



Marion County

Community Redevelopment Agency

Meeting Agenda

Wednesday, September 3, 2025 1:50 PM

**McPherson Governmental
Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

PROOF OF PUBLICATION

1. ADOPT THE FOLLOWING MINUTES: NONE

2. SCHEDULED ITEMS

- 2.1.** [Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 – Administrative \(Budget Impact – Neutral; \\$900\)](#)
- 2.2.** [PUBLIC HEARING: Request Approval for the Silver Springs Community Redevelopment Area Trust Fund Budget for Fiscal Year 2025-26](#)
- 2.3.** [Request Approval for the Marion County Sheriff Special Detail Agreement for Community Policing Services for the Silver Springs Community Redevelopment Area for Fiscal Year 2025-26 \(Budget Impact - Neutral; Expenditure of \\$175,000\)](#)
- 2.4.** [Discussion Regarding a Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program](#)

3. NEW BUSINESS

ADJOURN



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-20437

Agenda Date: 9/3/2025

Agenda No.: 2.1.

SUBJECT:

Request Approval of Budget Amendment for Silver Springs Community Redevelopment Area Trust Fund Fiscal Year 2024-25 - Administrative (Budget Impact - Neutral; \$900)

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Silver Springs Community Redevelopment Area (CRA) Trust Fund's Fiscal Year 2024-25 Budget was adopted in September 2024 and amended in October 2024. The Florida Redevelopment Association is offering an additional training course for the fiscal year. The requested transfer will enable staff attendance for the additional course titled "Operations and Capacity Building."

Staff recommends approval of the attached budget amendment resolution to direct \$900 from Postage & Freight and Dues & Memberships to Training & Education line items.

BUDGET/IMPACT:

Neutral; \$900.

RECOMMENDED ACTION:

Motion to approve the attached Budget Amendment Resolution.

RESOLUTION NUMBER 2025 – R - ____

**A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY OF
MARION COUNTY, FLORIDA, TO AMEND THE SILVER SPRINGS COMMUNITY
REDEVELOPMENT AREA TRUST FUND FISCAL YEAR 2024-2025 BUDGET**

WHEREAS, Marion County, Florida, established the Marion County Community Redevelopment Agency (“Agency”) pursuant to Section 163, Part III, F.S., and Marion County Ordinance 2013-4;

WHEREAS, Marion County, Florida, established the Silver Springs Community Redevelopment Area (“SSCRA”) and its accompanying CRA Trust Fund, pursuant to Section 163, Part III, F.S.;

WHEREAS, Marion County, Florida, established the Marion County Community Redevelopment Agency Governing Board (“Board”) pursuant to Section 163, Part III, F.S., and Resolution 2013-R-169;

WHEREAS, the Agency Board is responsible for establishing the annual SSCRA Trust Fund Budget pursuant to Section 163, Part III, FS and Section 189.016, F.S.; and

WHEREAS, the Agency Board may by resolution establish and amend the budget for the fiscal year; and

WHEREAS, the following budget amendment is necessary and proper in the SSCRA Trust Fund for Fiscal Year 2024-2025:

Transferred From:

<u>Account Number</u>	<u>Department Name/Account Title</u>	<u>Amount</u>
1191 - 542201	Silver Springs Comm. Redevelopment Area Trust Fund Postage & Freight	\$600
1191 - 554101	Silver Springs Comm. Redevelopment Area Trust Fund Dues & Memberships	\$300
Total Transferred From		\$900

Transferred To:

<u>Account Number</u>	<u>Department Name/Account Title</u>	<u>Amount</u>
1191 - 555501	Silver Springs Comm. Redevelopment Area Trust Fund Training & Education	\$900
Total Transferred To		\$900

NOW THEREFORE, BE IT RESOLVED by the Marion County Community Redevelopment Agency Board, Marion County, Florida, on this 3rd Day of September, 2025, that the aforementioned transactions are hereby approved and authorized.

**MARION COUNTY COMMUNITY REDEVELOPMENT
AGENCY GOVERNING BOARD
MARION COUNTY, FLORIDA**

Attest:

Kathy Bryant, Chairman

Gregory C. Harrell, Clerk of Court and Comptroller
Marion County, Florida



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-20439

Agenda Date: 9/3/2025

Agenda No.: 2.2.

SUBJECT:

PUBLIC HEARING: Request Approval for the Silver Springs Community Redevelopment Area Trust Fund Budget for Fiscal Year 2025-26

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Marion County Property Appraiser has certified that the Silver Springs Community Redevelopment Area's (CRA's) taxable values increased from the 2013 base year, resulting in a Silver Springs CRA Trust Fund contribution for Fiscal Year (FY) 2025-26. The projected increment revenue contribution, as estimated by the Marion County Clerk Finance Department, is \$540,750.

The Agency Board must approve a final Silver Springs CRA FY 2025-26 Budget, and may allocate unspent prior fiscal year funds to CRA Plan project tasks and project programs. The proposed budget is attached with the allocations of new funds, unspent funds, and total funds available for each line item. Staff recommends approval of the attached Silver Springs CRA Trust Fund Fiscal Year 2025-26 Budget.

BUDGET/IMPACT:

None.

RECOMMENDED ACTION:

Motion to approve the Silver Springs CRA Trust Fund Fiscal Year 2025-26 Budget and authorize staff to transmit the final budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Rison Christopher (Dept) Planning - 1700
(Title) Senior Planner/Planner III (Phone) xt. 2625
Signature [It's me] Date Friday, August 22, 2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ Draft Document ☒ Approve as to Form ☐ RESUBMIT LRM No. _____
☐ Legal Opinion ☐ Other

Description of Request

Please review/approve the proposed Silver Springs Community Redevelopment Area Fiscal Year 2025-2026 Budget Resolution for the coming fiscal year. The resolution follows the format of prior budget resolutions from prior years. I've attached it as a MSWord document, although the actual "budget table" is a JPG of the Excel Spreadsheet image. But if you have any questions, please contact me.

For more information or discussion, contact: ☒ Same as above
(Name) _____ (Title) _____ (Phone) _____
Last First

Agenda Item? ☒ Yes ☐ No Agenda Date: Wednesday, September 3, 2025
Agenda Deadline Date for **Legal:** Tuesday, August 26, 2025 Agenda Deadline Date for **Admin:** Tuesday, August 26, 2025

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-823

Assigned to: ☐ Matthew Guy Minter, County Attorney ☒ Dana E. Olesky, Chief Asst. County Attorney ☐ Linda Blackburn Asst. County Attorney ☐ Thomas Schwartz Asst. County Attorney ☐ Valdoston Shealey Asst. County Attorney

Outcome:

☒ Approved as to form and legal sufficiency
☐ Approved with revisions: ☐ Suggested ☐ Completed
☐ Other:

Date Received:

RECEIVED

By Marion County Attorney-HF at 11:01 am, Aug 22, 2025

Attorney Signature: Lori Zirkle Date 8/26/2025

Staff Signature: Lori Zirkle Date: 8/26/25 Returned: ☒ Department ☐ Admin ☐ Completed

RESOLUTION NUMBER 2025 - ____

**A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT
AGENCY OF MARION COUNTY, FLORIDA, TO APPROVE THE SILVER SPRINGS
COMMUNITY REDEVELOPMENT AREA FISCAL YEAR 2025-2026 BUDGET**

WHEREAS, Marion County, Florida, established the Marion County Community Redevelopment Agency Board (“Agency”) pursuant to Section 163, Part III, F.S., and Marion County Ordinance 2013-14;

WHEREAS, Marion County, Florida, established the Silver Springs Community Redevelopment Area (“SSCRA”) and its accompanying CRA Trust Fund, pursuant to Section 163, Part III, F.S., and Marion County Ordinance 2013-15;

WHEREAS, the Agency is responsible for establishing the SSCRA Trust Fund Budget pursuant to Section 163, Part III, F.S., and Section 189.418, F.S., and Marion County Ordinance 2013-15;

WHEREAS, the SSCRA Trust Fund for Fiscal Year 2025-2026 is slated to receive a contribution from Marion County, Florida; and

WHEREAS, the Agency shall adopt by resolution a SSCRA Trust Fund fiscal year budget each year, pursuant to Section 189.016(3), F.S.; and

WHEREAS, the proposed Silver Springs Community Redevelopment Area Fiscal Year 2025-2026 Budget is attached hereto as **Exhibit “A”**;

NOW THEREFORE, BE IT RESOLVED by the Marion County Community Redevelopment Agency Governing Board, Marion County, Florida, on this 3rd Day of September, 2025, that the aforementioned Silver Springs CRA FY 2025-2026 Budget attached hereto as **Exhibit “A”** is hereby approved and adopted for inclusion in the Marion County Board of County Commissioners’ Countywide Fiscal Year 2025-2026 Budget, pursuant to Section 189.016(5), F.S.

**MARION COUNTY COMMUNITY REDEVELOPMENT
AGENCY GOVERNING BOARD
MARION COUNTY, FLORIDA**

Kathy Brant, Chairman

Attest:

Gregory C. Harrell,
Clerk to the Board of County Commissioners of
Marion County, Florida

Approved as to Form and Sufficiency:

Matthew Minter,
County Attorney

EXHIBIT "A"

Marion County CRA Agency Board Silver Springs CRA Trust Fund Fiscal Year 2025-2026 Budget September 3, 2025 (With Allocation Percentages)

BUDGETED INCOME

	Line Item Number	2025-26 Budget			% of Total
		New TIF Revenue	Carry Forward	Total	
Less: 5% of Budgeted Revenue	379999	-\$1,595		-\$1,595	
CRA Trust Fund- BALANCE FORWARD	399991	\$0	\$888,207	\$888,207	
Silver Springs CRA - Other Sources (Grants, etc.)	334361	\$0	\$0	\$0	
CRA Trust Fund (New FY TIF Revenue Contribution)	337101	\$540,750	\$0	\$540,750	
Interest	361110	\$31,900	\$0	\$31,900	
TOTAL		\$571,055	\$888,207	\$1,459,262	100%

BUDGETED EXPENSES

	<i>Professional Services</i>	531109				
	MCSO/Community Policing		\$175,000	\$0		
	Design - SSB Ped/Median Imp. And Landscaping		\$50,000	\$0	\$225,000	15%
	Annual Audit	532101	\$6,010	\$0	\$6,010	0%
	Travel & Per-Diem	540101	\$11,000	\$0	\$11,000	1%
	Postage & Freight	542201	\$500	\$0	\$500	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	0%
	Training & Education	555501	\$9,000	\$0	\$9,000	1%
###	Improvements Other than Buildings (Projects Tasks)	563101	\$149,470	\$143,130	\$292,600	20%
	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	\$164,200	\$745,077	\$909,277	62%
	Building Improvement & Façade Grant Program					
	Security Improvements Grant Program					
	Utility Connection Grant Program (W and/or S)					
	Utility Installation Program					
	Sign Grant Program					
	Increment Revenue Rebate					
	Painting Grant Program					
	Abatements (Code Demo and/or Grant)					
	Septic Tank Pump-out Grant					
	Title Clearance/Resolution					
	Brownfields Investigation Funding/Grant					
	TOTAL		\$571,055	\$888,207	\$1,459,262	100%



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-20436

Agenda Date: 9/3/2025

Agenda No.: 2.3.

SUBJECT:

Request Approval for the Marion County Sheriff Special Detail Agreement for Community Policing Services for the Silver Springs Community Redevelopment Area for Fiscal Year 2025-26 (Budget Impact - Neutral; Expenditure of \$175,000)

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Silver Springs Community Redevelopment Area (SSCRA) receives supplemental community policing as a special detail service (detail) from the Marion County Sheriff's Office. The detail initially started in FY 2018-19 and provides for a two-man detail in five-hour blocks up to five days per week. The Sheriff's Office confirmed the detail's hourly rates will remain unchanged at for the coming fiscal year at a base rate of \$65.00/hour, with an additional \$10.00/hour for legal holidays. Staff is recommending approval to continue the current detail level of service. The estimated maximum projected cost is \$175,000; as such, the budget reflects an allocation of \$175,000.

The Sheriff's Office legal staff has approved the Agreement and the Sheriff's signature page is included in the detail agreement attachment to be followed by the Board Chairman's execution of the complete Agreement. A copy of the Agreement with the Sheriff's signature is attached for reference.

BUDGET/IMPACT:

None, budgeted item.

RECOMMENDED ACTION:

Motion to Approve the 2025-26 Fiscal Year Sheriff Special Detail Agreement and authorize the Chairman to execute the approved Sheriff Special Detail Agreement.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Rison Christopher (Dept) Planning - 1700
 Last First
 (Title) Planner/III/Senior Planner (Phone) xt. 2624
 Signature *Christopher Rison* Date Friday, August 8, 2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ Draft Document ☒ Approve as to Form ☐ RESUBMIT LRM No. _____
☐ Legal Opinion ☐ Other

Description of Request

Please review the updated proposed Sheriff's Detail Service Agreement for the Silver Springs Community Redevelopment Agency (Agency) to provide for Community Policing Services for the Silver Springs Community Redevelopment Area (CRA). The detail service has been used for a number of years, and currently the service is expected to continue in its current form; the billing rates will remain the same as for the last fiscal year. This is due for consideration and approval by the Agency Board on 9/3/2025 so it will be "in place" for the coming fiscal year beginning October 1st. If you have any questions, please contact me.

For more information or discussion, contact: ☒ Same as above
 (Name) _____ (Title) _____ (Phone) _____
 Last First

Agenda Item? ☒ Yes ☐ No Agenda Date: Wednesday, September 3, 2025
 Agenda Deadline Date for Legal: Friday, August 15, 2025 Agenda Deadline Date for Admin: Wednesday, August 20, 2025

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-760

Assigned to: ☐ Matthew Guy Minter, County Attorney ☐ Dana E. Olesky, Chief Asst. County Attorney ☐ Linda Blackburn, Asst. County Attorney ☒ Thomas Schwartz, Asst. County Attorney ☐ Valdoston Shealey, Asst. County Attorney

Outcome:

Date Received:

☒ Approved as to form and legal sufficiency
☒ Approved with revisions: ☐ Suggested ☒ Completed
☒ Other:

Done, CPR

Remove all references to an internal agreement.

RECEIVED
 By Victoria Ryder at 8:27 am, Aug 11, 2025

Attorney Signature: _____ Date: 8/11/25
 Staff Signature: *[Signature]* Date: 8/11/25 Returned: ☒ Department ☐ Admin ☐
 Completed



**SHERIFF – Marion County
Special Detail Agreement**



THIS AGREEMENT is made and entered into this 3rd day of September, 2025, by and between Billy Woods, as Sheriff of Marion County, Florida, (**SHERIFF**), located at 692 N.W. 30th Avenue, Ocala, Florida 34475, and the **MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY (the "Agency") FOR THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA (the "SSCRA")**(together, the "**BUSINESS**"), that encompasses the area shown in Exhibit "A" with a business office located at 601 SE 25TH Avenue, Ocala, FL 34471.

WITNESSETH:

WHEREAS, Florida State Statutes allow the SHERIFF to operate a program to contract for the employment of Sheriff's deputies during off-duty hours, for public or private security services consistent with Sheriff's Office policies, and

WHEREAS, the SHERIFF is not obligated to provide such services but wishes to do so in order to provide a means for which the citizens of Marion County may have an opportunity to supplement other law enforcement services; and

WHEREAS, BUSINESS desires to hire a deputy during off-duty hours for supplemental security purposes;

NOW THEREFORE, in consideration of the mutual terms, covenants, and conditions herein contained, the parties contract and agree as follows:

1. DURATION:

This agreement shall be deemed effective beginning October 1, 2025, and shall remain in effect until September 30, 2026, unless it is rescinded, or terminated in writing by either party.

2. PAYMENT:

a) Full payment for services rendered will be invoiced monthly and shall become due fifteen (15) days from the date of invoice. Payment may be made by check or money order to the Marion County Sheriff's Office, Attn: Special Details, Post Office Box 1987, Ocala, FL 34478. If payment is not received within 15 days of the invoice date, SHERIFF will discontinue providing off-duty deputies.

b) BUSINESS agrees to pay SHERIFF \$65.00 per hour per deputy, with a three-hour minimum per deputy.

d) For county approved Federally Recognized Holidays, BUSINESS agrees to pay SHERIFF \$75.00 per hour per deputy, with a three-hour minimum per deputy. See Exhibit "B" attached hereto for list of Federally Recognized Holidays.



SHERIFF – Marion County Special Detail Agreement



claims, actions, judgements and suits, including a claim for workers compensation arising from or in connection with any act or omission of said Deputy Sheriff(s) while acting on behalf of the BUSINESS and within the course and scope of such employment, together with any costs, attorney's fees, or other expenses incurred or to be incurred by SHERIFF, or the County of Marion, in defense of any such claim, action, judgement or suit, including the enforcement of this Agreement, whether such claim be groundless or not. This shall not be construed in any way as a waiver by the SHERIFF or BUSINESS of sovereign immunity or the limits established in Section 768.20, Florida Statutes.

9. COVERAGE:

BUSINESS agrees that SHERIFF reserves the right to require that a sufficient number of deputies be employed at large, public events to ensure safe and efficient law enforcement coverage.

10. NOTICES

Any notices required pursuant to the terms of this Contract shall be sent by United States Certified Mail, return receipt requested, to the principal place of business of each of the parties hereto, as specified below:

To the Agency:

Marion County Community Redevelopment Agency
c/o Marion County Growth Services
2710 East Silver Springs Boulevard
Ocala, FL 34470
Attention: Chuck Varadin, Growth Services Director
Christopher D. Rison, Senior Planner

To the County Administrator:

Mounir Bouyounes, County Administrator
601 SE 25th Avenue
Ocala, FL 34471

To the Marion County Community Redevelopment Agency

Marion County Community Redevelopment Agency
c/o Marion County Board of County Commissioners
601 SE 25th Avenue
Ocala, FL 34471
ATTN: Chairman

Marion County Sheriff's Office

692 NW 30th Ave
PO Box 1987
Ocala, FL 34475
ATTN: Marissa Duquette, General Counsel



SHERIFF – Marion County Special Detail Agreement



5. ADMINISTRATIVE LIASON OFFICER:

- a) The Sheriff agrees that a Lieutenant shall be provided as the Administrative Liaison Officer, who will work in concert with the SSCRA's staff. The Administrative Officer may also be staff serving the Sheriff as administrator of the Sheriff Community Policing and/or Special Detail Programs. The Administrative Liaison Officer will perform the following duties:
1. To the extent practicable, prepare and disseminate to the SSCRA staff in advance a deployment plan showing the upcoming monthly (or quarterly) schedule for the two (2) man team of deputies, identifying the dates, times, and patrol method(s) for upcoming Program service consistent with Exhibit "A". (The deployment plan shall be provided in advance to inform SSCRA and Marion County staff of the upcoming Program service times to allow for coordination purposes, etc., however the plan is not intended for general public dissemination.)
 2. Prepare and disseminate to the SSCRA staff a summary report of each completed month's activities and services provided by the Program including, but not limited to, identifying and/or summarizing arrests, warrant servicing, citizen assistance, community and property owner/management contacts/operations, etc. as outlined in this Program Application. SSCRA staff will disseminate such reports to the County Administrator and SSCRA Agency Board members and related County Departments for reference and review.
 3. Coordinate the dissemination and processing of law enforcement and security reports, supervisory assistance, assist in the resolving of problems, and/or assist in executing the provisions of the Program as outlined in this Program Application Addendum.
 4. Establish and maintain an ongoing line of communication with Shift Commanders and other law enforcement personnel and the Program deputies assigned to the SSCRA.
 5. Initiate and monitor ongoing lines of communication with Neighborhood Watch leaders to effectively employ the community-policing concept and to address in a timely manner concerns raised by community leaders.

6. WORKLOAD DATA

The Sheriff agrees to collect and provide workload data in the SSCRA to the Agency.

7. LIABILITY:

BOTH PARTIES recognize and agree that pursuant to state statute, the hiring of off-duty deputies may result in a claim for property damage, bodily and personal injury, including a claim for worker's compensation against BUSINESS, except that any deputy sheriff injured while enforcing the criminal, traffic or penal laws of this state shall be regarded as working on duty and would be covered under SHERIFF'S insurance, including workers compensation.

8. INDEMNIFICATION:

BUSINESS agrees that up to the limits provided in Section 768.20, Florida Statutes, it will defend, indemnify, and hold harmless SHERIFF, his heirs, successors in interest or insurers from any and all



SHERIFF – Marion County Special Detail Agreement



3. CANCELLATION:

- a) BUSINESS shall notify SHERIFF of any cancellations within a reasonable time and understands that failure to do so allows the SHERIFF, at his discretion, to bill for the minimum three hours per deputy.
- b) SHERIFF agrees to make all reasonable efforts to fill any special detail requests; however, BUSINESS agrees not to hold SHERIFF liable for any consequential damages resulting from the SHERIFF'S inability to do so.

4. NATURE OF DETAIL

- a) Baseline Law Enforcement Services: The Agency and SSCRA desire that the Sheriff provide certain community oriented policing services in addition to the baseline law enforcement services regularly provided by the Sheriff's existing operations. "Baseline law enforcement services" means the ordinary and routine services provided to the residents, property owners and business owners in the SSCRA as a result of the overall countywide deployment of Sheriff resources to respond to crime and other public safety incidents, including, but not limited to: 911 communications, processing of calls for service, routine patrol, deputy response to calls for service, and investigative follow-up of criminal activity.
- b) Detail to be in Addition to Baseline Law Enforcement Services: The Sheriff agrees that the baseline law enforcement services will continue to be provided to the SSCRA and will remain equal to those the rest of the County receives wherein no reduction in baseline law enforcement services to the SSCRA will occur unless there is a corresponding County-wide reduction in level of service, unless necessitated by military activation, community, city, or emergency deputy/law enforcement needs. Should the number of officers assigned or duties performed fall below those outlined in this agreement, this shall be reflected in a refund of funds paid, or credit provided for subsequent Program services to the SSCRA.
- c) Duties of Detail: Two deputies shall be assigned to each "detail" shift, set forth below. The deputies shall be a "roving" patrol within the SSCRA with definite assignments for service to the SSCRA. They shall perform specialized patrol/service activities for the SSCRA, wherein such services may be provided by the deputies via foot patrol, bicycle patrol, vehicle patrol, or a combination thereof. The assigned deputy duties and activities shall include, but not be limited to the following, within the SSCRA:
 - 1. Respond to all calls, both emergency and non-emergency in nature.
 - 2. Engage in proactive policing strategies; develop and maintain rapport with residents, business, and property owners within the SSCRA, thus fostering an atmosphere of cooperation, compassion, coordination, peace and order.
 - 3. Encourage residents, property, and business owners to report any and all suspicious or criminal activities, and suspected/observed abuse or neglect of people, animals or property.
 - 4. Assist victims and homeless people, referring them to other agencies, when appropriate, for further assistance, including coordination with any Marion County Community Services Department case worker(s) assigned to provide outreach services within the SSCRA.



SHERIFF – Marion County Special Detail Agreement



5. Work with youth in SSCRA to help them understand and comply with laws and regulations, and foster a respectful and mentoring environment in regards to law enforcement and emergency services.
 6. Work with property owners, property management/managers, and the residents to maintain a healthy environment including reporting to owners/management graffiti, trash, and debris to be removed.
 7. Work with Marion County Code Enforcement staff in identifying non-compliance situations, along with encouraging compliance by owners and residents.
 8. To develop crime prevention programs such as Neighborhood Watch.
 9. Enforce towing regulations regarding abandoned, inoperable, or stolen vehicles.
 10. Maintain good health and physical condition.
- d) Transport of Persons: To ensure dedicated service to the SSCRA remains consistent with the funded Program services, the transport of persons of interest or similar parties to Sheriff support operations, or similar support operations (e.g., Sheriff District Offices, Marion County Jail and/or Juvenile facilities, community support facilities (e.g., homeless shelter), etc.), shall be conducted by the Sheriff's on-duty deputies providing the existing baseline law enforcement services, or other similarly authorized personal that may conduct such transport (e.g., community service personnel, authorized transportation providers, homeless operations support staff, etc.) rather than either of the two (2) deputies assigned to provide the Program services to the SSCRA. However, the deputies assigned to the detail may provide transport of persons or interest or similar parties if deemed necessary or proper. Any person arrested by the deputies to this detail may be transported to the Marion County Jail by them or another member of the Marion County Sheriff's Office.
- e) Staffing: Staffing and funding for the Marion County Sheriff Special Detail Program providing Community Oriented Policing for the Marion County Community Redevelopment Agency for the Silver Springs Community Redevelopment Area (see Exhibit "A") shall be provided as follows, provided that sufficient deputies are available for this detail:
1. Total hours per week, for two deputies on patrol: fifty (50) hours with twenty-five (25) hours per detail/deputy position, as a combination of the following to achieve the number of stated hours:
 - a. Hours per special detail shift to be provided: five (5), and
 - b. Minimum days per week to provide shifts: five (5);
 2. Number of deputies to be staffed for each shift: two (2), as a paired patrol;
 3. Weekends/Holidays: shift/service hours may occur on weekends and/or holidays as determined by the Administrative Liaison Officer, with any adjustments for supplemented Program costs/fees for Federally Recognized Holidays (see Exhibit "B"), which may be reflected in an adjusted payment or billing as referenced in Item e)5 below.
 4. Form of deputy patrol(s): foot or vehicle, as determined by the Administrative Liaison Officer;
 5. Payment/Billing method: Monthly payment, provided in advance and/or billed, as acceptable to Marion County Board of County Commissioner's Procurement & Finance Departments/Operations and Sheriff's Procurement & Finance Departments/Operations.



**SHERIFF – Marion County
Special Detail Agreement**



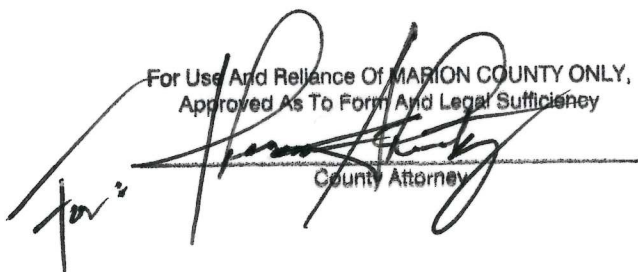
11. PUBLIC RECORDS

119.0701(2)(a) COMPLIANCE: IF THE CONTRACTOR/BUSINESS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S/BUSINESS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OF THE MARION COUNTY SHERIFF'S OFFICE AT 692 NW 30TH AVE, PO BOX 1987, OCALA, FL 34475, ATTN: MARISSA DUQUETTE, GENERAL COUNSEL, MDUQUETTE@MARIONSO.COM, (352) 369-6758.

**KATHY BRYANT, CHAIR,
MARION COUNTY CRA (BUSINESS REPRESENTATIVE)**

**MARION COUNTY SHERIFF'S OFFICE
FOR BILLY WOODS, SHERIFF**

For Use And Reliance Of MARION COUNTY ONLY,
Approved As To Form And Legal Sufficiency



County Attorney



SHERIFF – Marion County
Special Detail Agreement



11. PUBLIC RECORDS

119.0701(2)(a) COMPLIANCE: IF THE CONTRACTOR/BUSINESS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S/BUSINESS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OF THE MARION COUNTY SHERIFF'S OFFICE AT 692 NW 30TH AVE, PO BOX 1987, OCALA, FL 34475, ATTN: MARISSA DUQUETTE, GENERAL COUNSEL, MDUQUETTE@MARIONSO.COM, (352) 369-6758.

**KATHY BRYANT, CHAIR,
MARION COUNTY CRA (BUSINESS REPRESENTATIVE)**

**MARION COUNTY SHERIFF'S OFFICE
FOR BILLY WOODS, SHERIFF**





***SHERIFF* – Marion County
Special Detail Agreement**



**EXHIBIT "B"
FEDERALLY RECOGNIZED HOLIDAYS**

Martin Luther King, Jr. Day

Memorial Day

Independence Day

Labor Day

Veteran's Day

Thanksgiving Day

Christmas Eve Day

Christmas Day

New Year's Day



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2025-20441

Agenda Date: 9/3/2025

Agenda No.: 2.4.

SUBJECT:

Discussion Regarding a Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program

INITIATOR:

Christopher D. Rison, Senior Planner

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

James W. Gooding, III, Esq., representing Headsprings, LLC., request consideration for a tax increment rebate related to the anticipated Headsprings hotel (Hotel) that is currently preceding through the Development Review Committee (DRC) development review process. Attorney Gooding will share information about the tax increment rebate program currently used by the City of Ocala and other communities.

The Board is not being asked to approve a particular rebate request today, but instead provide insight as to whether or not such a program is suitable for the Silver Springs Community Redevelopment Area (CRA). Staff notes that such a rebate program is not specifically identified in the Silver Springs CRA's Redevelopment Plan (Plan) or in the Silver Springs CRA Master Plan Update (Update). However, such a program conforms to the activities and potential uses of tax increment funds, and in particular how to "leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects," as well as how to "undertake individual project pro forma analysis ... to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis."

For additional reference, information from the City of Fort Myers [Florida] CRA is also attached.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Provide direction regarding a potential Silver Springs Community Redevelopment Area Tax Increment Rebate Grant Program.

Home2 Suites Hotel in Silver Springs – Incentives Based on TIF

MARION COUNTY
SILVER SPRINGS
COMMUNITY
REDEVELOPMENT
AGENCY
SEPTEMBER 3, 2025

Request:

- ▶ Silver Springs Community Redevelopment Agency should provide economic incentives to new Home2 Suites Hotel in Silver Springs.
- ▶ Developer has developed only hotel in CRA since inception.
- ▶ Grants based on TIF revenue are a frequent incentive within CRAs. Such incentives do not increase taxes and are funded solely by increased property value based upon project.
- ▶ Project would serve as catalyst as anticipated by the CRA Master Plan.
- ▶ CRA Master Plan contemplates need for new hotels.

Is there such a thing as a "Quality Hotel Desert?"
If so, Silver Springs CRA qualifies based on
condition of most motels/hotels.

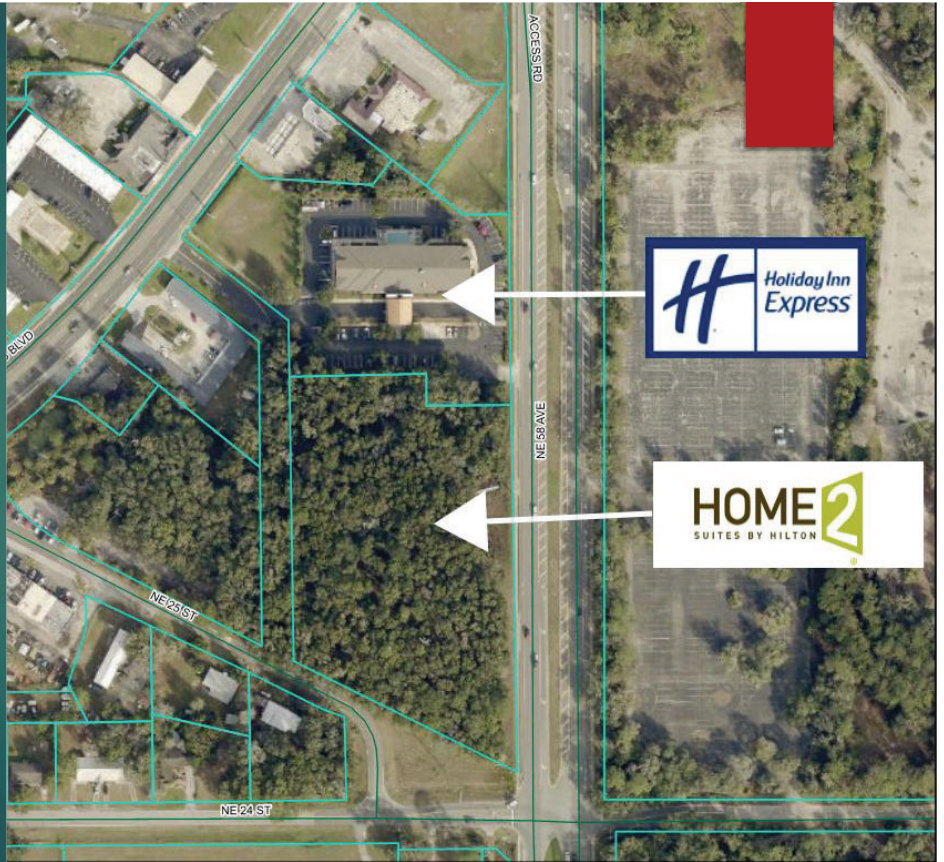




Our Project
proposes to
change this
dynamic!

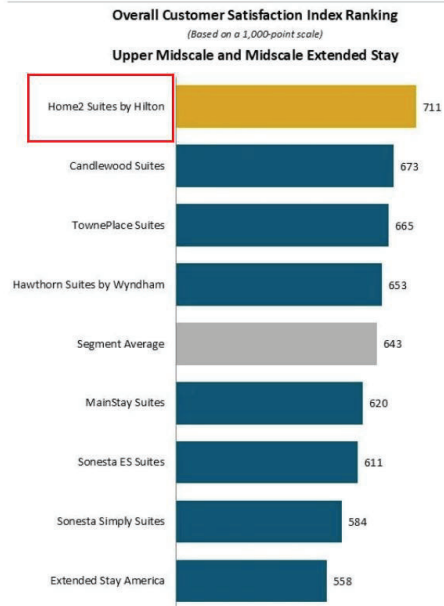
Client's Properties:

1. Existing Holiday Inn Express
 - Tax Parcel 24129-000-00
 - 3.12 acres
 - 62,000 square feet
 - 75 rooms
2. Proposed : Home2 Suites by Hilton
 - Tax Parcel 24141-000-00
 - 4.22 acres
 - 75,000 square feet
 - 106 rooms



Proposed Home2 Suites by Hilton Hotel

**J.D. Power
2025 North America Hotel Guest Satisfaction Index (NAGSI)
StudySM**



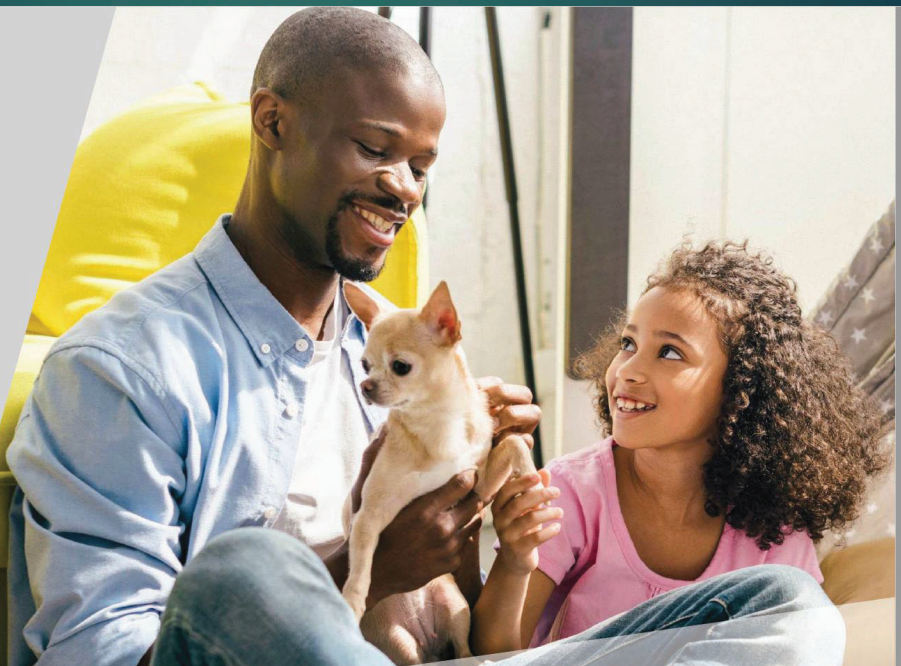
Not just any Hotel.
Home2 Suites has been
recognized as a quality
extended stay hotel.
For example, JD Power has
repeatedly ranked Home2
Suites as the top-ranked Upper
Midscale and Midscale
Extended Stay Brand.

Home2 Suites by Hilton

"SOMETIMES IT'S THE
JOURNEY THAT TEACHES
YOU A LOT ABOUT YOUR
DESTINATION."

Home2 Suites by Hilton® is an innovative, modern approach to the midscale, extended-stay hotel market. Targeted to today's tech-savvy, value-oriented traveler, Home2 addresses every facet of the guest experience and re-imagines each aspect in a unique and design-conscious manner. From check-in to check-out, every detail has been thoughtfully chosen to be inviting, functional and distinct.

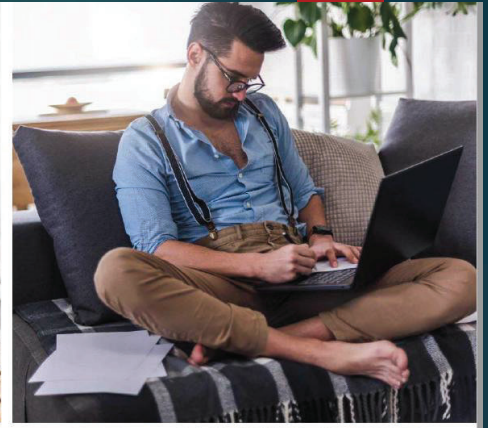
Since its launch, the Home2 brand has been a champion of the environment and a welcoming home away from home for pets.



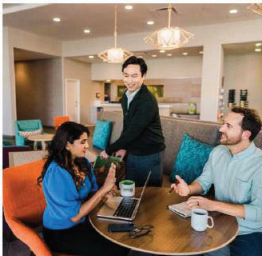
MAKING GUESTS FEEL AT HOME

Our guest is defined as the **Engaged Enthusiast**. These travelers have a love for life and adventure. They are highly engaged in the world around them and want to experience as much of it as possible in the most economical and authentic way.

They have strong beliefs in sustainability and equality. When they travel, they want to feel like their everyday selves, connected and empowered.



Our Guest



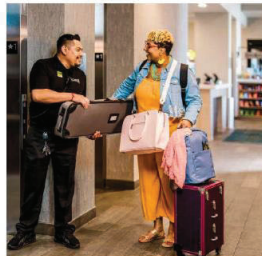
Business Transient

Away from home for business meetings, this guest appreciates a home-like design but doesn't necessarily require space to fully settle in and unpack.



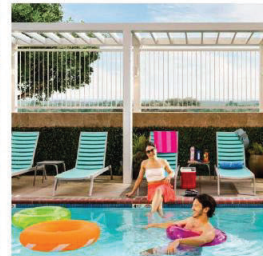
Sports / Leisure

Whether traveling with a sports team or for special events like family reunions, these guests seek hotels with spacious, comfortable rooms.



Business Extended Stay

Traveling to where their skills are needed, these business professionals require a home base away from their actual homes and families. They require space to unpack and enjoy making their suite their own.



Vacations / Groups

Vacationing for an extended period of time, these guests choose their stay based on the unique attributes of the hotel and nearby attractions.



Displacement / Relocation

Seeking transitional housing due to a natural disaster or a job that requires them to move, these guests seek all the comforts and conveniences of home.

Average Length of Stay: 1+ Days

The business traveler demands intuitive design, so they can keep focused, connected, and on pace with their routines.

Leisure travelers appreciate the fun, eclectic atmosphere and room for the whole family and their sports gear in the guest suite.

Average Length of Stay: 5+ Days

Extended business travelers want the ability to cook their own meals and appreciate great communal spaces where they can engage with others.

Vacationers want to explore their local surroundings with a comfortable home-base to return to. They enjoy the added amenities like the pool, grills and fire pits.

These guests appreciate that their furry friends are welcomed too, along with the ability to cook their own meals and make the space their own.



- | | | | | |
|------------------|-----------------|---------------------|-------------------------|---------------------------|
| 1 Fire Pits | 6 Home2 MKT | 11 Sales Office | 16 Pool Restroom | 21 Pet Relief Station |
| 2 Outdoor Lounge | 7 Breakfast | 12 TV Lounge | 17 BOH Laundry | 22 Food Delivery Drop |
| 3 Entry | 8 BOH Food Prep | 13 Public Restrooms | 18 BOH Office | 23 Guest Engagement Wall |
| 4 Lobby | 9 Elevators | 14 Grilling Patio | 19 Employee Break Room | 24 Hydration/Caffeination |
| 5 Reception | 10 Spin2 Cycle | 15 Indoor Pool | 20 EV Charging Stations | |

Amenity Spaces | Key Elements

Each one of these amenities are **REQUIRED** to be present.

SALINE POOL



Eliminating the need for harsh chemicals, the saline pool supports Home2's sustainable practice goals. Better for the environment than chlorine pools, the saline pool is an expected amenity enjoyed by Home2 guests, especially the kids.

ICE & HYDRATION STATION



Easily accessible and convenient for everyone, the combined ice and water stations are centrally located and required at all floors. In an effort to reduce single use plastics, provide a place to refill a water bottle.

SPIN2 CYCLE



Guests can multitask by throwing in a load of laundry, getting a quick work out in, or simply enjoying some relaxation in the TV Lounge. These amenities are adjacent to the lobby for easy access.

Outdoor Spaces | Key Elements

Each one of these elements are **REQUIRED** to be present in the outdoor spaces.

OUTDOOR LOUNGE



The front and center location of the Outdoor Lounge creates an inviting backdrop to the lobby while baffling views to the parking lot.

Enticing our guests to enjoy the fresh air and sunlight, the Outdoor Lounge includes direct access to and from the Lobby via a dedicated door [independent of the main entry doors].

FIRE PITS



Located on the front corner of the building adjacent the main entry the Fire Pits provide more than just functionality. The flickering fire features create ambiance seen by every guest pulling up to the hotel. The glowing fire features light the path to a welcoming stay and provide warmth and opportunities for guests to gather and connect.

GRILLING PATIO



Found adjacent to the pool at the rear of the building, the Grilling Patio provides a more intimate experience than the larger Outdoor Lounge.

The Home2 guest expects the ability to grill their own meals as a way to realize value during their stay, as well as create memorable experiences with family and friends both old and new.

PET RELIEF STATION



Pet Relief Bag Stations continue to be required [since the brand launch]. Now more than ever guests are bringing their furry family members along on their stays as a more affordable, safe and reliable solution rather than boarding.

Queen Studio Suite



Our Current Design is Consistent with CRA Guidelines ABOVE Hilton Requirements and at significant COST to Developer

In review of the CRA guidelines, our exterior design complies with the following portions of the CRA district of "Florida Vernacular" while merging the requirements for the Home 2 Suites by Hilton aesthetics.

- ▶ Decorative brackets along the roofline of the beacon element and main hotel roofline.
- ▶ Decorative trim above windows and doors.
- ▶ A front porch provided along the front facade facing Baseline Rd at the main entrance of the hotel.
- ▶ Flat roof system that will be screened with taller parapet walls to allow the concealing of roof top equipment.
- ▶ Exterior materials to be a combination of brick and exterior insulated finish system.
- ▶ Blank facades have been eliminated by breaking up unadorned horizontal runs of the facade with EIFS looking lap-siding, EIFS look board and batten, EIFS pilasters, breaking the roofline in three places along the front facade to create visual interest to overall geometry while allowing us to incorporate the Hilton Brand Specified Beacon element.
- ▶ Use of pastel colors for the exterior facade.

Economic Incentives are Permitted by State Law

125.045 County economic development powers.—

(3) For the purposes of this section, it constitutes a public purpose to expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community.

TIF Incentives are Common Tool within CRAs

- ▶ Per 2022 Report of Florida Legislature's Office of Economic and Demographic Research:

CRA funds are used to pay administrative expenses related to redevelopment efforts; to acquire property; to pay for improvements to public infrastructure; to develop affordable housing and community policing innovations; and to subsidize festivals and other community entertainment events. Some CRAs offer multi-year grants to developers of privately owned property per development agreements, typically calculated as a percentage of the increment increase in property taxes generated by improvements to the property.⁶ In addition, a number of municipalities have reported that their CRAs function as their economic development entities.

Examples of TIF Grants

- ▶ City of Ocala – Hotels in Downtown Ocala. One approved on August 19, 2025.
- ▶ Jacksonville (Duval County) – Including Four Seasons Hotel at Shipyards.
- ▶ Miami (Dade County) – Including Miami Worldcenter.
- ▶ Fort Myers has formal "Tax Increment Rebate Program" that developers are eligible for.
- ▶ Panama City does the same thing.
- ▶ More examples available upon request.

Though some call them TIF rebates they are really grants from TIF Receipts

- ▶ They are based on a TIF formula, usually a percent of the 95% the CRA receives.
- ▶ Included in Redevelopment Agreement.
 - ▶ That includes performance requirements
 - ▶ For example, development requirements:
 - ▶ Hotel height, number of rooms, etc.
 - ▶ Minimum amount Developer must spend.
 - ▶ Compliance with other requirements.
 - ▶ Fine-tuned for particular project.
 - ▶ Can provide for suspension or reduction if other values decrease in CRA.
 - ▶ Grant amount can be capped such that CRA payments stop when Developer has received a particular amount.

TIF Incentives for Project is Consistent with CRA and its Market Plan

- ▶ TIF arises solely as taxable property values rise. Not an additional tax on the owner.
- ▶ Master Plan contemplates that TIF can be used for a particular project.
- ▶ Master Plan recognizes that hotel uses remain in need within the CRA to help facilitate and support tourism economy generated by eco-tourism attractions. “Hotel rooms are a key to the overall redevelopment efforts in the CRA catering to a tourism based economic approach.”
- ▶ Hotels are a part of Catalyst Concepts.
- ▶ Market Plan contemplates hotel in this EXACT location.
- ▶ Complying with CRA has increased cost of project.
- ▶ It is tough to develop in blighted areas.
- ▶ High-end Hilton product is even more valuable to CRA than traditional hotel.

Tax Increment Financing

The Silver Springs CRA utilizes Tax Increment Financing (TIF) to promote private redevelopment within the community. The TIF district provides funding through property taxes and a trust fund dedicated to the CRA area. Property values of all real property are determined at a fixed date, typically the establishment of the CRA, which is commonly referred to as the “frozen value”. As property values increase, Marion County continues to receive property tax revenue based on the frozen value. A portion of tax revenues from increases in real property value, the “increment”, are deposited into the trust fund for use within the CRA. The frozen value and a portion of the increase are directed to Marion County’s General Fund. Therefore, as the taxable property values increase due to redevelopment projects, the redevelopment fund also increases. Tax increment financing is not an additional tax to the property owner. *The Silver Springs CRA has experienced relatively “flat” to limited gains in new TIF revenues which are derived from increases in the respective property valuations.*

Since all the monies used in financing community redevelopment area activities are locally generated, Community Redevelopment Agencies are not overseen by the state. However, redevelopment plans must be consistent with local government comprehensive plans, and funds derived from within the CRA must be used to benefit the targeted redevelopment area. The tax increment

revenues can be used immediately as they are received to undertake planning studies, capital projects, or other programs that serve the community redevelopment area. In addition, these funds can be saved for a particular project or can be bonded to maximize the funds available. All funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area, and not for general government purposes and other certain types of projects as defined by the Statutes. Section 163.387(1), Florida Statutes provides the guidance for determining the TIF. Revenues are not required to be spent within the Fiscal Year and may be carried over from year to year.

Hotel rooms are a key to the overall redevelopment efforts in the CRA catering to a tourism based economic approach. Approximately one-third of the total Market Area hotel rooms are located within the CRA. However, the majority of these units were constructed prior to 1980. Generally, occupancy rates for the CRA and the MSA are similar at 64.4% occupied; however, the average daily rate of the MSA exceeds that within the CRA, \$112.50 compared to \$86.70, respectively. While the CRA and the Market Area have similar reported average daily rates, the larger Ocala MSA achieves a notable premium. The premium is likely driven by hotels located along I-75, catering to highway travelers.

- ◆ *Hotel* uses remain a need within the CRA to help facilitate and support the tourism economy generated by eco-tourism attractions in the area. Although there are some existing hotels including the Holiday Inn Express, there is a need for additional flagship type hotels that cater to the traveling public. Based on the potential Market Capture analysis, the CRA could absorb between 145-210 additional hotel rooms (keys) which could account for 1-2 additional hotels.

Why Hotels are Critical

- ▶ Guests are primarily from out of town
- ▶ Guests at Home2 Suites have high disposal income.
- ▶ Money they pay for hotel stay increases sales taxes and tourist taxes.
- ▶ Guests also spend money in surrounding area, restaurants, Silver Springs Attraction, etc.
- ▶ That also generates sales and tourist taxes, as well as promotes employment.
- ▶ Helps CRA and entire community

ECONOMIC IMPACT

Visitor Spending in April 2023 - March 2024 generated a total economic impact of

\$1,057,024,200

in Marion County

A decrease of 7.4%*

from April 2022 - March 2023



*The decrease in this figure is reflective of a statewide trend toward normalization following a post-pandemic surge in visitation to Florida.

downs & st. germain
RESEARCH

NET TAX BENEFIT*

Visitors in April 2023 - March 2024 generated a net tax benefit of

\$6,643,314

to Marion County government



Visitors contribute revenue to Marion County government via taxes and user fees. Visitors, by using county services and infrastructure, cost Marion County government money. The net impact of local government revenue from visitors less the cost of servicing visitors is \$6,643,314.



\$6,643,314 = \$28,817,470 - \$22,174,156
*Net benefit - Local Taxes supported by visitors - Cost to county to service visitors

downs & st. germain
RESEARCH

Master Plan Page 41

CATALYST CONCEPTS: Key Findings

As part of the Master Planning process, potential redevelopment plans for four properties within the CRA have been developed. These are known as "Catalyst Concepts", a property whose redevelopment would encourage other developments in the area. It is important to note that the Catalyst Concepts and other recommendations are dynamic and unforeseen opportunities will arise over the lifetime of this plan, and recommendations may change based on new circumstances. These changes will strengthen the Master Plan as a "living" document that provides guidance for not only the specific concept areas but also those areas (properties) which may benefit due to their proximity to the Catalyst Concept areas and key areas of the CRA.

Catalyst Concepts - Positive TIF Impact

The Market Study takes into consideration the existing Property Valuation/Tax Increment Baseline with conservative but stable growth of approximately 1.5 percent increase in year over year valuations. The Market Study also includes a detailed analysis identifying potential increase in the valuations assuming one or all of the Catalyst Concepts (#1, #2, #3 only. Note, Concept #4 was developed after completion of the Market Study therefore is not included in the analysis but is assumed to create a positive impact on the property valuations and ultimate TIF Revenues).

Baseline Growth - No Catalysts Assumed

Assuming the average growth is maintained, the taxable valuation for the CRA could increase from approximately \$137 million to over \$160 million with a corresponding increase in the TIF of between \$5,000 - \$10,000 per year up to an additional (approximately) \$60,000 in 2033.

Baseline Growth Plus Catalyst Concept Development

It is understood that the Catalyst Concepts will not all be developed at the same time and may not all be developed during the same planning period. The Market Study provided valuation analysis of the respective Catalyst Concepts individually and collectively as referenced below. The Market Study illustrates the potential TIF Revenue increases for the baseline (assuming no Catalyst Concepts, natural rate of increase in property valuations, and limited to static investment in properties) as well as Catalyst Concepts #1, #2 and #3. It is assumed that based on available information and projects in the County's development pipeline, **one additional hotel is assumed within the next three years**. The graph to the right illustrates the Comparison Forecasts using the 2013 Base year, 2023 valuations and projecting the baseline (standard) growth compared to each of the representative Concepts (individually) for comparison purposes.

The Market Analysis concludes that if all three catalysts (Catalyst Concepts #1 - #3) are completed based on the assumptions outlined in the analysis, **the resulting 2033 total taxable valuation of the Silver Springs CRA could be over \$239 million** (see the Comparison Forecast of TIF Revenue Increase, Catalyst Concepts Evaluated Collectively graph). **This is an increase of over \$100 million from the current taxable valuation projections and over \$77 million in the baseline year.** The resulting increase in TIF Revenues is also anticipated to increase by a similar rate through the Planning period and **could generate an additional \$200,000 in revenues per year** depending on the scenario and timeframe for construction.

Market Area Hospitality Demand

For this analysis, Market Area demand for future hotel rooms is primarily based on growth in hospitality due to employment inflow, as well as the influence of other anchoring demand drivers, including major employers. The Market Area forecasts consider current performance of hotels in the surrounding area, including the strong recovery from the COVID-19 pandemic.

Employment forecasts were leveraged to determine the potential increase in 12 key sectors that most commonly generate business travel. Then, based on the current number of hotel rooms per employee in these sectors, the same rate was carried forward into the future. The rate was unchanged because typical occupancy and room rates indicate that the market is healthy, and the industry is reacting by delivering new product to meet growing demand. The rate also considers the Market Area's position in the region, current and future opportunities for unique travel and tourism, access to transportation corridors, and the distribution of existing hotels.

Based on a 7.0% estimate for the number of rooms per hotel-generating job added, there is demand for approximately 580 to 830 net new hotel rooms in the Market Area through 2032.

Hospitality Demand, Market Area, 2023-2032

Source: Woods & Poole; ESRI BAO; BEBR; Kimley-Horn

Measure	Net New Hotel Demand	
	Moderate	High
Net New Hotel-Stay Generating Jobs	12,444	17,622
Hotel Rooms/Employee	7%	7%
Net Demand (Rooms)	871	1,234
Capture Rate	67.1%	67.1%
Market Area Demand	584	828

CRA Market Opportunities



Hotel

Products: Limited Service
Nature Lodges
Ecotourism

Demand Timeframe

Short-Term

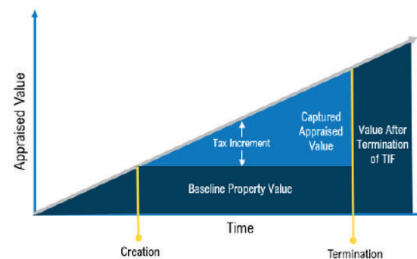
Market Considerations

- Recent land transactions indicate short-term demand for additional hotels surrounding a unique regional recreation attraction
- Hospitality has recovered strongly following the COVID-19 pandemic
- Visitors to the Silver Springs State Park will drive demand for hotel use throughout the year
- Nearby retail will be an important amenity to future hotel developments

Silver Springs CRA TIF Overview

One of the primary funding mechanisms for redevelopment activities in the State of Florida is tax increment revenue. Tax increment financing (TIF) provides most of the funding for the Silver Springs CRA by directing future increases in Marion County property tax revenues generated within the defined CRA district into a special redevelopment fund. The increased revenue, known as the "increment", can then be used to fund eligible redevelopment projects within the boundaries of the district. This makes increasing property values appealing for a CRA, as the increase in taxable property values increases the redevelopment fund, which allows for further redevelopment projects.

Generating revenue through TIF means that all monies used in redevelopment activities are locally generated and may be locally dispersed through the decisions made by the CRA itself. Redevelopment plans within a CRA must be consistent with local government comprehensive plans and the revenue generated must be used in the boundary of the CRA. Consistent with the statutes, funds are deposited to a trust fund by the taxing entities (the City and County), after monies are received from the tax collector's office. The revenues can be used immediately as they are received to undertake programs, capital projects, or planning studies that serve the community redevelopment area. These funds may also be saved for a particular project or be bonded to maximize the funds available.



Catalyst Concept #2: Town Center

A multi-use site envisioning a potential mix of a hotel, retail, and restaurants designed around public park spaces. The site could also be designed to incorporate housing, as desired.

Site Statistics:

Total Site: 10.66 Acres
Retail and Restaurants : ± 82,000 SF
Proposed Hotel Site: ± 100 Rooms
Hotel: ± 100 Rooms
Open Space and Parks: 1.8 Acres



CRA Valuation Impact with Concept #2

Valuation Assumptions

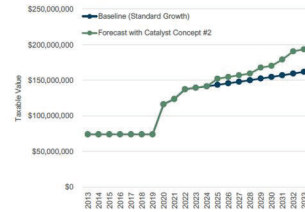
For Catalyst Concept #2, the value of a variety of lodging and retail properties (16 in total) were reviewed to estimate the potential value increase based on build-out of this project.

Value per Room Average =	\$87,304
Value per SF Retail Average =	\$151
Development Timing =	100 rooms in 2026 100 rooms in 2032
	82,000 SF Retail 2029 + 2031
Total Value at Build-Out =	\$29,826,701

The Baseline Forecast assumes a 2.5% increase year-over-year in taxable value. Build-out of catalyst concept #2 would result in the addition of \$29.8 million in valuation to the CRA between 2026 and 2032. Development of Catalyst Concept #2 results in a 2033 total taxable valuation in the CRA of \$193.6 million, 19.5% higher than the baseline forecast.

Comparison of Valuation Forecasts, Silver Springs CRA, 2013-2033

Source: Marion County, Kimley-Horn



Market Assessment
Pages 56-57

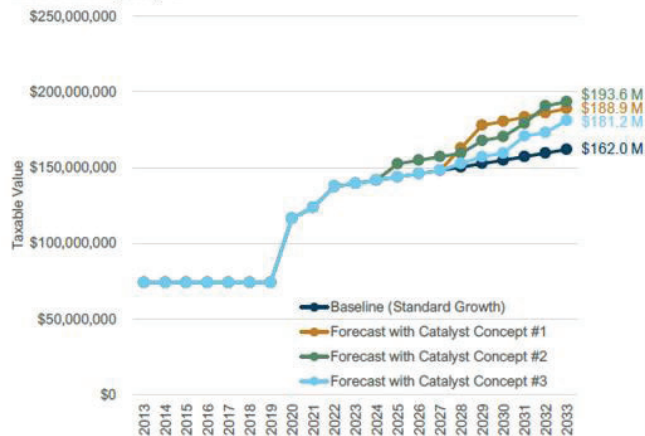
New Hotel is almost
EXACTLY where
contemplated by
this.

Market Assessment Page 60

Comparison of CRA Valuation Impacts

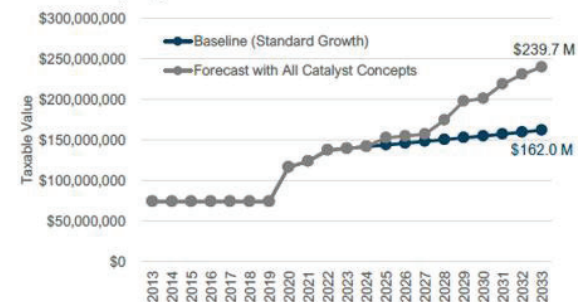
Comparison of Valuation Forecasts, CRA, 2013-2033

Source: Marion County; Kimley-Horn



Comparison of Valuation Forecasts, CRA, 2013-2033

Source: Marion County; Kimley-Horn



If all three catalyst concepts are completed based on the assumptions outlined in this analysis, the resulting 2033 total taxable valuation of the Silver Springs CRA could be \$239.7 million. This represents an increase of 74.3% over the FY 2022-2023 valuation and a 48.0% increase over the baseline forecast (which uses a 1.5% standard growth measure).

How would it work?

Next spreadsheet shows
hypothetical payments to
Developer.

First slide assumes stagnant property
values, and Developer getting 90%
of the CRA's 95% portion of taxes.

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						0%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2027	
Percent of CRA Funds to Developer						90%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated	Total Silver Springs CRA Payments
1	2028	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$0.00
2	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$22,931.10
3	2030	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$45,862.20
4	2031	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$68,793.30
5	2032	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$91,724.40
6	2033	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$114,655.50
7	2034	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$137,586.60
8	2035	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$160,517.70
9	2036	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$183,448.80
10	2037	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$206,379.90
11	2038	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$229,311.00
12	2039	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$252,242.10
13	2040	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$275,173.20
14	2041	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$298,104.30
15	2042	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$321,035.40
16	2043	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$343,966.50
17	2044	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$366,897.60
18	2045						\$389,828.70

Next one shows increase of 5% each year in property values.

	A	B	C	D	E	F	G	H
1	Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
2	Base Year Taxes						\$7,500.00	
3	Improved Value						\$8,000,000.00	
4	% Increase each year						5.0%	
5	Taxes							
6			Mills				3.35	
7			Fine and Forfeiture				0.83	
8			Health				0.11	
9	Total Tax Millage						4.29	
10	Year of Completion						2027	
11	Percent of CRA Funds to Developer						90%	
12								
13	Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated	Total Silver Springs CRA Payments
14	1	2028	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$0.00
15	2	2029	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$24,398.28	\$22,931.10
16	3	2030	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$25,938.82	\$47,329.38
17	4	2031	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$27,556.38	\$73,268.20
18	5	2032	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$29,254.83	\$100,824.58
19	6	2033	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$31,038.20	\$130,079.41
20	7	2034	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$32,910.73	\$161,117.61
21	8	2035	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$34,876.89	\$194,028.34
22	9	2036	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$36,941.36	\$228,905.23
23	10	2037	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$39,109.05	\$265,846.59
24	11	2038	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$41,385.13	\$304,955.65
25	12	2039	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$43,775.01	\$346,340.78
26	13	2040	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$46,284.39	\$390,115.79
27	14	2041	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$48,919.23	\$436,400.18
28	15	2042	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$51,685.82	\$485,319.42
29	16	2043	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$54,590.74	\$537,005.24
30	17	2044	\$17,462,996.71	\$74,916.26	\$67,416.26	\$64,045.44	\$57,640.90	\$591,595.98
31	18	2045						\$649,236.87

Next one shows increase of 8% each year. Not unrealistic. Existing hotel increased ~9% in value each year from 2013 (after Recession) to 2024.

Again, amount to be paid can be capped, reducing duration of Grant.

	A	B	C	D	E	F	G	H
1	Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
2	Base Year Taxes						\$7,500.00	
3	Improved Value						\$8,000,000.00	
4	% Increase each year						8.0%	
5	Taxes							
6			Mills				3.35	
7			Fine and Forfeiture				0.83	
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13	Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated	Total Silver Springs CRA Payments
14	1	2028	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$0.00
15	2	2029	\$8,640,000.00	\$37,065.60	\$29,565.60	\$28,087.32	\$25,278.59	\$22,931.10
16	3	2030	\$9,331,200.00	\$40,030.85	\$32,530.85	\$30,904.31	\$27,813.88	\$48,209.69
17	4	2031	\$10,077,696.00	\$43,233.32	\$35,733.32	\$33,946.65	\$30,551.99	\$76,023.56
18	5	2032	\$10,883,911.68	\$46,691.98	\$39,191.98	\$37,232.38	\$33,509.14	\$106,575.55
19	6	2033	\$11,754,624.61	\$50,427.34	\$42,927.34	\$40,780.97	\$36,702.88	\$140,084.69
20	7	2034	\$12,694,994.58	\$54,461.53	\$46,961.53	\$44,613.45	\$40,152.11	\$176,787.57
21	8	2035	\$13,710,594.15	\$58,818.45	\$51,318.45	\$48,752.53	\$43,877.27	\$216,939.67
22	9	2036	\$14,807,441.68	\$63,523.92	\$56,023.92	\$53,222.73	\$47,900.46	\$260,816.95
23	10	2037	\$15,992,037.02	\$68,605.84	\$61,105.84	\$58,050.55	\$52,245.49	\$308,717.40
24	11	2038	\$17,271,399.98	\$74,094.31	\$66,594.31	\$63,264.59	\$56,938.13	\$360,962.89
25	12	2039	\$18,653,111.98	\$80,021.85	\$72,521.85	\$68,895.76	\$62,006.18	\$417,901.03
26	13	2040	\$20,145,360.93	\$86,423.60	\$78,923.60	\$74,977.42	\$67,479.68	\$479,907.21
27	14	2041	\$21,756,989.81	\$93,337.49	\$85,837.49	\$81,545.61	\$73,391.05	\$547,386.88
28	15	2042	\$23,497,548.99	\$100,804.49	\$93,304.49	\$88,639.26	\$79,775.33	\$620,777.94
29	16	2043	\$25,377,352.91	\$108,868.84	\$101,368.84	\$96,300.40	\$86,670.36	\$700,553.27
30	17	2044	\$27,407,541.15	\$117,578.35	\$110,078.35	\$104,574.43	\$94,116.99	\$787,223.63
31	18	2045						\$881,340.62



We request Commission to
authorize staff to work with us on a
Redevelopment Agreement
providing for CRA Grants based on
TIF.



Questions?



	A	B	C	D	E	F	G	H
1	Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
2	Base Year Taxes						\$7,500.00	
3	Improved Value						\$8,000,000.00	
4	% Increase each year						0.0%	
5	Taxes							
6			Mills				3.35	
7			Fine and Forfeiture				0.83	
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9	Total Tax Millage						4.29	
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15	2	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$22,931.10
16	3	2030	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$45,862.20
17	4	2031	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$68,793.30
18	5	2032	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$91,724.40
19	6	2033	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$114,655.50
20	7	2034	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$137,586.60
21	8	2035	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$160,517.70
22	9	2036	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$183,448.80
23	10	2037	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$206,379.90
24	11	2038	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$229,311.00
25	12	2039	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$252,242.10
26	13	2040	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$275,173.20
27	14	2041	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$298,104.30
28	15	2042	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$321,035.40
29	16	2043	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$343,966.50
30	17	2044	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$366,897.60
31	18	2045						\$389,828.70



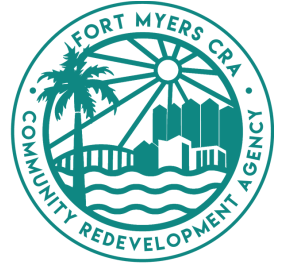
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TAX INCREMENT REBATE GUIDELINES

**1400 Jackson Street
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Nykealah Wright



Overview

It is the intention of the Fort Myers Community Redevelopment Agency (CRA) that all its redevelopment areas – Downtown, Central, MLK, and Cleveland – achieve the goals set forth in their respective redevelopment plans and eliminate slum and blight. It is also important that the CRA incentivizes the kind of redevelopment it desires in these redevelopment areas while fully complying with state law. To accomplish these dual objectives, the CRA may award, on a discretionary basis, tax increment rebates to projects it believes best assist these efforts.

These guidelines are designed to aid landowners and developers in deciding on projects that may qualify for an Increment Rebate (IR) if their projects are approved.

What is TIF?

Tax Increment Financing (TIF) is a special tool available to local governments that can assist economic redevelopment which otherwise would not occur. When a redevelopment area is created, property owners within that district continue to pay the same property tax rates as those outside the district. However, as property values in that district increase over time from the date of its creation, up to ninety-five percent (95%) of the increased property taxes are placed into a special redevelopment trust fund to be reinvested in that district.

Because these monies are trust funds, there are strict statutory rules that apply to their use. For example, they can only be spent in the district from which they were generated. They can only be spent on items/projects that are specifically outlined in the redevelopment statute, Florida Statute 163, Part III, also known as the Community Redevelopment Act of 1969. There is a clear statutory preference that trust fund dollars be spent on “bricks and mortar” projects. Each district must account for its own funds separately. Any funds expended must be budgeted for by the CRA and justified by the redevelopment plan for that district.

Increment Rebate (IR)

In certain instances, the Community Redevelopment Agency (CRA) may determine that a project being developed within a redevelopment area of the City is worthy of sharing in some of the additional tax revenue that the project is expected to generate for the CRA over a period of years. This potential rebate of a percentage of the property tax revenue to be generated by the project is intended to incentivize the types of projects your CRA has outlined in its various redevelopment plans for its four CRA districts.

Because these potential rebates are to be used as incentives to spur desirable new redevelopment projects, they will not be awarded to existing projects that are either completed or already under construction. They may be awarded to projects that are still in the acquisition (conditionally), planning and permitting phases of development.



Increment Rebates are completely discretionary with the CRA Board of Commissioners (BOC), and the application process for same creates no entitlement to a rebate of any amount. Moreover, any IR awarded is specific to the applicant and project presented to the CRA BOC and may not be assigned or monetized in any way by the recipient without the express approval of the CRA BOC at a public meeting, and thereafter reduced to writing in an appropriate manner as determined by the CRA.

Purpose

The purpose of this Guideline is to articulate to existing or potential businesses the Fort Myers Community Redevelopment Agency's (CRA) desire to promote economic development that is consistent with the CRA's Redevelopment Plan(s) and provides a community benefit that will ultimately be shared by the taxing entities (City and County) impacted through the establishment of Redevelopment Area (RA).

Notwithstanding compliance with any or all the guidelines herein, the provision of Increment Rebate is a guideline choice to be evaluated on a case-by-case basis by the Community Redevelopment Agency Board of Commissioners (BOC). The burden of establishing the public value of TIF shall be placed upon the applicant and the application must substantially meet the criteria contained herein. The Community Redevelopment Agency staff will present the Increment Rebate request first to the CRA Advisory Board and then to the BOC's with a recommendation from the Advisory Board.

Guidelines and other criteria listed herein does not guarantee the provision of Increment Rebate (IR) assistance nor does the approval or denial of one project set precedent for approval or denial of another project.

Process

The burden of proving that an individual project qualifies for receiving an Increment Rebate (IR) is on the landowner or developer, and applications for same will be evaluated based primarily on the following mandatory criteria:

- Does the project assist in meeting a defined goal or goals of the redevelopment plan for the area in which the project is being proposed?
- Is the requested rebate supported by any of the enumerated, legal uses for Redevelopment Trust Fund monies as provided for under Florida Statute §§ 163.387(6)(c)(1-9) and further outlined as "necessary to exercise the powers granted under" Florida Statute § 163.370.
- Is the requested rebate the minimum amount required to make the project viable as determined by independent financial analysis?



Additional criteria which may be considered by the CRA Board of Commissioners (BOC) include:

- Will the project stimulate and continue revitalization of a redevelopment area by:
 - Improving infrastructure.
 - Creating a variety of housing opportunities to increase the number of residents.
 - Preventing or eliminating slum and blight conditions.
 - Constructing mixed-use developments.
 - Attracting desirable businesses and retaining existing businesses.
 - Encouraging development projects that enhance the streetscape and pedestrian experience and improve the vitality of the redevelopment area by adding interest and activity on the first floor of mixed-use buildings.
 - Promoting efficient usage of land through redevelopment of blighted areas.
 - Strengthening the economic base of the City and supporting economic development.
 - Stabilizing and upgrading targeted neighborhoods.
 - Creating and retaining family supporting jobs in the City.
 - Increasing property values and tax revenues.
 - Leveraging the maximum amount of non-city funds into a development and back into the community.

The amount of any rebate granted (typically expressed as a percentage of the projected property taxes assessed to the project upon completion) is left to the discretion of the CRA BOC as to its length in years and total amount granted.

The applicant is expected to have exhausted every other financial alternative prior to requesting a an Increment Rebate, including equity participation, other federal and state funds, bonds, tax credits, loans, etcetera.

Prior to consideration of an IR request, the CRA will undertake - at the requestor's cost - an independent analysis of the proposed project to ensure the request for assistance is valid.

In requesting an IR, the developer must demonstrate that there will be a substantial and significant public benefit to the community by eliminating blight, strengthening the economic and employment base of the City, positively impacting surrounding neighborhoods, increasing property values and the tax base, and/or creating new and retaining existing jobs.

Each project and location is unique and therefore every proposal shall be evaluated on its individual merit, including its potential impact on city service levels, the project's overall contribution to the economy and its consistency with the redevelopment plan for the area. Each project must also demonstrate the probability of financial success.

What Development is Ineligible?

The CRA is prohibited from utilizing redevelopment trust funds for development outside the boundaries of the Fort Myers Redevelopment Areas. The CRA will also not permit IRs to projects already completed or under construction within a redevelopment area, as such projects do not require additional incentives.



Eligible Costs

Costs eligible for Increment Rebate consideration must be justified under the Community Redevelopment Act, Florida Statute §§ 163.387(6)(c)(1-9) or as further outlined as “necessary to exercise the powers granted under” Florida Statute § 163.370.

These include:

- The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.
- The development of affordable housing within the community redevelopment area.
- The development of community policing innovations.
- Demolition and removal of buildings and improvements.
- Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
- Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
- Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
- To hold, improve, clear, or prepare for redevelopment of any such property.
- To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.



Additional Considerations

If an increment rebated project is not completed within the allowed time, including permitted extensions, as determined by the CRA BOC in concurrence with the City's chief building official, the Increment Rebate may be terminated by the CRA BOC in its sole discretion.

Extension requests may be subject to the following:

- 1- The Increment Rebate previously awarded may be decreased in an amount equivalent to one annual payment for every 12-month extension approved.
- 2- The developer may be required to submit a new Increment Rebate Application if the request includes substantial changes, i.e. an increase in unit count.

In the event the Governor of Florida declares a "State of Emergency" the commencement/completion date in the Development Agreement will be automatically extended by one (1) year.

Application Information

To apply for the Increment Rebate, follow this link: [Tax Increment Rebate Online Application](#)



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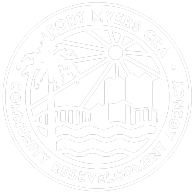
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Understanding Increment Rebate (IR) Disbursement to Developers

3 CRUCIAL FACTS ^{to} KNOW ABOUT TIF INCREMENT REBATES(IR)

No Upfront Money
Developers don't receive money upfront. Instead, they must enter into a development agreement.

FACT
01



FACT
02

Pay for Performance

Developers are not awarded rebates for projects that remain incomplete.

Pay Tax First, Then Receive Rebate
Before a developer or property owner can receive an Increment Rebate (IR), they must first fulfill their tax obligations.

FACT
03



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Understanding Increment Rebate (IR) Disbursement to Developers

Increment Rebates (previously referred to as Tax Increment Financing (TIF) are a unique tool available to local governments to promote economic development and community improvement. However, there are common misconceptions about how these rebates are disbursed to developers. In this article, we'll demystify the process and provide a clear understanding of how Increment Rebates (IR)s work.

1. No Upfront Money

One of the fundamental principles behind Increment Rebate (IR)s is that developers don't receive money upfront. Instead, they must enter into a development agreement with the local government or the designated Community Redevelopment Agency (CRA).

Why is this the case?

This requirement ensures that developers have a clear plan and commitment to the project. It provides a structured framework within which the project is expected to be completed, ensuring that the local government's objectives and expectations are met.

2. Pay for Performance

Developers are not awarded rebates for projects that remain incomplete. The rebate mechanism operates on a "pay for performance" basis.

What does this mean?

This system ensures that developers are incentivized to complete their projects in a timely and satisfactory manner. Only upon the completion of the project, as outlined in the development agreement, will they be eligible for the rebate. This ties the financial incentive directly to the successful realization of the project, ensuring both the developer's commitment and the delivery of community benefits.

3. Pay Tax First, Then Receive Rebate

Before a developer or property owner can receive an Increment Rebate (IR), they must first fulfill their tax obligations. This means that they must pay their tax bill in full for the properties involved in the redevelopment project.

Why this requirement?

The essence of an Increment Rebate (IR) is to reimburse a portion of the increment in property taxes that results from increased property values due to redevelopment. By ensuring the tax is paid first, local governments guarantee that there's a clear record of payment, and the rebate reflects a genuine increment above the baseline. This ensures transparency, fairness, and fiscal responsibility in the process.

Increment Rebates (IR)s are a powerful incentive for developers to undertake significant redevelopment projects that provide broad community benefits. However, the process is designed to ensure accountability, performance, and financial prudence. By understanding the nuances of Increment Rebate (IR) disbursement, stakeholders, from developers to taxpayers, can have confidence in the integrity and effectiveness of the system.

For developers eyeing Increment Rebates (IR)s as part of their project financing, adherence to these guidelines is crucial. Not only do they ensure eligibility for the rebate, but they also underscore the community partnership and shared objectives that make funded redevelopment projects a win-win for all involved.

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