

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

February 20, 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, February 20, 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 Michelle Stone, District 5; Vice-Chairman Kathy Bryant, District 2; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Carl Zalak, III, District 4. 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.

Deputy Clerk Mills-McAllister presented Proof of Publication of legal ad 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 20 page Agenda packet.

1. ADOPT THE FOLLOWING MINUTES: NONE

2. SCHEDULED ITEMS:

- 2.1.** Request Approval and Authorization to Submit and Advertise the Silver Springs Community Redevelopment Area Fiscal Year 2022-23 Annual Report - (Budget Impact - Neutral; advertising cost approved in the FY 2023-24 budget)

Senior Planner Chris Rison, 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), FS. 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 has prepared and attached the Silver Springs CRA Fiscal Year (FY) 2022-23 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 2022-23, 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 three: Façade & Building Improvement Grant, Security

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Improvement Grant, and Utility Connection Grant. Due to the continuing impacts of Covid-19, including supply and cost issues, FY participation focused on Utility Connection Grants particularly of note is a Septic-to-Sewer project for an existing commercial building, and the development of two new multiple-family quadplex projects.

Staff recommends the Board approve the FY 2022-23 Annual Report and authorize staff to submit the Report to the Marion County/Clerk of Court as required by §163.356(3)(c) FS.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the attached Silver Springs CRA FY 2022-23 Annual Report and authorize staff to submit and advertise the Report as required by §163.372(2), FS.

Senior Planner Chris Rison, Growth Services, commented on updates relating to the CRA Project Programs (Community Policing Detail) and the CRA Private Project Programs (Utility Connection Grants). He provided an overview of data relating to the Silver Springs CRA, Marion County Sheriff's Office's (MCSO) Detail Annual Summary of Activities from October, 2022 through September, 2023.

Mr. Rison advised that the Event Warehouse has been connected to central sewer services. He stated 2 multi-family quadplexes were recently completed; however, those reimbursements were issued after the end of the fiscal year (FY).

A motion was made by Commissioner Zalak, seconded by Commissioner Bryant, to approve the attached Silver Springs CRA FY 2022-23 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).

2.2. Request Approval and Submittal Authorization for the Preliminary Silver Springs Community Redevelopment Area Trust Fund 2024-25 Fiscal Year Budget

Senior Planner Rison, 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 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 2024-25 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 2024 prior to the commencement of the new fiscal year.

The preliminary Silver Springs CRA 2024-25 Fiscal Year Budget allocation is attached for Agency consideration. The budget is based on the Marion County Clerk of Court's current preliminary increment revenue estimate of \$378,000 based on that office's preliminary 2024-25 Fiscal Year budget data.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize staff to submit the attached preliminary Silver Springs CRA Trust Fund 2024-25 Fiscal Year Budget to Marion County Clerk of Court/Finance.

Senior Planner Chris Rison, Growth Services, advised that this Item is the proposed preliminary budget entries for the Silver Springs CRA budget, noting the projected revenue is expected to be roughly the same as last year at \$378,000.00. Once the actual estimates are received from the Marion County Property Appraiser's Office, staff will know the final calculations. He stated staff is recommending a series of expenditures, with the MCSO community policing remaining at \$165,000.00.

Mr. Rison commented on focusing funds on Improvements Other than Buildings as well as Grants and Aid for programs, noting there are a number of projects performing preliminary work and staff anticipated they will be participating in the Utility Connection Grant Program.

Commissioner Zalak commented on the phenomenal job Mr. Rison and staff have done with the CRA.

A motion was made by Commissioner Zalak, seconded by Commissioner Bryant, to approve and authorize staff to submit the attached preliminary Silver Springs CRA Trust Fund 2024-25 Fiscal Year Budget to Marion County Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

3. NEW BUSINESS

Mr. Rison advised that the public workshop processes have been completed for the CRA Master Plan update, which is currently being drafted. He stated there will be further meetings coordinated with the Board prior to a MCCRAB meeting to be held on a specific date to allow the Board time to review the Master Plan update.

ADJOURN

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

Michelle Stone, Chairman

Attest:

Gregory C. Harrell, Clerk

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