

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

September 3, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:50 p.m. on Wednesday, September 3, 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 Lewter advised that there are two (2) Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is Legal ad 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 second Proof of Publication is Legal ad No. 11582587 entitled, "Notice of Budget Hearing Marion County Community Redevelopment Agency Board", published in the Star Banner newspaper on August 29, 2025.

The Deputy Clerk was in receipt of a 55 page Agenda packet.

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)

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

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

September 3, 2025

Budget/Impact: Neutral; \$900.

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

Senior Planner Chris Rison, Growth Services, provided an overview of the request for approval of a budget transfer to provide additional funding into line item 555501, Training and Education. He stated this is for an additional course for CRA activities provided by the Florida Redevelopment Association (FRA).

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to adopt Resolution 25-R-313 approving Budget Amendment Resolution (BAR) 25-R-313. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-313 is entitled:

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

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

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

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.

Senior Planner Rison, Growth Services, commented on the request for approval of the Silver Springs Community CRA Trust Fund budget for fiscal year (FY) 2025-26. He stated the Property Appraiser's Office (PAO) provided an estimate of over \$200,000.00 for the current taxable value. That would provide estimated funding for the coming FY in the amount of \$544,180.00 in addition to the Carry Forward funds for a total of approximately \$1,400,000.00. Mr. Rison advised that the Department is maintaining its Marion County Sheriff's Office (MCSO) community policing detail service and will be initiating the activity for the Silver Springs Boulevard pedestrian safety and median safety improvements. He stated the improvements were part of the Master Plan update from roughly 1 year ago, noting staff is looking to get those implemented and get it working in coordination with the Florida Department of Transportation (FDOT) who will be repaving State Road (SR) 40.

Chairman Bryant advised that FDOT recently performed a lot of work on SR 200 and questioned whether they would possibly fund the project rather than those dollars coming from the CRA. Mr. Rison stated it is his understanding that the work on SR 200 was a joint activity between FDOT and the City of Ocala with their CRA options, noting that portion of SR 200 is within one of the City's newer CRAs. He advised that staff's first focus will be the median activity. Mr. Rison commented on the costs associated with the project, which may require that it be done in increments/phases. The first phase would be the western portion where the CRA begins roughly just east of Walmart to Baseline Road. The next phase will be east of Baseline Road along the park frontage on SR 40.

ACA Tracy Straub stated as the County pursues projects on SR 40, it is necessary to coordinate with FDOT and staff can seek grant funding for anything that may be appropriate in the pedestrian safety realm. She advised that staff have not fully identified everything they want to do or the level at which it is to be done.

Mr. Rison concurred. He stated the first focus is to get a design done to identify what grants and activities are needed and the associated costs.

In response to Chairman Bryant, Mr. Rison advised that those improvements will all come before the Board for approval. He stated because enhancements are being performed on SR 40, in a State right-of-way (ROW), there has to be an Interlocal Agreement (ILA) between the local government agency (CRA) and FDOT relating to the maintenance. In the future when the CRA sunsets it will likely carry over to the County. Chairman Bryant opened the floor to public comment.

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

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt Resolution 25-R-314 approving 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. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-314 is entitled:

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

- 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)

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

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.

September 3, 2025

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.

Senior Planner Rison, Growth Services, addressed the request for approval of the MCSO detail, noting Sheriff William "Billy" Woods has signed the agreement and it has been cleared through the County's Legal Department. He advised that the agreement maintains the current level of service (LOS) with 2 deputies working 5 hour shifts, 5 days a week.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to approve the 2025-26 Fiscal Year Sheriff Special Detail Agreement and authorize the Chairman to execute the approved Sheriff Special Detail Agreement. The motion was unanimously approved by the Board (5-0).

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

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

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.

Senior Planner Rison, Growth Services, stated the final Item relates to discussion and direction regarding a potential new program, which was brought forward by a property owner through their legal counsel. He advised that the referenced program is a Tax Increment Rebate Grant Program wherein a portion of the calculated increased taxes

that would come from a property being used as the basis to rebate funds back to individuals related to their project presuming it has a return on investment (ROI) that does affect the property values. In this case the applicant has proposed a hotel. Mr. Rison stated the City of Ocala has done a version of one recently for a brand new hotel that is underway. He advised that the City's agreement involves a much greater detail of activities beyond the rebate program. Mr. Rison commented on the rebate program, which presumes there is a tax revenue collection increase from the pre and post investment values and uses the increment revenue from the CRA to be the rebate. He stated the increased tax revenues generated serve as the basis for computing that rebate amount, noting the key is the rebate comes from the CRA not the BCC or the County. Mr. Rison advised that the County is not liable should something occur in the future. He stated the rebate can be in addition to other CRA programs and any other grant programs applicants are eligible to apply for at the federal, State and local levels. Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, advised that his client, Navroz Saju, is not present today due to a prior commitment. He requested the Board consider the program described by Mr. Rison, which is in connection with the new hotel Mr. Saju proposes to build in Silver Springs. Mr. Gooding advised that this is the second hotel Mr. Saju is proposing to build in the Silver Springs CRA, noting the hotel his client has is the only hotel in the CRA since its inception. He stated these types of grants are based on Tax Increment Financing (TIF) revenues, they are a frequent incentive within CRAs. They do not increase taxes and are funded solely by the increased property values caused by a project. Mr. Gooding advised that the project would serve as a catalyst and would fulfill a need identified in the CRA Master Plan. He referred to slide 4 of the PowerPoint presentation as seen on the overhead screens, noting there is currently just one motel in the CRA that advertises itself as extended stay. Mr. Gooding commented on an aerial view of the Holiday Inn Express, which houses 75 rooms. The Home2 Suites by Hilton proposed by Mr. Saju will have 106 rooms in an area that is 75,000 square feet (sq. ft.). He stated Home2 Suites is a quality extended stay hotel, noting it is JD Power's top-ranked upper midscale and midscale extended stay brand. Mr. Gooding provided a brief overview of the amenities relating to the proposed hotel. He advised that the proposed project and design is consistent with the CRA guidelines. Mr. Gooding stated there is a TIF formula, which is usually a percentage of the 95% the CRA receives. He advised that the CRA receives 95% of the increment in that area. Mr. Gooding stated there is typically a Redevelopment Agreement, noting there have been quite a few done in the City of Ocala that include performance requirements and development requirements (hotel height, number of rooms, minimum amount developer must spend, etc.). He commented on the Fort Myers TIF program, noting it points out that each of these grants are stand alone. It is up to the CRA to evaluate the advantage of a particular project, as well as the particular requirements needed for each. They can provide for suspension or reduction if other values decrease in the CRA. Mr. Gooding commented on a spreadsheet he created and stated he met with Mr. Rison and the PAO at the request of Mr. Bouyounes, and they indicated that it works. He stated the question was asked relating to what would happen if the proposed project's value increases while the other values go down, noting he does not want to use CRA dollars if it will starve the CRA budget for other things in the County. Mr. Gooding commented on the uncertainty relating to property values, post-improvement and whether it goes up or down. The amount can be capped so it stops when the developer receives a particular amount. He advised that hotels are critical in

September 3, 2025

a CRA/tourist destination like this, noting these guests are mainly from out of town and are spending funds that would not otherwise come to Marion County. Mr. Gooding stated guests at Home2 Suites have high disposal income, the dollars they spend increase Sales Tax and Tourist Development Taxes, they expend funds in the surrounding area, generate employment and help the CRA and the entire community. He referred to a slide on the overhead screens from the CRA Master Plan, which points out the significance of the catalytic concepts as well as a new hotel in the area. Mr. Gooding referred to the highlighted text showing the dramatic increase in CRA revenue that would be achieved if the catalytic projects could be done. He commented on the CRA market opportunities for hotels and the related market considerations, noting it is anticipated that hotels will spur other retail development needed in the CRA. Mr. Gooding referred to the CRA Market Assessment and stated the hotel pictured is almost exactly where contemplated by the applicant's site, noting it is near where Baseline Road runs into SR 40. He advised that the hotel in the Assessment has 100 rooms, which is close to what the proposed project has. Mr. Gooding commented on the value per room in terms of CRA benefits, noting the baseline forecast assumes a 2.5% increase in property values each year. He commented on a spreadsheet showing hypothetical payments to a developer, noting the first example assumes stagnant property values. The example also assumes the developer would receive 90% of the CRA's 95% portion of taxes. Mr. Gooding advised that today he is not requesting a particular amount or incentive, but for the Board to authorize staff to work out those types of details with the applicant. He referred to a slide seen on the overhead screens and stated the applicant's vacant parcel paid \$7,500.00 in taxes last year. Mr. Gooding stated the applicant will work with the PAO who will provide an estimate of what the likely appraised value of the improved parcel will be, noting he is estimating \$25,000,000.00 for construction of the project. He advised that the PAO appraises the applicant's current hotel at roughly \$6,500,000.00 and his hypothetical example assumes for a slightly bigger hotel it will be approximately \$8,000,000.00 with a 0% increase each year. Mr. Gooding provided an overview relating to the current millages in the CRA. He stated the example assumes a 2027 completion date with the developer receiving 90% of the 95% that goes to the CRA. Mr. Gooding referred to the spreadsheet showing the hypothetical Silver Springs CRA payment schedule through FY 2043/44.

Commissioner Stone questioned whether the hypothetical request only contemplates the applicant's property and not the entirety of the CRA. Mr. Gooding advised that it is just the one property, noting it reflects the increased revenue from the applicant's project, caused by the increased value of the project. He stated the spreadsheet runs out through the end of the CRA. Mr. Gooding noted this is just an example of what could be realized through the end of the CRA.

Chairman Bryant stated that basically the applicant will get a rebate of 90% of the 95% in the CRA that is collected just for their property, not taxes collected throughout the entire CRA. Mr. Gooding concurred.

Mr. Gooding commented on the unknowns relating to property values and advised that the Agreement can be written to say the payments stop after the developer has received a specific dollar amount. He stated the downtown hotel project recently approved by the City of Ocala had a target set relating to a percentage of the development cost. That agreement stipulated that all of the City benefits including grants and everything else will not equal this number. Some of the benefits were unknown, so the language

specified when the benefits reach a certain amount the TIF stops. Mr. Gooding advised that the applicant could work with County staff to identify a figure and once it is reached, the payments will stop. He stated the duration is unknown and anticipates the County would be interested given the uncertainty in property values. Mr. Gooding referred to the example with a 0% property value increase, noting total Silver Springs CRA payment would be \$389,828.70 if it ran for the duration of the CRA.

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair. Commissioner Bryant out at 2:19 p.m.

Mr. Gooding commented on another example based on 5% property value increase, which provides the CRA with \$649,236.87. He advised that the increase causes the payment to go up dramatically each year, thus increasing the total. Mr. Gooding commented on the Board's ability to specify a dollar amount at which the TIF stops. The next example is based on an 8% increase in property values with a total CRA payment of \$881,340.62.

In response to Commissioner Stone, Mr. Gooding stated this property would be eligible to apply for other grants, noting the applicant intends to apply.

Mr. Gooding commented on the challenges associated with developing within a CRA. Commissioner Bryant returned at 2:21 p.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair. Commissioner Curry questioned whether this is only an option for new projects. Mr. Gooding advised that the only ones he is aware of were associated with new projects and served as an incentive. He stated the Fort Myers TIF guidelines are only for new projects.

In response to Commissioner Curry, Mr. Gooding advised that he does not believe the applicant is eligible for the same rebate relating to their existing hotel. He commented on language regarding the promotion of economic activity, noting he is unsure how to justify giving back a portion of taxes when it is already existing. Mr. Gooding stated he believes the rebate has been allowed since the inception of CRAs. He reiterated his request that staff be allowed to work with the applicant on an agreement providing requirements for the applicant relating to the amount of the incentive and the percentage of the CRA they would receive.

Chairman Bryant questioned if the applicant has an idea of what the request will be in regard to the TIF. Mr. Gooding advised that the applicant has shared some ideas; however, he has requested Mr. Gooding stress to the Board that he does not want to provide that information prior to getting input from County staff relating to what could be supported by the project and the benefits to the County. He stated Mr. Saju had not given him a final number and stipulated that his ideas not be shared.

Commissioner Zalak stated Mr. Saju has called him about utilities and buffers relating to the project, but not this matter. He advised that he is never voting to give 90% back from the CRA. Commissioner Zalak commented on working with County staff and Kimley-Horn associates regarding the redevelopment of the CRA. He stated it is more costly than simply constructing a new hotel. Commissioner Zalak advised that the applicant is not proposing to take down an old hotel and redeveloping, which is the point of the CRA. He stated the idea is to invest/give dollars that bridge the gap and take a property to the next level. Commissioner Zalak advised that both of the hotels downtown have community facilities, unlike the proposed facility. He stated this does nothing to bring the community together despite the huge investment. Commissioner Zalak advised that the project is not putting in any restaurants or retail, mixing the uses or

September 3, 2025

redeveloping anything the County wants to eliminate the blight. He questioned how to fund this with 90% of the taxes that would be generated from this project.

Mr. Gooding stated the way the Master Plan contemplates the CRA redeveloping and eliminating the blight is through 3 catalyst projects, all of which are new. He clarified they can be "tear downs", but do not have to be. Mr. Gooding advised that the way the Master Plan anticipates redeveloping is by building new projects. He stated the applicant wants to meet with staff to show the amount of funds being spent to comply with the CRA guidelines and what it is costing to develop in this area. Mr. Gooding advised that the only community spaces in the downtown hotels are retail, restaurants, etc. He stated this project will generate a significant amount of economic activity as the Master Plan shows. Commissioner Zalak disagreed, noting he does not believe this site is a catalyst to bring other things there such as more living. He reiterated that the project will not redevelop anything.

Mr. Gooding stated the slides and quotes are from the CRA Master Plan. He referred to a slide that illustrates the existing hotel, proposed hotel and a multi-use site that envisions a potential mix of a hotel, retail and restaurants designed around public park spaces, which could also incorporate housing as desired.

Commissioner Zalak commented on the strip along SR 40 containing the rundown motel, a little store, and the Silver Springs diner, noting that is redevelopment unlike the proposed project.

Mr. Gooding advised that this site calls for a town center including a 100 room hotel, which the applicant is providing at the exact location.

Commissioner Zalak stated it is not the exact location, and the applicant is not redeveloping anything. He advised that if the applicant was redeveloping he would be in favor. Commissioner Zalak stated if the applicant purchased the other property, took something down and put up something that was a catalyst, took blight and shifted it into something new, he would approve.

Mr. Gooding advised that this project may not be possible, noting the downtown projects were not possible without incentives. He stated some local governments consider, in these types of programs, whether it is better to forego a certain percentage of the CRA TIF to get a new project that might not otherwise go in at the location.

Commissioner Curry advised that Mr. Gooding is requesting to move the concept forward and meet with staff. He stated more new construction in that CRA will drive other restaurants and businesses to the area.

Commissioner Zalak commented on the Holiday Inn that was constructed, noting it has not brought in any other economic impact.

Mr. Gooding stated that hotel was built right before the recession.

Chairman Bryant questioned why this is an extended stay hotel, who is the targeted market, how long do people stay, noting there is another extended stay just up the road on SR 40 by Sonny's BBQ. Mr. Gooding advised that the other extended stay is a very different type of project than this one.

Chairman Bryant advised that it is a weekly rental for people to live.

Mr. Gooding concurred, noting the proposed project is a destination hotel priced at a point where nobody will live there year round. He stated he would obtain and provide the Board with the additional information requested.

Commissioner Stone stated she is not opposed to allowing the conversation to explore this concept to continue with staff.

Mr. Gooding advised he could bring the matter back at the next meeting to provide an update and the requested information.

Chairman Bryant stated the proposed hotel is being built on Baseline Road, which is not the main artery, and not what the County is attempting to fix and redevelop.

Commissioner McClain commented on the CRA Master Plan, noting the proximity of the proposed project.

Chairman Bryant advised that the other extended stay hotel fronts SR 40, but the proposed project does not.

Commissioner Stone stated the subject parcel is a large piece of property, noting the Board allowed a Special Use Permit (SUP) to obtain the signage needed to draw individuals.

Chairman Bryant advised that the original concept when the Board first began discussing this project was that it was going to be more of a destination hotel. She questioned whether there was going to be a rooftop bar. Mr. Rison concurred. He stated when the Master Plan update was being conducted is when the owner was acquiring the property, so it was not a focus in that plan. Mr. Rison advised that the emphasis of the 2 catalysts in this area was on SR 40 and the appearance to SR 40, in that respect. Commissioner Zalak questioned whether the catalyst is supposed to be a redevelopment. Mr. Rison stated it can be greenfield (building on undeveloped land) or brownfield (reusing previously developed land) redeveloped areas. Some communities will do the rebating programs; however, if the project is greenfield, the rebate is lower. The higher rate is utilized when a developer removes the blight and puts in something new.

Mr. Gooding commented on the project in the City of Ocala relating to the downtown hotel. He advised that the only tear down was for the Chamber of Commerce building, which was not blighted. He requested the applicant be allowed to start working with staff as soon as possible.

Commissioner Zalak questioned the cost relating to demolition of the other hotel. Mr. Rison stated he was unsure, but believed it was roughly \$100,000.00. He advised that there was an issue with asbestos and unknown wells were identified and had to be capped. Mr. Rison advised that the cost to acquire it was approximately \$700,000.00. Commissioner Zalak stated if an applicant acquired, demolished and redeveloped a property is when a TIF would be needed, not when building on a fresh piece of dirt.

Mr. Gooding stated the City of Ocala donated parcels and commented on the possibility of the County doing the same to encourage redevelopment.

Commissioner Zalak advised that to get new development on SR 40 and take down some of the old hotels is what he believes the Board should be incentivizing. He opined that this project does not meet those criteria at this time.

Commissioner McClain stated he is in favor of moving the matter forward, noting since he has been here, this is the only thing anyone has talked about doing in the area. He advised that he does not want to pass up an opportunity for something to help the area, even if it is not perfect.

Chairman Bryant stated if it is the Board's desire to continue the conversation and bring this matter back, she wants to review the Master Plan between now and then to refresh her memory relating to what the Board's intentions were originally. She advised that based on the points Commissioner Zalak has brought up, she is unsure that this is where the Board should be approving a TIF project and certainly not at 90%.

September 3, 2025

In response to Mr. Gooding, Chairman Bryant stated there is consensus to continue the conversation; however, she would have liked to know what the request actually is prior to giving staff the direction to continue the discussion.

Commissioner Zalak questioned if the project has to have a community component. Mr. Rison advised that it is common to essentially create a checklist and base the incentive on the number of items the applicant delivers.

Chairman Bryant stated she is not in favor of incentivizing a developer just to develop, noting the applicant needs to provide reasons for receiving the incentives.

Mr. Rison advised that next week (September 9 through 11, 2025) is the Florida Brownfields Association's (FBA) annual conference and a member of staff will be attending. The FRA will hold their annual conference October 14 through 17, 2025, which is the week prior to the next meeting scheduled for October 21, 2025.

Commissioner Stone commented on the timeframe allotted for the upcoming CRA meeting and questioned if that should be considered based on today's conversation.

Chairman Bryant commented on the schedule for that day and questioned the matter should be rescheduled to another day to allow more time. In response to Chairman Bryant, Mr. Rison stated staff have advertised that date, but it can be changed.

Chairman Bryant directed staff to work out the details.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 2:46 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk