

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

June 21, 2016

1. CALL TO ORDER:

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Area Agency Board in a special session at 1:38 p.m. on Tuesday, June 21, 2016 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-Chairman Carl Zalak, District 4; Commissioner David Moore, District 1; Commissioner Stan McClain, District 3; and Commissioner Earl Arnett, District 5. 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.

The Deputy Clerk was in receipt of a 35 page Agenda packet.

3. ADOPT THE FOLLOWING MINUTES:

A. March 15, 2016

A motion was made by Commissioner McClain, seconded by Commissioner Moore, to adopt the meeting minutes of March 15, 2016. The motion was unanimously approved by the Board (5-0).

4. SCHEDULED ITEMS:

A. Request Approval and Submittal Authorization for the Proposed Silver Springs CRA Trust Fund Fiscal Year 2016-2017 Budget

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

Description/Background: The Property Appraiser has determined the Silver Springs CRA 2015 taxable values increased from the 2013 base year. The projected Silver Springs CRA Trust Fund (CRA Fund) contribution is \$35,241 for Fiscal Year 2016-2017 (FY 2017). The Property Appraiser's taxable value estimate and the CRA Fund contribution estimate are attached for reference. The Agency Board must approve a proposed CRA budget to submit to the governing agency for inclusion in Marion County's overall preliminary budget. The final CRA budget will be completed once Marion County further identifies the final millage rates to provide a better determination of the CRA's increment revenue. Consistent with §163.363(387), FS, expenditures from the CRA Trust Fund are completed through and by the Board of County Commissioners as directed by the CRA Agency Board. The FY 2016-2017 will be the third operating and revenue generating year of the CRA Fund which remains limited at this time. Staff has prepared two budget alternatives for Board discussion and direction. One directs funding for professional services for the development of a Strategic Reinvestment Plan to creating vision & design standards, with detailed projects/programs provisions.

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The second targets initiating projects and/or programs to begin actions within the CRA, anticipating obtaining professional services in the FY 2017-2018 FY when CRA funding levels further increase.

Budget/Impact: None.

Recommended Action: Review and discuss the two budget alternatives, provide staff direction, and motion to approve and authorize staff a Silver Springs CRA Trust Fund Proposed/Recommended FY 2016-2017 Budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.

Mr. Rison advised that this item (4A) is the preliminary budget for the Silver Springs CRA, which is the current Community Redevelopment Area (CRA) for Marion County. The budget has been prepared in 2 different/alternative draft forms for BCC discussion and direction. One is a focus on programs and the other focuses on professional services. The concept of the professional services budget will be to move forward with a consultant contract to develop a Community Redevelopment and Reinvestment Plan/Strategic Plan for the CRA. This alternative proposes \$50,000 for the professional services contract. The other alternative will allow for highlighting a major project that can start off/showcase the area, as well as show visible reinvestment activity within the region.

Mr. Rison advised of a 3rd alternative, which is to split the funding and apply it to both alternatives by having a professional services contract for a two year period and start of some initial activity the first year and additional activity beginning in the second year.

Commissioner Zalak opined that until the county has the form-based code, it will be difficult to develop any projects and recommended the Board step forward with putting a plan in place. He opined that State Road (SR) 40 and the intersection at Baseline Road are the most important pieces of the CRA. However, the Board may want to wait until the Department of Transportation (DOT) finishes its project on Baseline Road. Commissioner Zalak suggested the Board move forward with the professional services piece of the project and have the consultant present several options (e.g., architectural schemes) for consideration. He referred to the pictures presented in the Agenda packet showing the new Disney Springs project. Commissioner Zalak noted the difficult part is that there is very little money in the CRA at this time. He requested staff bring back the form-based codes, as well as hold a community meeting with stakeholders to try and solicit one or two businesses to start off the project. Commissioner Zalak advised that he would like to see the consultants address the recreational vehicle (RV) park that is directly across from Silver Springs in regard to the possibility of providing a vegetation wall to block off a vast majority of what would be considered "blight" in some of the areas that have vacant buildings, etc.

Chairman Bryant questioned if it would be better to engage the professional services and hold the community meeting prior to designing any architectural concepts. Commissioner Zalak opined that the Board has received most of the feedback from stakeholders in regard to the CRA architectural design concept. Mr. Rison noted the next item (4B) addresses the request for direction regarding the Silver Springs CRA design concepts.

Commissioner Zalak commented on the number of variations in design concepts currently along the CRA, which can be an issue; however, the professional services staff may be able to bring continuity to the different designs.

Chairman Bryant suggested the Board hold a community meeting and present stakeholders the design concepts that have already been developed by staff and then engage professional services to bring it all together. Mr. Rison stated a community meeting can be scheduled in August or September and then present that

information/feedback to the consultants. He noted the budget being presented will not go into effect until October 1, 2016.

Chairman Bryant opined that the State of Florida should also be engaged in this project, noting the state park is a big part of the CRA.

In response to Commissioner McClain, Mr. Rison advised that the estimated budget will be openly reflected when it comes back before the Board in September 2016, once the millage rate is established. At that time the Board will know what the exact CRA budget projections will be and the final budget line items will be determined.

A motion was made by Commissioner McClain, seconded by Commissioner Moore, to approve the Silver Springs CRA Trust Fund FY 2016-2017 budget.

Commissioner Zalak questioned which of the 2 proposed budgets are being approved. Commissioner McClain clarified that his motion is to approve the budget in the amended amount of \$25,000 for professional services and \$25,000 for projects.

Mr. Rison advised that the budget includes an allowance for Board memberships to attend educational activities relating to CRA developments.

The motion was unanimously approved by the Board (5-0).

(Ed. Note: § is the symbol referring to a particular section of a statute.)

B. Request Discussion with Direction and Input for Design and Architectural Options for the Silver Springs CRA

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

Description/Background: The Silver Springs Community Redevelopment Plan provides for enhancing the Silver Springs Community to reflect its unique character, position, and history as a focal point and gateway for Marion County and the State of Florida. A component of this concept includes emphasizing the gateway and crossroads nature of the community where three state roadways (35, 40 and 326) meet the Silver Springs State Park, Cross Florida Greenway, and Indian Lake State Forest. The Marion County Board of County Commissioners is undertaking gateway efforts throughout the county, including using contracted professional design assistance. The SR 40 Silver Springs Multi-Modal Corridor study is also being completed by Transportation Planning Organization consultants which will provide initial direction for future corridor improvements. These efforts are a prime opportunity for the Silver Springs CRA to coordinate and participate in these activities and establish a comprehensive, unified, and common base of approach for use and lead to streamlined, efficient, and cost effective measures by all parties.

Staff has reviewed aspects of the Silver Springs Community and proposed a series of "gateway points", "gateway roadways", and generalized context areas for use in the development of visual graphics for short-term and long-term gateway considerations and planning. The proposed items are intended to provide a "base" for design professionals to provide directing in the development of visual reference materials. A series of attached maps reflects these areas for Agency discussion, along with a series of directional points for staff to proceed with attaining professional design services under Marion County's standard contract design service options.

Budget/Impact: None.

Recommended Action: Review and discuss the attached guidance materials, and provide direction regarding the Silver Springs CRA design concepts.

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Mr. Rison noted Item 4B is a request for additional direction relating to design and architectural concepts for gateway points of interests and gateway corridors in the springs area. He referred to the 2 maps included in the Agenda packet, which include road corridors leading into, as well as those inside the area.

Chairman Bryant noted this goes back to the discussion under item 4A with regard to waiting until the state has completed its Master Plan for Silver Springs Park, as well as holding a meeting with stakeholders prior to determining design concepts. It was the general consensus of the Board to concur.

Commissioner Zalak clarified that Board consensus is for staff to engage the professional services, hold a community meeting to present information to stakeholders and then bring back several options for Board consideration.

5. NEW BUSINESS:

A. ADVISORY: Next Meeting Tuesday September 6, 2016 at 1:30 p.m. (First Tuesday)

Mr. Rison advised that the next CRA meeting is scheduled for September 6, 2016 at 1:30 p.m.

In response to Chairman Bryant, Mr. Rison noted the proposed meeting date was determined by the Marion County CRA Board last fall when staff presented meeting schedule for consideration. He clarified the Board shifted the September and December 2016 MCCRAAB meetings to the first Tuesdays of those months and noted the meetings can be rescheduled.

Commissioner Zalak questioned how long it will take staff to bring the professional services on board and put together a community meeting. Mr. Rison commented on the timeframe needed to perform a Request for Qualifications (RFQ) for professional services; however, he is unsure if the county can enter into a contract prior to the beginning of the fiscal year (FY), when the proposed budget is adopted.

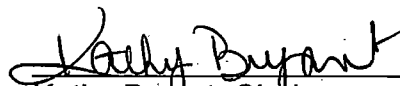
Commissioner Zalak questioned whether an RFQ is necessary or if staff can utilize the services of a firm that is already under contract with the county. Mr. Rison stated he will verify whether staff can utilize the services of a contracted firm.

General discussion ensued.

A motion was made by Commissioner Moore, seconded by Commissioner Zalak, to reschedule the next MCRAAB meeting to Tuesday October 18, 2016.

6. ADJOURN:

There being no further business to come before the Marion County Community Redevelopment Area Agency Board, the meeting thereupon adjourned at 1:55 p.m.


Kathy Bryant, Chairman

Attest:


David R. Ellspermann, Clerk