Manager

## CRA BUDGET RESOLUTION 2024-105

### A RESOLUTION TO ADOPT A BUDGET FOR THE WEST OCALA REDEVELOPMENT SUBAREA FUND FOR FISCAL YEAR 2024-25 IN THE AMOUNT OF \$3,864,626

**WHEREAS**, in 1988, City Council established the Community Redevelopment Agency (CRA) of the City of Ocala and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes; and

**WHEREAS**, in 1988, City Council established the redevelopment trust fund and provided for the deposit therein of tax increment revenues as described in Section 163.387(1), Florida Statutes to be utilized for community redevelopment purposes only; and

**WHEREAS**, the West Ocala Redevelopment Subarea is the portion of the community redevelopment area designated as part of the community redevelopment area pursuant to Resolution 2016-10 adopted November 17, 2015; and

**WHEREAS**, in accordance with Florida Statutes, Section 189.016 a public hearing was held by the CRA Board on September 3, 2024, to adopt a budget for the West Ocala Redevelopment Subarea.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD OF THE CITY OF OCALA, FLORIDA**, duly assembled, that the West Ocala Redevelopment Subarea Fund budget of \$3,864,626 for the period beginning October 1, 2024, through September 30, 2025, is hereby adopted.

This resolution adopted this 3 day of September, 2024.

ATTEST:

CITY OF OCALA

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

By: Barry Mansfield  
Barry Mansfield  
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton  
William E. Sexton  
City Attorney

Reviewed for accounting accuracy & completeness:

By: Peter A. Lee  
Peter A. Lee  
City Manager



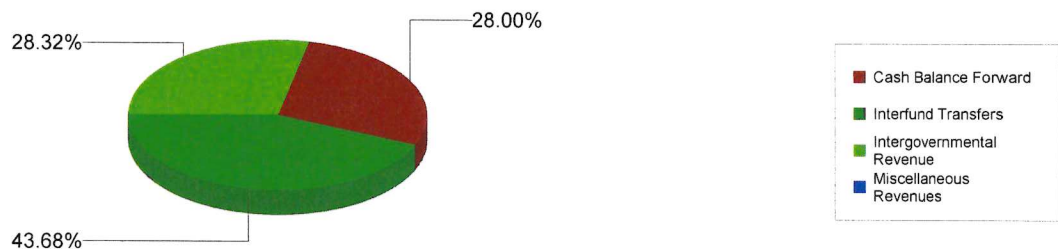


## EAST OCALA REDEVELOPMENT SUBAREA FUND

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2015, Council added the "East Ocala Redevelopment Subarea" as part of the CRA. An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

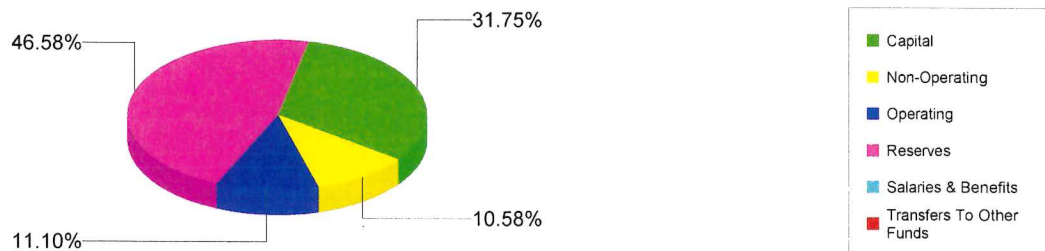
Funding Sources	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Cash Balance Forward	0	901,152	1,845,951	0	529,139
Intergovernmental Revenue	309,414	452,410	431,193	431,193	535,223
Miscellaneous Revenues	68,866	0	0	134,464	0
Interfund Transfers	477,299	666,795	665,152	665,153	825,628
<b>Total</b>	<b>\$855,579</b>	<b>\$2,020,357</b>	<b>\$2,942,296</b>	<b>\$1,230,810</b>	<b>\$1,889,990</b>

Sources by Category



Funding Uses	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Operating	16,090	105,128	258,962	38,214	209,710
Capital	0	1,250,000	1,851,196	29,675	600,000
Non-Operating	66,268	200,000	419,870	54,228	200,000
Transfers To Other Funds	17,006	0	0	0	0
Reserves	0	465,229	412,268	0	880,280
<b>Total</b>	<b>\$99,364</b>	<b>\$2,020,357</b>	<b>\$2,942,296</b>	<b>\$122,117</b>	<b>\$1,889,990</b>

Uses by Category



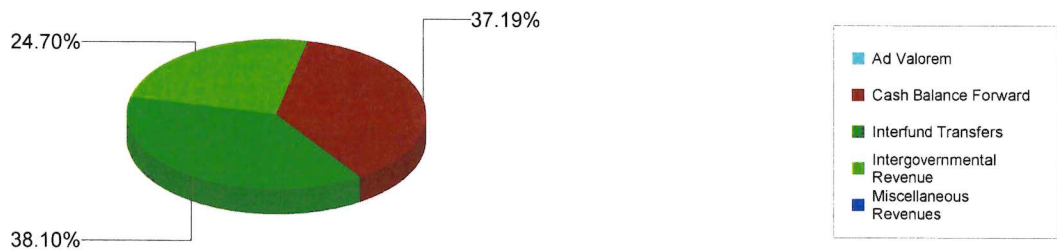


## DOWNTOWN REDEVELOPMENT SUBAREA FUND

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2000, Council adopted an amendment designating a part of the CRA as the "Downtown Redevelopment Area." This designation was later changed in 2016 to the "Downtown Redevelopment Subarea." An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

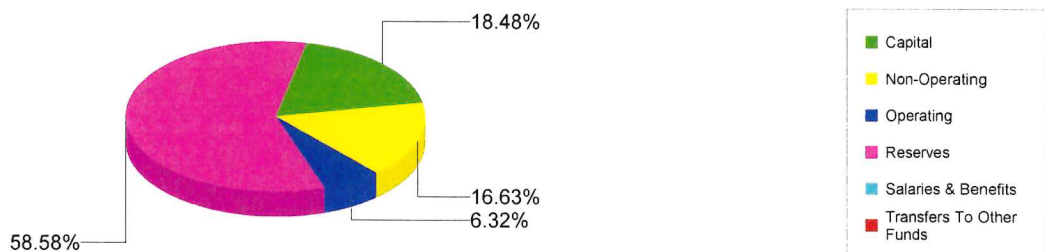
Funding Sources	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Cash Balance Forward	0	178,559	2,055,318	0	563,666
Intergovernmental Revenue	280,051	344,485	327,906	327,907	374,332
Miscellaneous Revenues	77,480	0	0	131,875	0
Interfund Transfers	432,004	507,728	505,824	505,825	577,440
<b>Total</b>	<b>\$789,535</b>	<b>\$1,030,772</b>	<b>\$2,889,048</b>	<b>\$965,606</b>	<b>\$1,515,438</b>

Sources by Category



Funding Uses	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Operating	40,413	79,881	116,077	56,880	95,710
Capital	79,873	75,000	1,144,734	115,024	280,000
Non-Operating	29,450	470,763	1,179,664	128,150	252,000
Transfers To Other Funds	15,511	0	0	0	0
Reserves	0	405,128	448,573	0	887,728
<b>Total</b>	<b>\$165,247</b>	<b>\$1,030,772</b>	<b>\$2,889,048</b>	<b>\$300,054</b>	<b>\$1,515,438</b>

Uses by Category



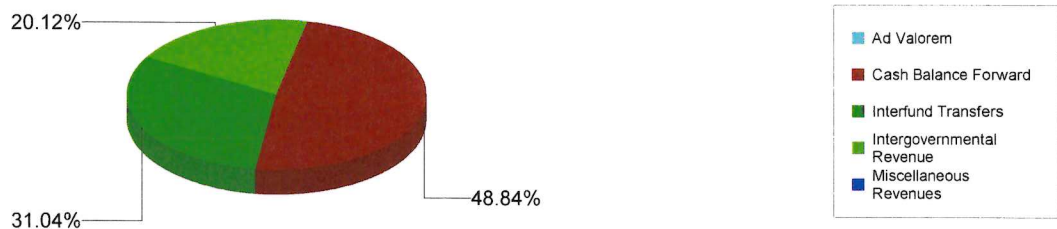


## NORTH MAGNOLIA REDEVELOPMENT SUBAREA FUND

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2000, Council adopted an amendment designating a part of the CRA as the "North Magnolia Redevelopment Area." This designation was later changed in 2016 to the "North Magnolia Redevelopment Subarea." An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

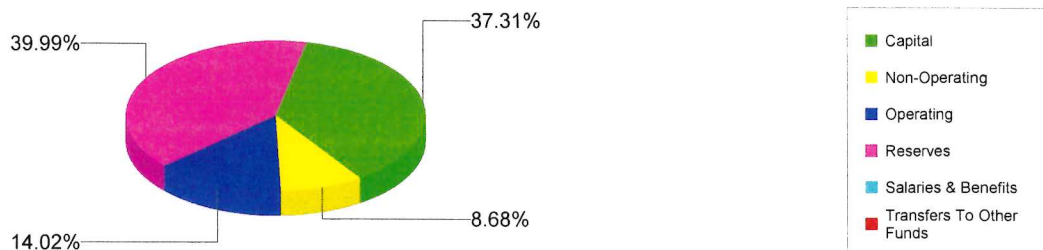
Funding Sources	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Cash Balance Forward	0	298,576	1,639,883	0	562,879
Intergovernmental Revenue	164,404	207,841	197,716	197,716	231,898
Miscellaneous Revenues	58,015	0	0	111,555	0
Interfund Transfers	253,608	306,331	304,994	304,995	357,722
<b>Total</b>	<b>\$476,028</b>	<b>\$812,748</b>	<b>\$2,142,593</b>	<b>\$614,267</b>	<b>\$1,152,499</b>

Sources by Category



Funding Uses	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Operating	59,652	119,129	252,788	45,643	161,610
Capital	16,871	175,000	1,244,625	549,461	430,000
Non-Operating	8,119	0	184,040	7,362	100,000
Transfers To Other Funds	27,186	0	0	19,995	0
Reserves	0	518,619	461,140	0	460,889
<b>Total</b>	<b>\$111,828</b>	<b>\$812,748</b>	<b>\$2,142,593</b>	<b>\$622,462</b>	<b>\$1,152,499</b>

Uses by Category

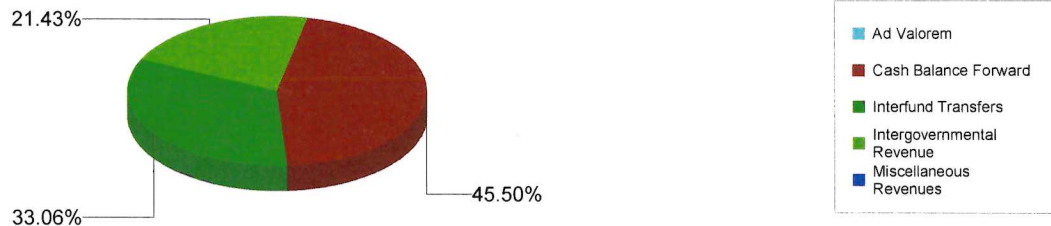




**WEST OCALA REDEVELOPMENT SUBAREA FUND**

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2015, Council added the "West Ocala Redevelopment Subarea" as part of the CRA. An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

Funding Sources	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Cash Balance Forward	0	1,001,602	2,193,571	0	1,758,527
Intergovernmental Revenue	514,891	743,179	708,410	708,411	828,329
Miscellaneous Revenues	181,766	0	0	195,837	0
Interfund Transfers	794,265	1,095,353	1,092,785	1,112,781	1,277,770
<b>Total</b>	<b>\$1,490,923</b>	<b>\$2,840,134</b>	<b>\$3,994,766</b>	<b>\$2,017,029</b>	<b>\$3,864,626</b>

**Sources by Category**

Funding Uses	Actuals FY 22-23	Adopted Budget FY 23-24	Amended Budget FY 23-24	YTD Actuals FY 23-24	Adopted Budget FY 24-25
Operating	29,190	99,881	163,891	56,778	213,210
Capital	223,559	730,000	1,463,416	19,995	1,150,000
Non-Operating	80,000	480,000	800,783	480,000	300,000
Transfers To Other Funds	19,458	0	0	0	0
Reserves	0	1,530,253	1,566,676	0	2,201,416
<b>Total</b>	<b>\$352,207</b>	<b>\$2,840,134</b>	<b>\$3,994,766</b>	<b>\$556,773</b>	<b>\$3,864,626</b>

**Uses by Category**