



Marion County

Community Redevelopment Agency

Meeting Agenda

Tuesday, June 17, 2025

1:50 PM

**McPherson Governmental
Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

PROOF OF PUBLICATION

1. ADOPT THE FOLLOWING MINUTES

- 1.1. [Request Approval of the December 17, 2024 Minutes of the Community Redevelopment Agency Board Meeting](#)
- 1.2. [Request Approval of the February 18, 2025 Minutes of the Community Redevelopment Agency Board Meeting](#)
- 1.3. [Request Approval of the April 15, 2025 Minutes of the Community Redevelopment Agency Board Meeting](#)

2. SCHEDULED ITEMS: NONE

3. NEW BUSINESS

- 3.1. [Request Confirmation for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 Fiscal Year Budget](#)

ADJOURN



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-19435

Agenda Date: 6/17/2025

Agenda No.: 1.1.

SUBJECT:

Request Approval of the December 17, 2024 Minutes of the Community Redevelopment Agency Board Meeting

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Marion County Community Redevelopment Agency Board (Agency) meeting minutes for review and approval, as provided by the Clerk of Courts Commission Records Office.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve, with amendment, if any.

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

December 17, 2024

CALL TO ORDER:

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:52 p.m. on Tuesday, December 17, 2024 at the Marion County Governmental Complex located in Ocala, Florida.

ROLL CALL AND PLEDGE OF ALLEGIANCE:

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman, Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, and Assistant County Administrator (ACA) Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

PROOF OF PUBLICATION

Deputy Clerk Lewter presented Proof of Publication No. 9676421 entitled, "Notice of 2024 Schedule of Meetings Marion County Community Redevelopment Agency", published in the Star Banner newspaper on January 16, 2024.

The Deputy Clerk was in receipt of a 26 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES:

1.1 June 18, 2024

1.2 September 4, 2024

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to adopt the meeting minutes of June 18, and September 4, 2024. The motion was unanimously approved by the Board (5-0).

2. SCHEDULED ITEMS:

2.1. Request Approval for Silver Springs Community Redevelopment Area Façade and Building Improvement Program Grant (No. SS-FBIG-2024-01) for Marion County Community Services for the Silver Springs Manor and RV Park, Hotel Buildings Demolition, 5401 E. Silver Springs Boulevard, Parcel Identification Number 24153-000-00, ± 1.50 acres (Budget Impact – Neutral; expenditure not to exceed \$75,000)

Senior Planner Chris Rison, Growth Services, presented the following recommendation:
Description/Background: The Silver Springs Community Redevelopment Area (CRA) Façade & Building Improvement Program Grant Program ("Program") is intended to encourage and support property owners in the redevelopment of existing properties within the CRA. The Marion County Community Services Department (MCCS) is requesting a Program grant for demolition of the Silver Springs Manor and RV Park Hotel Buildings recently acquired by Marion County.

The Program enables grant funds up to \$75,000 or 50% of the cost, whichever is less, upon completion of the requested demolition activity.

The MCCS hotel demolition will be conducted in conjunction with Marion County's Facilities Department. The demolition cost estimate is \$83,544 (required materials testing with demolition and removal); however, the final cost is subject to Marion County procurement processes, and final outcome of the required material testing. Staff recommends the Board approve Application No. SS-FBIG-2024-01, and direct staff to provide for reimbursement of 50% of the actual costs. Transferal/reimbursement of the final determined funds will be to MCCS based on the final costs and subject to completion of all construction/demolition, including appropriate final inspections, release of liens, and confirmation of the site being "clear" of potential hazardous materials.

Budget/Impact: Neutral; Program/Project funds budgeted - \$574,713 FY 2024-25. Expenditure to be 50% of actual costs with actual costs estimated to be \$83,544, but not to exceed \$75,000.

Recommended Action: Motion to approve Application No. SS-FBIG-2024-01, and direct staff to provide for the reimbursement payment up to 50% of the final costs, subject to the completion of construction/demolition, including appropriate final inspections, release of liens, and confirmation of the site being "clear" of potential hazardous materials.

Senior Planner Chris Rison, Growth Services, advised that the MCCS Department is requesting a grant from the Façade & Building Improvement Program Grant Program for demolition of an existing structure, Silver Springs Manor and RV Park Hotel Buildings, which were recently acquired by Marion County. He stated staff is recommending approval of the request, noting the program enables grant funds up to 50 percent (%) of the demolition cost as a reimbursement grant, not to exceed \$75,000.00.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, approve Application No. SS-FBIG-2024-01, and direct staff to provide for the reimbursement payment up to 50% of the final costs up to \$75,000.00, subject to the completion of construction/demolition, including appropriate final inspections, release of liens, and confirmation of the site being "clear" of potential hazardous materials. The motion was unanimously approved by the Board (5-0).

2.2. Request Approval to Schedule and Advertise the Marion County Community Redevelopment Agency 2025 Schedule of Meetings – (Budget Impact -Neutral)

Senior Planner Chris Rison, Growth Services, presented the following recommendation:

Description/Background: The Board for the Marion County Community Redevelopment Agency (Agency) must meet regularly to maintain the active status of the Agency consistent with §163.330 and §189, F.S.

A limited meeting schedule is recommended, including meetings for considerations related to the Agency's Silver Springs Community Redevelopment Agency (CRA) Budget. The attached recommended 2025 Schedule of Meetings is coordinated with the Board of County Commissioners' approved 2025 Schedule of BCC Meetings. This pattern is similar to other local governments in regards to Agency meetings, including the City of Ocala.

Approval of the annual schedule of meetings allows for advance planning and proper notice of meetings at the beginning of each year. The Agency Board maintains flexibility to schedule, cancel, or reschedule any meetings should the need arise.

Budget/Impact: Neutral; advertising cost approved in FY 2024-25 budget.

Recommended Action: Motion to approve the attached 2025 Schedule of Meetings and authorize staff to advertise the Schedule.

Senior Planner Chris Rison, Growth Services, provided an overview of the request to schedule and advertise the MCCRAB 2025 schedule of meetings.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to approve the 2025 Schedule of Meetings and authorize staff to advertise the Schedule. The motion was unanimously approved by the Board (5-0).

3. NEW BUSINESS: NONE.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 1:57 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-19450

Agenda Date: 6/17/2025

Agenda No.: 1.2.

SUBJECT:

Request Approval of the February 18, 2025 Minutes of the Community Redevelopment Agency Board Meeting

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Marion County Community Redevelopment Agency Board (Agency) meeting minutes for review and approval, as provided by the Clerk of Courts Commission Records Office.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve, with amendments, if any.

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

February 18, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:50 p.m. on Tuesday, February 18, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

ROLL CALL AND PLEDGE OF ALLEGIANCE:

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) ACA Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

PROOF OF PUBLICATION

Deputy Clerk Mills-McAllister presented Proof of Publication No. 10929769 entitled, "Notice of 2025 Schedule of Meetings Marion County Community Redevelopment Agency", published in the Star Banner newspaper on January 31, 2025. The Deputy Clerk was in receipt of a 25 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES

- 1.1. Request Approval of the October 15, 2024 Minutes of the Marion County Community Redevelopment Agency Board Meeting

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to adopt the meeting minutes of October 15, 2024. The motion was unanimously approved by the Board (5-0).

2. SCHEDULED ITEMS: NONE

3. NEW BUSINESS

- 3.1. Request Approval and Authorization to Submit and Advertise the Silver Springs Community Redevelopment Area Fiscal Year 2023-24 Annual Report - (Budget Impact - Neutral)

Senior Planner Christopher D. Rison, AICP, Growth Services, presented the following recommendation:

Description/Background: The Marion County Community Redevelopment Agency (Agency) must file an Annual Report (Report) summarizing the Silver Springs Community Redevelopment Area's (CRA) annual activities with the jurisdiction responsible for creating the CRA and each contributing taxing authority pursuant to §163.371(2), F.S. The Marion County Board of County Commissioners is the jurisdiction responsible for the creation of the Silver Springs CRA and only contributing taxing authority for the Silver Springs CRA.

Staff have prepared and attached the Silver Springs CRA Fiscal Year (FY) 2023-24 Annual Report. As the Silver Springs CRA was established in 2013, its initial funding occurred with FY 2014-15, and operations have previously been limited due to the initial CRA funding levels. With FY 2023-24, the CRA continued to contract for an annual Community Policing Special Detail staffed by the Marion County Sheriff's Office. The CRA also increased the number of grant programs offered to support private capital investment by bringing the CRA's total number of grant programs to four: Façade & Building Improvement Grant, Security Improvement Grant, Utility Connection Grant, and Sign Grant. Further, the Agency partnered with the Marion County Community Services Department to complete the Silver Springs CRA Master Plan Update to supplement and expand on the current Silver Springs CRA Community Redevelopment Plan.

Staff recommends the Board approve the FY 2023-24 Annual Report and authorize staff to submit the Report to the Marion County Clerk of Court as required by §163.356(3)(c) F.S.

Budget/Impact: Neutral, advertising funded as part of current FY 2024-25 Budget.

Recommended Action: Motion to approve the attached Silver Springs CRA FY 2023-24 Annual Report and authorize staff to submit and advertise the Report as required by §163.372(2), FS.

Senior Planner Chris Rison, American Institute of Certified Planners (AICP), Growth Services, commented on the request for approval and authorization to submit and advertise Silver Springs CRA FY 2023-24 Annual Report. He stated this is an annual report that is required under F.S. for CRAs, noting they are filed with the local governments who contribute to the CRA. Mr. Rison advised that the first 2 items that are key components of the report include the continuation of the community policing detail. He stated the CRA received 2,589 hours of service out of 2,600, for a total of just over \$168,000.00. Mr. Rison stated there were 2 Utility Connection Grants finalized and completed for 2 new quadraplexes that were completed as the FY began, totaling \$17,610.00. The grant covered 50 percent (%) of the Water and Sewer Impact Fees.

Mr. Rison advised of a chart showing the services that came from the Marion County Sheriff's Office (MCSO) for their activity relating to the detail. He stated the chart contains a breakdown of numbers relating to the various detail categories, as well as their total hours.

Mr. Rison referred to aerial photographs as seen on the overhead screens, noting they represent the 2 quadraplexes that were funded through the CRA. He stated staff is requesting approval to transmit.

In response to Commissioner Curry, Mr. Rison advised that MCSO provides an invoice for hours worked and a sheet that lists the number of activities that were done for that particular part of the month. He stated staff totals those for the year as part of the annual report.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the attached Silver Springs CRA FY 2023-24 Annual Report and authorize staff to submit and advertise the Report as required by §163.372(2), FS. The motion was unanimously approved by the Board (5-0).

3.2. Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 - \$50,000

Senior Planner Rison, AICP, Growth Services, presented the following recommendation:

Description/Background: The Silver Springs Community Redevelopment Area (CRA) Trust Fund's Fiscal Year 2024-25 (FY 2024-25 FY) Budget was adopted in September 2024, and amended in October 2024. With the completion of the Silver Springs CRA Master Plan, staff is seeking professional services to complete design plans for the East Silver Springs Boulevard (SR Hwy 40) proposed pedestrian crossing and median improvements within the CRA. Upon completion of the design plans, the plans will be utilized to initiate coordination and construction of the improvements with the Florida Department of Transportation (FDOT), consistent with the Silver Springs CRA Master Plan.

Staff recommends approval of the attached budget amendment resolution to direct \$50,000 from the Grants and Aid funds line item to Professional Services.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the attached Budget Amendment Resolution.

Mr. Rison advised that this Item is a request for approval of a Budget Amendment Resolution for the CRA, noting this relates to shifting funds from the Grants and Aid funds line item to Professional Services. He stated staff have coordinated with Procurement Services to commission the design for the Silver Springs Boulevard pedestrian and median improvements, as well as potentially having some preliminary work performed or possibly other considerations to look at landscaping along the perimeters. Mr. Rison advised that the funds would commission the design work from a professional firm using an on-system contractor.

A motion was made by Commissioner McClain, seconded by Commissioner Zalak, to adopt Budget Amendment Resolution 25-R-73 to transfer \$50,000 from the Grants and Aid funds line item to Professional Services. The motion was unanimously approved by the Board (5-0).

3.3. Request Approval and Submittal Authorization for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 Fiscal Year Budget

Senior Planner Rison, AICP, Growth Services, presented the following recommendation:

Description/Background: The Marion County Board of County Commissioners (Commission) is the governing agency for the Marion County Community Redevelopment Agency (Agency) that oversees the Silver Springs Community Redevelopment Area (CRA). The Agency is a dependent special district wherein all CRA trust fund expenditures are completed through and by the Board of County Commissioners and the Agency must adopt the Silver Springs CRA budget, pursuant to Section 163.387(6)(a), F.S. and Section 189.016, F.S., that is then reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2025-26 Fiscal Year, and the Agency must submit a preliminary annual budget to the Clerk of Court for use in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur later in 2025 prior to the commencement of the new fiscal year.

The preliminary Silver Springs CRA 2025-26 Fiscal Year Budget allocation is attached for Agency consideration. The budget is based on the staff's current

February 18, 2025

increment revenue estimate of \$499,345 based on preliminary information available from the Marion County Property Appraiser's Office.

Budget/Impact: Neutral.

Recommended Action: Motion to approve and authorize staff to submit the attached preliminary Silver Springs CRA Trust Fund 2025-26 Fiscal Year Budget to Marion County Clerk of Court/Finance.

Mr. Rison commented on the request for approval and submittal authorization for the preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 FY Budget. Currently staff have projected that the annual increment to the CRA would be \$499,345.00 based on the information currently available. He stated staff anticipate that figure being adjusted once the final estimates become available. Mr. Rison advised that there is an additional \$50,000.00 for Professional Services in addition to the Community Policing, noting the concept is that this is designed for the eastern portion of Silver Springs Boulevard. He commented on the tasks located under Improvements Other than Buildings, which he expects to start this year and potentially take up those improvements next year for the next half. Mr. Rison referred to the projects and programs located under Grants and Aid, noting there is current discussion relating to the acquisition of an additional property. This may result in a Budget Amendment Resolution in a couple of months.

A motion was made by Commissioner McClain, seconded by Commissioner Zalak, to approve and authorize staff to submit the preliminary Silver Springs CRA Trust Fund 2025-26 FY Budget to Marion County Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

Mr. Rison advised that a property owner within the CRA area is present today. He stated that she owns Miss Lynn's Country Saloon and had some questions. He stated staff are going to arrange to speak with her later today.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 1:59 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-19455

Agenda Date: 6/17/2025

Agenda No.: 1.3.

SUBJECT:

Request Approval of the April 15, 2025 Minutes of the Community Redevelopment Agency Board Meeting

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Marion County Community Redevelopment Agency Board (Agency) meeting minutes for review and approval, as provided by the Clerk of Courts Commission Records Office.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve, with amendments, if any.

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

April 15, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:51 p.m. on Tuesday, April 15, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

ROLL CALL AND PLEDGE OF ALLEGIANCE:

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman, Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, and Assistant County Administrator (ACA) Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

PROOF OF PUBLICATION

Deputy Clerk Windberg presented Proof of Publication No. 10929769 entitled "Notice of 2025 Schedule Meetings Marion County Redevelopment Agency," published in the Star Banner newspaper on January 31, 2025.

The Deputy Clerk was in receipt of a 15 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES: NONE

2. SCHEDULED ITEMS:

2.1. Request Approval for the Silver Springs Community Redevelopment Area Impact Fee Grant Program (Budget Impact - Neutral)

Senior Planner Chris Rison, Growth Services, presented the following recommendation:

Description/Background: The Marion County Community Redevelopment Agency is able to offer grant programs to support investment for new development and redevelopment in the Silver Springs Community Redevelopment Area (CRA). New development and redevelopment that creates increased impacts on public facilities is subject to payment of Marion County's impact fees to address the facility impacts resulting from development. An Impact Fee Grant Program is recommended to assist with

such costs and encourage and facilitate new development. This is similar to the Utility Infrastructure Grant Program that provides for reimbursement of utility system capital charges, wherein two such grants were awarded within recent years. Two grant amounts are proposed with the higher grant amount available to sites in the Silver Springs CRA Overlay Zone focused on E. Silver Springs Boulevard and NE 55th Avenue. Grants will be reimbursement grants subject to the completion of development and receipt of the final inspection/certificate of occupancy. Maximum grant award amounts will remain subject to available

budgeted funds in the "Grants & Aid" line item at the time a grant application is filed.

The proposed Impact Fee Grant Program areas and corresponding grant amount are listed below:

1. Properties within the Silver Springs Community Redevelopment Overlay Zone - Up to \$150,000 or 50%, whichever is less.
2. Properties outside the Silver Springs Community Redevelopment Overlay, but within the Silver Springs Community Redevelopment Area - Up to \$75,000 or 50%, whichever is less.

Staff recommends approval of the Impact Fee Grant Program, the Application, and the supporting information.

Budget/Impact: Neutral.

Recommended Action: Motion to approve creating the Silver Springs CRA Impact Fee Grant Program, the Application, and the supporting information.

Senior Planner Chris Rison, Growth Services, advised that this is a request for proposal for a new Silver Springs CRA Impact Fee Grant Program. This is one of the activities that can be funded through the CRA operations, providing an opportunity to help encourage development and redevelopment within the CRA for both new and expanding developments. He explained that this program would partially cover transportation, educational, and fire services Impact Fees through a reimbursement grant. These fees are currently being contemplated to be partially covered through the CRA, and applications would require Agency Board approval. The program could apply to commercial, industrial, and multifamily residential properties, allowing for the grant to be similar to what the CRA already does for utility connection grants for capital charges.

Mr. Rison advised that the CRA is divided into Area 1 and Area 2, with differing grant amounts. Area 1 is the primary area, also known as the core area, where overlay and design standards are applicable, while Area 2 comprises the remainder of the CRA. Area 1, therefore, receives a larger grant amount compared to Area 2. For multifamily properties, the program emphasizes market-rate housing rather than affordable housing, since there are already numerous programs supporting affordable housing. Additionally, the aim is to attract more residents into the area who may have more disposable income. Certain businesses are ineligible for this grant; however, there are exceptions for bars that are a part of restaurants or hotels, as they provide a service within those premises. Staff recommended approval of the program, noting that it would allow for eligible tenants to apply for the grant as well, and is geared towards enhancing economic development opportunities within the CRA.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve creating the Silver Springs CRA Impact Fee Grant Program. The motion was unanimously approved by the Board (5-0).

3. NEW BUSINESS: Chris Rison provided an update on pending Legislation that could potentially limit CRA activities. He advised that a pair of Bills moving through the Legislature could impose constraints on the uses and activities of the CRA. In response, the Florida Redevelopment Association (FRA), of which Marion County is a member, is actively engaged in efforts to moderate some of these proposed Legislative actions. Mr. Rison advised that if this Legislation were to pass, the County's CRA would still be able to continue, but might experience further limitations compared to its current scope. These potential restrictions underscore the importance of the Association's advocacy work in

April 15, 2025

trying to mitigate the impact of the Legislation on ongoing and future CRA initiatives. He emphasized that he has been sharing developments with the Administration at Marion County to ensure they are aware of the potential implications.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 1:56 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-19436

Agenda Date: 6/17/2025

Agenda No.: 3.1.

SUBJECT:

Request Confirmation for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2025-26 Fiscal Year Budget

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Marion County Board of County Commissioners (Commission) is the governing agency for the Marion County Community Redevelopment Agency (Agency) that oversees the Silver Springs Community Redevelopment Area (CRA). The Agency is a dependent special district wherein all CRA trust fund expenditures are completed through and by the Commission, and the Agency board must adopt the Silver Springs CRA budget, pursuant to Section 163.387(6)(a), F.S. and Section 189.016, F.S., that is then reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2025-26 Fiscal Year, and the Agency must submit a preliminary annual budget to the Clerk of Court for use in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur later in 2025 prior to the commencement of the new fiscal year.

The preliminary Silver Springs CRA 2025-26 Fiscal Year Budget allocation is attached for Agency consideration. The budget is based on the staff's current preliminary increment revenue estimate of \$499,345 based on initial preliminary information available from the Marion County Property Appraiser's (MCPA) Office. For reference, MCPA recently issued the formal June 1st estimate of taxable value for the CRA as \$200,000,000. Based on that value, and a millage rate that is the same as the current 2024-25 Fiscal Year, the CRA's Tax Increment Revenue would potentially increase to \$514,213; however, as the values are an estimate, and there is the opportunity for a lower millage rate to be established, staff recommends maintaining the preliminary budget placed on file with the Clerk of Court.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to confirm the attached preliminary Silver Springs CRA Trust Fund 2025-26 Fiscal Year Budget with no changes to forward to the Marion County Clerk of Court/Finance.

Marion County CRA Agency Board
Silver Springs CRA Trust Fund
Preliminary Projected Fiscal Year 2025-2026 Budget
June 17, 2025
(With Allocation Percentages)

BUDGETED INCOME

	Line Item Number	2025-26 Budget			% of Total
		New TIF Revenue	Carry Forward	Total	
CRA Trust Fund (New FY TIF Revenue Contribution)	337101	\$499,345	\$0	\$499,345	
Interest	361110	\$26,000	\$0	\$26,000	
CRA Trust Fund (Carry Forwards, if any)	399991	\$0	\$0	\$0	
Grants, etc.		\$0	\$0	\$0	
Other		\$0	\$0	\$0	
TOTAL		\$525,345	\$0	\$525,345	100%

BUDGETED EXPENSES

Professional Services	531109				
MCSO/Community Policing		\$175,000	\$0		
Design - SSB Ped/Median Imp. And Landscaping		\$50,000	\$0	\$225,000	43%
Annual Audit	532101	\$6,000	\$0	\$6,000	1%
Travel & Per-Diem	540101	\$7,500	\$0	\$7,500	1%
Postage & Freight	542201	\$800	\$0	\$800	0%
Printing & Binding	547101	\$500	\$0	\$500	0%
Advertising	549201	\$2,000	\$0	\$2,000	0%
Other Current Charges (DEO Annual Fee)	549990	\$200	\$0	\$200	0%
Office Supplies	551101	\$50	\$0	\$50	0%
Operating Supplies	552108	\$50	\$0	\$50	0%
Books, Publications, & Subscriptions	554101	\$75	\$0	\$75	0%
Dues & Memberships (FRA)	554201	\$3,000	\$0	\$3,000	1%
Training & Education	555501	\$6,500	\$0	\$6,500	1%
Improvements Other than Buildings (Projects Tasks)	563101	\$135,000	\$0	\$135,000	26%
SSB Ped/Median Imp. And Landscaping					
Streetlighting (incl. Wayfinding)					
Gateway/Wayfinding signage					
Property Acquisition					
Easement Acquisitions					
Sidewalk/trails					
Utility Installation Program					
Bus Stop(s)					
Grants & Aid (Project Programs)	583101	\$138,670	\$0	\$138,670	26%
Building Improvement & Façade Grant Program					
Security Improvements Grant Program					
Utility Connection Grant Program (W and/or S)					
Utility Installation Program					
Sign Grant Program					
Painting Grant Program					
Abatements (Code Demo and/or Grant)					
Septic Tank Pump-out Grant					
Title Clearance/Resolution					
Brownfields Investigation Funding/Grant					
TOTAL		\$525,345	\$0	\$525,345	100%

SILVER SPRINGS CRA
PRELIMINARY 2025-2026 FISCAL YEAR
CRA TRUST FUND INCREMENT REVENUE ESTIMATION
(BASED ON MCPA ESTIMATED TAXABLE VALUES - 2023-24 TAX ROLL, uncertified)

2013 BASE TAXABLE VALUE	\$74,027,925
2025 ESTIMATED TAXABLE VALUE	\$200,200,000
2013-2025 TAXABLE VALUE CHANGE	\$126,172,075
<i>FY 2025-2026 ESTIMATED ADOPTED MILLAGE RATE (GR - 3.35 mils; F&F 0.83 mils)</i>	<i>0.00429</i>
FY 2025-2026 GROSS TAX INCREMENT REVENUE BASED ON TAXABLE VALUE CHANGE	\$541,278
FY 2025-2026 ESTIMATED MCBCC RETAINED INCREMENT REVENUE (5%)	\$27,064
FY 2025-2026 ESTIMATED SSCRA TRUST FUND INCREMENT REVENUE (95%)	\$514,214

Office of
MARION COUNTY PROPERTY APPRAISER



JIMMY H. COWAN, JR., CFA
 PROPERTY APPRAISER

501 S.E. 25th AVENUE
 OCALA, FLORIDA

May 30, 2025

Marion County
 Board of County Commissioners
 601 S.E. 25th Avenue
 Ocala, FL 34471

Dear Taxing Authority:

This is pursuant to Florida Statute 200.065(8), which states the Property Appraiser shall deliver to the presiding officer of each Tax Authority within the County, on June 1st, an estimate of the total assessed value on nonexempt property for the current year for budget planning purposes.

**COMMUNITY REDEVELOPMENT AGENCY
 SILVER SPRINGS**

Estimate of Taxable Value for the 2025 is as follows:

Code	CRA Districts	Year	Base Year Taxable Value	Estimate
77	Resolution #13-R-169	2013	74,027,925	200,200,000

Sincerely,

Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser