

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

August 21, 2018

**1. CALL TO ORDER:**

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board in a special session at 1:47 p.m. on Tuesday, August 21, 2018 at the Marion County Governmental Complex located in Ocala, Florida.

**2. ROLL CALL AND PLEDGE OF ALLEGIANCE:**

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chair Michelle Stone, District 5; and Commissioner David Moore, District 1. Commissioner Carl Zalak, District 4, arrived shortly after the meeting commenced. Commissioner Jeff Gold, District 3, was absent due to a prior commitment. Also present were County Attorney Matthew G. Minter and County Administrator Mounir Bouyounes.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

Deputy Clerk Lewter presented Proof of Publication No. A000938021 entitled, "Notice of Meeting Marion County Community Redevelopment Agency" published in the Star Banner newspaper on August 7, 2018. The Notice states the Agency Board will meet to consider and provide direction regarding the Silver Springs Community Redevelopment Area proposed signage and grant programs for the upcoming fiscal year.

The Deputy Clerk was in receipt of a 41 page Agenda packet.

**3. ADOPT THE FOLLOWING MINUTES:**

**A. June 19, 2018**

A motion was made by Commissioner Stone, seconded by Commissioner Moore, to adopt the meeting minutes of June 19, 2018. The motion was unanimously approved by the Board (3-0).

**4. SCHEDULED ITEMS:**

Senior Planner Christopher D. Rison, AICP, Growth Services, advised that Items 4A1 through 4A3 relate to gateway monument signage along SR 40 as previously discussed by the Marion County Community Redevelopment Agency Board (MCCRAB). Staff is also requesting direction relating to establishing grant program applications to provide improvements for various buildings within the Community Redevelopment Area (CRA). (Item 4B).

Mr. Rison referred to Item 4A3, which addresses the CRA obtaining permits, agreements, etc. for the gateway monument sign, which will require multiple agencies to interact (Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), City of Ocala, etc.). Staff recommends an interlocal agreement (ILA) with the Marion County Board of County Commissioners (BCC), with the BCC obtaining the authorizations, easements, and approvals, with funding being provided by the CRA. He advised that staff is preparing those materials to come back before the BCC for consideration in approximately one month; therefore, staff is requesting a continuance to the September 18, 2018 regularly scheduled BCC meeting.

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**A. Gateway Monument Signs:**

1. Request Authorization and Approval for Professional Services for Silver Springs CRA Gateway Monument Sign Design Specifications – Administrative \$7,000 (BAR Required)

(Ed. Note: BAR is the acronym for Budget Amendment Resolution.)

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

Description/Background: The Board directed staff to pursue pricing for planned Silver Springs CRA gateway monument signs for placement along E. Hwy 40. Staff requested pricing from two local vendors from the authorized local vendor listing, as well as the vendor that provided the City of Ocala's recent sign specification package which presented alternatives of interest to the Board. Neither of the two local vendors responded to staff's pricing request. The third vendor, MERJE, did respond with a price of \$6,000 for full specifications including engineering which would be required under Florida building code and Florida Department of Transportation (FDOT) standards. This price was based on a single sign type that would include an LED-type display. However, staff received word from FDOT that no form of advertising/LED-type signs are permitted within state right-of-way regardless of the agency or entity proposing such signs. Staff contacted the responding vendor to obtain adjusted pricing to produce two sign specification packages wherein one includes a LED-display, with the second as a reduced sign height version that would eliminate the LED-display "box" and other components remaining the same. The vendor indicated the added upcharge would be \$800, for a complete price of \$6,800 for both sign styles. Staff is seeking authorization and approval to commission the sign specifications from the responding vendor, noting that a companion Budget Amendment Request is necessary to provide sufficient funding for the complete package.

Budget/Impact: None.

Recommended Action: Motion to authorize and approve the use of the vendor MERJE for the completion of the Silver Springs CRA Gateway Monument Sign Design Specification Packages (for two sign types).

(Ed. Note: LED is the acronym for Light Emitting Diode.)

Mr. Rison advised that staff only received pricing from one vendor, which exceeds the current budget and will require a BAR in order to move forward this fiscal year (FY) or the Board can wait until the next FY.

Chairman Bryant opened the floor to public comment.

Cathy Karcaaltincaba, NE 59<sup>th</sup> Terrace, Silver Springs, opined that signage is not as important as the safety of citizens in the area. She expressed concern with the lack of visual impact within the CRA, noting she has spoken with several local businesses in the area and none were in favor of gateway signage. Ms. Karcaaltincaba stated the area is overrun with drugs, crime and homelessness, noting her request is for the monies be utilized to address those issues.

Julia Berry, NE 29<sup>th</sup> Street, Silver Springs, expressed concern with safety issues and opined that the funds should be utilized for street lighting not signage.

Commissioner Zalak arrived at 1:56 p.m.

Fred Jackson, NE 29<sup>th</sup> Street, Silver Springs, advised that he has attending several CRA meeting wherein lighting, safety and cleaning up the area were all mentioned. He expressed concern with safety issues due to the lack of street lights along roadways.

Rachel Grenald, East Silver Springs Boulevard, Silver Springs, advised of the issues in

the area, including crime and homelessness, which has an effect on businesses within the CRA.

Chairman Bryant advised that public comment is now closed.

In response to Commissioner Stone, Mr. Rison advised that only one business, The Event Warehouse, has stepped forward with a funding request for improvements to their facility. He provided a brief overview of the proposed improvements being requested (setback of front entry, Americans with Disabilities Act (ADA) accessibility, etc.).

In response to Chairman Bryant, Mr. Rison advised that CRA funding may be utilized for street lighting, road and sidewalk improvements, infrastructure and stormwater improvements, as well street lighting for public rights-of-way (ROW). He advised that the funds can be partnered with monies from other sources (i.e., grant funds), as well as Code Enforcement activities such as demolishing unsightly structures.

In response to Commissioner Moore, Mr. Rison stated the cost of street lighting varies depending on the concept; for example, some double as wayfinding signs, which are estimated to cost approximately \$5,000 per light. He noted the costs can be impacted by the lack of direct power sources in the area, sidewalk modifications, etc.

General discussion ensued.

Chairman Bryant advised of her preference to hold off taking any action today on Items 4A1, 4A2, and 4A3 in order to allow staff to reprioritize the list of projects, hold one-on-ones relating to various priorities throughout the CRA, and then bring that information back for Board consideration.

It was the general consensus of the Board to concur.

2. Request Adoption of Budget Amendment for Silver Springs CRA Trust Fund Fiscal Year 2017-2018 – Administrative \$2,000

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

Description/Background: Due to limitations on monument signage within Florida Department of Transportation rights-of-way, the Silver Springs gateway monument sign desired at the east and west entrances to the Silver Springs CRA along Hwy 40 will require adjusted sign specifications to provide two separate sign designs. Funds are currently budgeted for \$5,000 for such professional services, however the price amount received for the separate signs totals \$6,800, which includes an upcharge for the second sign design. Staff is requesting a budget amendment request to fund the design of both sign types, eliminating the need to commission two separate signs at separate times which would likely result in an increased overall price. Funds are available in other line items for this budget amendment request to increase the Professional Services item to a total of \$7,000.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Budget Amendment Resolution regarding the \$2,000 to increase the Professional Service line item.

(Ed. Note: This matter was addressed with Item 4A1.)

3. Request Staff Authorization to Complete and Prepare Silver Springs CRA Gateway Monument Sign Placement Applications & Agreements

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

Description/Background: The two anticipated Silver Springs CRA gateway monument sign locations involve obtaining approval and/or easements from the

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Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), along with coordination with Marion County, and the City of Ocala (landscape maintenance and electric power). The east bound sign in the Hwy 40 median requires FDOT authorization, and potential participation with the City of Ocala that has a Maintenance Agreement with FDOT for the medians, along with the City being the power provider for sign lighting, in the event solar power is insufficient. The west bound sign requires FDEP easement approval and City coordination as the power provider. Though the CRA may enter into agreements with other agencies, long-term maintenance is a concern as all CRAs ultimately conclude operations. In lieu of the CRA directly obtaining permits/agreements/etc., staff recommends the CRA partner, through an interlocal agreement (ILA), with the Marion County Board of County Commissioners to obtain the authorizations, easements, and approvals with funding provide by the CRA. Such action will eliminate the need for revisions or updates when the CRA concludes operations leaving only the CRA's formal assets to assign to the County at that time. Further the partnership is expected to meet each agency's requirements that the Commission provide assurance that it will accept those obligations, in the future. Staff is seeking authorization to complete the appropriate partnership ILA and agency applications to commence the administrative efforts for placement of the gateway signs.

Budget/Impact: None.

Recommended Action: Motion to authorize staff draft and present a partnership ILA with the Marion County Board of County Commissioners and begin submitting agency requests for placement and service for the desired gateway signs.

(Ed. Note: The matter was addressed with Item 4A1.)

**B. Request for Direction and Staff Authorization to Complete and Prepare Silver Springs CRA Grant Program Applications & Agreements**

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

Description/Background: To encourage and support redevelopment and compliance with the Silver Springs CRA Overlay design guidelines, the Agency Board has budgeted funds for potential grants. Staff has reviewed a number of other CRA agency grant programs including their maximum amounts and required matches, etc. The majority of grants function as reimbursement grants paid upon the satisfactory completion of work and documentation of costs, subject to a maximum amount. The City of Ocala offers a variety of grants with varying standards, including prioritizing the grants based on location. Staff has attached a draft grant framework for discussion and to provide direction to staff regarding establishing a grant program. Similar to the City of Ocala, staff recommends focusing on the Silver Springs CRA Overlay area, and prioritizing improvements along Silver Springs Boulevard and that portion of NE 58th Avenue south of Silver Springs Boulevard. Limitations based on improvements, zoning, or business type are included. Typically, all of the programs disqualify regular owner/tenant maintenance and upkeep activities, but may allow some of those activities as part of a larger broader project that will achieve compliance with appearance or other use desires of their particular CRA and its Plan. Staff is seeking discussion for the framework and anticipates bringing forward final documents for approval in September.

Budget/Impact: None.

Recommended Action: Discuss the attached grant framework draft and provide direction to staff regarding completion of final grant application materials.

Mr. Rison advised that staff has reviewed a number of CRA agency grant programs in other communities, including the 4 CRA's located within the City of Ocala. He stated staff's recommendation is to focus the grant program in targeted areas along SR 40, SR 35 (south of SR 40), and CR 35 (north of SR 40). Mr. Rison stated the grant program would be a matching grant, with a maximum of \$25,000, so that the applicant is expending matching dollars. He commented on requirements being proposed for eligible applicants, buildings, types of work to be performed, as well as those that will be considered ineligible. Mr. Rison stated there will also be a list of ineligible businesses that the county may not want to see facilitated inside the CRA. He noted staff will continue to develop the application and materials that will be presented for Board consideration. Mr. Rison advised that the CRA would normally approve a dispersal, unless the Board wants to authorize it to be on a staff level, and record it through Marion County, which may require an ILA through the county. Chairman Bryant commented on the need to draft a Policy to address these matters.

General discussion ensued.

In response to Chairman Bryant, Mr. Rison stated staff is looking for direction relating to the Silver Springs CRA grant program applications & agreements. Chairman Bryant stated her preference is to allow staff to move forward with this, noting it should be a priority. She addressed the need to determine how to allocate funds out into the community. Chairman Bryant questioned if staff has thoroughly explored the possibility of a utility partnership or opportunities for matching grant funds from the State of Florida, Communities Services, etc. Mr. Rison advised that staff will continue to review the matter, but is unsure whether the entire CRA is potentially eligible for grant funding.

Mr. Rison advised that staff is waiting for the 2020 census to come in, which may effect the CRA.

Chairman Bryant opened the floor to public comment.

Pamela Thompson, East Silver Springs Boulevard, commented on the need for more lighting in the area, as well as the need to address blight and disrepair throughout the entire CRA. She advised that she is requesting funding assistance for additional repairs needed on her business, noting she sent a letter to the BCC, but has not yet received a response.

Ms. Thompson presented an 8 page handout relating to programs and incentives offered by CRAs in other areas of the state.

Chairman Bryant advised that public comment is now closed.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to continue the public hearing to Tuesday, September 18, 2018 at 1:45 p.m.

The motion was unanimously approved by the Board (4-0).

## **5. NEW BUSINESS:**

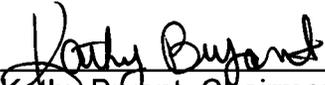
In response to Chairman Bryant, Mr. Rison advised that there are no other matters to address at this time.

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**6. CONTINUE TO SEPTEMBER 18, 2018 AT 1:45 P.M.**

There being no further business to come before the MCCRAB, the meeting thereupon recessed at 2:15 p.m. to Tuesday, September 18, 2018 at 1:45 p.m.

  
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Kathy Bryant, Chairman

Attest:

  
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David R. Ellspermann, Clerk