

**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

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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