

WALK ON County Attorney

SUBJECT: 8.2. WALK ON: Adoption of Resolution Pursuant to Florida Statutes 145.022, Establishing Salary for George Albright, Tax Collector of Marion County

The attached walk-on item is requesting the Board to approve a Resolution to continue the Tax Collector on the budget system for the duration of his current term in office, pursuant to Florida Statutes 145.022. This provides that the Tax Collector's salary will be based on the rates and population figures set out in Chapter 145, Florida Statutes, subject to fees collected by the Tax Collector's Office being turned over to the Board.



Marion County

Board of County Commissioners

Walk-on Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Tuesday, February 18, 2025

9:00 AM

**McPherson Governmental
Campus Auditorium**

-
- 8.2.** WALK ON: Request Approval of Resolution Pursuant to Florida Statute 145.022, Establishing Salary for George Albright, Tax Collector of Marion County



Marion County

Board of County Commissioners

Agenda Item

File No.: 2025-18206

Agenda Date: 2/18/2025

Agenda No.: 8.2.

SUBJECT:

WALK ON: Request Approval of Resolution Pursuant to Florida Statute 145.022, Establishing Salary for George Albright, Tax Collector of Marion County

INITIATOR:

Matthew G. Minter, County Attorney

DEPARTMENT:

County Attorney

DESCRIPTION/BACKGROUND:

Pursuant to Florida Statute 145.022, the Marion County Tax Collector has requested via letter attached that the Board of County Commissioners adopt a Resolution to continue the Tax Collector as an office under the County budget system, which provides that the Tax Collector's salary will be based on the rates and population figures set out in Chapter 145, Florida Statutes, subject to fees collected by the Tax Collector's Office being turned over to the Board of County Commissioners.

Mr. Albright indicates this request is consistent with prior resolutions for the same purpose.

BUDGET/IMPACT:

Neutral

RECOMMENDED ACTION:

Motion to approve and authorize the Chairman and Clerk to execute Resolution to continue the Tax Collector under the County budget system for the duration of his current term in office.

Select Year: 2024

The 2024 Florida Statutes

Title XI
 COUNTY ORGANIZATION AND
 INTERGOVERNMENTAL RELATIONS

Chapter 145
 COMPENSATION OF COUNTY
 OFFICIALS

View Entire
 Chapter

145.022 Guaranteed salary upon resolution of board of county commissioners.—

(1) Any board of county commissioners, with the concurrence of the county official involved, shall by resolution guarantee and appropriate a salary to the county official, in an amount specified in this chapter, if all fees collected by such official are turned over to the board of county commissioners. Such a resolution is applicable only with respect to the county official who concurred in its adoption and only for the duration of such official's tenure in his or her current term of office.

(2) A board of county commissioners, with the concurrence of the county official involved, may, by resolution, rescind any resolution adopted pursuant to subsection (1), effective only upon the conclusion of the current fiscal year of the county.

(3) This section shall not apply to county property appraisers or clerks of the circuit and county courts in the performance of their court-related functions.

History.—s. 4, ch. 69-346; s. 8, ch. 69-82; ss. 12, 35, ch. 69-106; s. 16, ch. 73-172; s. 1, ch. 77-102; s. 16, ch. 80-377; s. 2, ch. 88-158; s. 852, ch. 95-147; s. 37, ch. 2001-266; s. 86, ch. 2003-402.

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Office of Tax Collector



George Albright
Tax Collector

Division of
ADMINISTRATIVE OPERATIONS
PH: (352) 368-8234
FAX (352) 368-8112
P.O. Box 63
Ocala, Florida 34478-0063
www.mariontax.com

Marion County Florida

Monday, February 03, 2025

Kathy Bryant, Chairman
Marion County Board of County Commissioners
601 SE 25th Avenue
Ocala, Florida 34471

Re: Petition by Marion County Tax Collector electing continuance of office under budget system

Dear Chairman Bryant:

I, George Albright, as the duly elected Marion County Tax Collector, petition to the Board of County Commissioners and elect for this office to continue as an office under the budget system pursuant to that certain Resolution adopted by the Board of County Commissioners on September 24, 1974, and as continued thereafter by Resolutions adopted by the Board of County Commissioners, for the duration of my current term of office pursuant to Section 145.022(1), Florida Statutes.

The funds for the operation of the office and funds for payment of the salary of the officer will be paid to the officer, on a monthly basis in amounts not to exceed one-twelfth (1/12) of funds budgeted by the county for those purposes. All fees collected by the Tax Collector's office, except fees collected under Chapter 197.363(2), Florida Statutes (1997) and 197.363(3), Florida Statutes, as amended by Chapter 95-147, Laws of Florida, effective July 10, 1995, shall be turned over to the Board of County Commissioners.

Respectfully submitted,

George Albright

GA/vt

RESOLUTION NO. 2025-R _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PROVIDING FOR CONTINUATION OF THE TAX COLLECTOR ON THE BUDGET SYSTEM FOR THE DURATION OF HIS CURRENT TERM OF OFFICE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 145.022(1), Florida Statutes (2012) provides that any Board of County Commissioners, with concurrence of the county official involved, shall by resolution guarantee and appropriate a salary to the county official, in an amount not to exceed that specified in this chapter, if all fees collected are turned over to the Board of County Commissioners; and

WHEREAS, the Attorney General of the State of Florida in 1961 OP. ATTY. GEN. 061-151, September 26, 1961, interprets the above-referenced section as placing the county fee officer so electing under a budget system, and funds for the operation of the office and funds for payment of the salary of the officer will be paid to the officer, on a monthly basis in amounts not to exceed one-twelfth (1/12) of funds budgeted by the county for those purposes; and

WHEREAS, GEORGE ALBRIGHT, Tax Collector for Marion County, did petition the Board of County Commissioners on February __, 2025, to continue his office under the budget system, as per that certain Resolution adopted by the Board of County Commissioners on September 24, 1974, and as continued thereafter by Resolutions adopted by the Board of County Commissioners, for the duration of his current term of office pursuant to Section 145.022(1), Florida Statutes, as amended by Chapter 95-147, Laws of Florida, effective July 10, 1995 and as amended by Chapter 2001-266, Laws of Florida, effective July 1, 2001; and

WHEREAS, the Board of County Commissioners finds that such action would be in the best interest of the Office of the Tax Collector and the citizens of Marion County.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Marion County, Florida, as follows:

SECTION 1. Effective February __, 2025, that the Office of GEORGE ALBRIGHT, Tax Collector for Marion County, Florida, shall continue on the budget system for the duration of his current term of office pursuant to Section 145.022(1), Florida Statutes, as amended by Chapter 95-147, Laws of Florida, effective July 10, 1995 and as amended by Chapter 2001-266, Laws of Florida, effective July 1, 2001, and all fees collected by the Tax Collector's Office, except fees collected under Chapter 197.363(2), Florida Statutes (1997) and 197.363(3), Florida Statutes, as amended by Chapter 95-147, Laws of Florida, effective July 10, 1995, shall be turned over to the Board of County Commissioners.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

Kathy Bryant, Chairman

ATTEST:

GREGORY C. HARRELL, Clerk

WALK ON County Attorney

SUBJECT: 8.3. WALK-ON: George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025 and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)

The attached walk-on item is requesting the Board to approve providing payment of the monthly rental for one-half of the month of January 2025 and for the months of February and March 2025 until a Fourth Lease Renewal agreement with Ocala Springs Shopping Center, LLC for a term of five (5) years commencing January 15, 2025 can be placed on a March 2025 Agenda for consideration by the Board of County Commissioners.



Marion County

Board of County Commissioners

Walk-on Agenda

McPherson Governmental Campus
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Tuesday, February 18, 2025

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- 8.3.** WALK-ON: George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025 and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)



Marion County

Board of County Commissioners

Agenda Item

File No.: 2025-18221

Agenda Date: 2/18/2025

Agenda No.: 8.3.

SUBJECT:

WALK-ON: George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025 and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)

INITIATOR:

Matthew G. Minter, County Attorney

DEPARTMENT:

County Attorney

DESCRIPTION/BACKGROUND:

The Marion County Tax Collector requests that Marion County agree to provide payment of the monthly rental for one-half of the month of January 2025 and for the months of February and March 2025 until a Fourth Lease Renewal agreement with Ocala Springs Shopping Center, LLC for a term of five (5) years commencing January 15, 2025 can be placed on a March 2025 Agenda for consideration by the Board of County Commissioners.

The Marion County Tax Collector has re-negotiated the terms of the renewal so that the current rental rate of \$3,010.00 per month, which includes CAM and tenant's share of operating expenses shall remain the same through year one (1) of a five-year renewal. The landlord is seeking a rental increase for years two (2) through five (5) to \$3,440.00 per month including CAM and tenant's share of operating expenses.

The provision to pay the rent due for half of January and the months of February and March 2025 do not cause an additional budget impact for fiscal year 2024/2025. The total amount of this request is \$7,525.00 to be paid to the landlord Ocala Springs Plaza, LLC.

BUDGET/IMPACT:

\$7,525.00

RECOMMENDED ACTION:

Motion to approve providing payment of the monthly rental for one-half of the month of January 2025 and for the months of February and March 2025 until a Fourth Lease Renewal agreement with Ocala Springs Shopping Center, LLC for a term of five (5) years commencing January 15, 2025 can be placed on a March 2025 Agenda for consideration by the Board of County Commissioners.

Exhibit A-Letter from Tax Collector
Exhibit B-Current Lease Agreement

Office of Tax Collector



George Albright
Tax Collector

Division of
ADMINISTRATIVE OPERATIONS
PH: (352) 368-8234
FAX (352) 368-8112
P.O. Box 63
Ocala, Florida 34478-0063
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Marion County Florida

February 17, 2025

Kathy Bryant, Chairman
Marion County Board of County Commissioners
601 SE 25th Avenue
Ocala, FL 34471

RE: Request for Item to be placed on BOCC meeting Agenda for February 18, 2025
Requestor: George Albright, Marion County Tax Collector

Dear Kathy:

The Marion County Tax Collector has negotiated a renewal of the lease for its North Branch which is located at 7135 North US Hwy 441 in the Ocala Springs Shopping Center near the corner of US 441 and CR326, for the purpose of continuing the level of service expected by the taxpayers of Marion County since 1999. The Fourth Lease Renewal document is in draft form and ready for review by the Marion County Attorney for legal sufficiency.

I am requesting that the following item be placed on the Agenda for consideration by the Marion County Board of County Commissioners at the February 18, 2025 meeting:

Request that Marion County agree to provide payment of the monthly rental for one-half of the month of January 2025 and for the months of February and March 2025 until the a Fourth Lease Renewal agreement with Ocala Springs Shopping Center, LLC for a term of five (5) years commencing January 15, 2025 can be placed on a March 2025 Agenda for consideration by the Board of County Commissioners.

The Marion County Tax Collector has re-negotiated the terms of the renewal so that the current rental rate of \$3,010.00 per month, which includes CAM and tenant's share of operating expenses shall remain the same through year one (1) of a five-year renewal. The landlord is seeking a rental increase for years two (2) through five (5) to \$3,440.00 per month including CAM and tenant's share of operating expenses.

The provision to pay the rent due for half of January and the months of February and March 2025 do not cause an additional budget impact for fiscal year 2024/2025. The total amount of this request is \$7,525.00 to be paid to the landlord Ocala Springs Plaza, LC.

Kathy Bryant, Chairman
Marion County Board of County Commissioners
February 17, 2025
Page Two

Should you need anything further to honor this request, please do not hesitate to contact me or my General Counsel, Vanessa Thomas at 352/427-6911. Thanking you for your anticipated assistance and cooperation in this matter, I am

Sincerely,



George Albright

GA/vt

THIRD LEASE RENEWAL

This Third Lease Renewal made and entered into this 21st day of January, 2020, between ELLISON PROPERTY MANAGEMENT, INC., as agent for the Landlord, OCALA SPRINGS PLAZA, LC, and as part of the Renewal, the parties are confirming that the Landlord for whom Ellison Property Management, Inc. acts as agent is Ocala Springs Plaza, LC, hereinafter referred to as "Landlord" and MARION COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "Tenant". This Third Lease Renewal hereby modifies and extends that certain original Lease dated April 17, 1999 between JAMES STRINGER, President of OCALA SPRINGS SHOPPING CENTER, LC and the COUNTY OF MARION, as modified by that certain ADDENDUM dated August 17, 1999, and that certain SECOND ADDENDUM dated January 18, 2000, and as modified by that certain THIRD ADDENDUM dated February 17, 2004, and as modified by that certain LEASE RENEWAL dated March 16, 2010, and as modified by that certain SECOND LEASE RENEWAL dated February 17, 2015.

1. The Lease is extended for a five (5) year period ending January 14, 2025.
2. The monthly rental rate for the first year shall be Two Thousand, Seven Hundred Ninety Five and No/100 Dollars (\$2,795.00) per month, which includes all CAM and tenant's share of operating expenses. The CAM will cover any charges for water and will not be billed separately up to 10,000 gallons per month of usage by Tenant.
3. The monthly rental rate for years 2 through 5 shall be Three Thousand, Ten and No/100 Dollars (\$3,010.00) per month, which includes all CAM and tenant's share of operating expenses. The CAM will cover any charges for water and will not be billed separately up to 10,000 gallons per month of usage by Tenant.

4. After two (2) years have elapsed, Landlord or Tenant may terminate this lease upon six (6) month's written notice.

5. It is expressly agreed and understood that tenant is a public entity and that all obligations assumed herein for payment of monies are expressly made subject to Tenant's appropriation of same in the budget of Marion County.

6. All other conditions specified in the original Lease will remain in full force and effect unless otherwise modified.

DATED this 21st day of January, 2020.

TENANT:

LANDLORD:

BOARD OF COUNTY COMMISSIONERS

OCALA SPRINGS PLAZA, LC

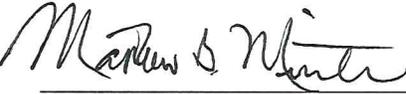
By: 
KATHY BRYANT, Chair

By: 
DWAYNE L. CARLTON for
ELLISON PROPERTY MANAGE-
MENT, INC., as Managing Agent

ATTEST: AS TO CHAIRMAN

Approved as to Form and Legal Sufficiency

BY: 
DAVID R. ELLSPERMANN, Clerk


MATTHEW G. MINTER
County Attorney