

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

October 18, 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 1:39 p.m. on Tuesday, October 18, 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 Assistant County Administrator (ACA) Jeannie Rickman.

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

Chairman Bryant advised that this is a meeting of the Marion County Community Redevelopment Area Agency Board (MCCRAAB).

It was noted for the record that the Deputy Clerk was in receipt of a 13 page Agenda packet, which includes the Draft June 21, 2016 minutes; 2 memorandums from Senior Planner Christopher D. Rison, AICP, Growth Services; and a 2 page document entitled, "2016 Certification of Final Taxable Values Silver Springs Community Redevelopment Agency".

3. PROOF OF PUBLICATION:

A. Deputy Clerk Windberg presented Proof of Publication of legal ad No. A000897637 entitled, "Notice of Budget Hearing Marion County Community Redevelopment Area Agency Board" published in the Star Banner newspaper on October 13, 2016. The Notice stated the Board will consider adopting the Silver Springs Community Redevelopment Area (CRA) Trust Fund Fiscal Year (FY) 2016-2017 Budget for submission to the Marion County Board of County Commissioners (BCC).

4. ADOPT THE FOLLOWING MINUTES:

A. Minutes for June 21, 2016

A motion was made by Commissioner McClain, seconded by Commissioner Moore, to adopt the meeting minutes of June 21, 2016. The motion was unanimously approved by the Board (5-0).

5. SCHEDULED ITEMS:

B. Request Approval and Submittal Authorization for the Silver Springs Community Redevelopment Area (CRA) Trust Fund Fiscal Year 2016-2017 Budget.

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

Description/Background: The Marion County Property Appraiser has certified that the Silver Springs CRA's taxable values increased from the 2013 base year,

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resulting in a Silver Springs CRA Trust Fund contribution for Fiscal Year (FY) 2016-2017. The determined increment revenue contribution, based on the taxable value increase and adopted Marion County Board of County Commissioners millage rate, is \$40,906.

The Agency Board must approve a Silver Springs CRA FY 2016-2017 Budget, and may allocate unspent prior fiscal year funds to CRA Plan project and program activities. Consistent with §163.363(387), FS, the adopted budget will be incorporated within Marion County's overall budget with all expenditures completed through the Board of County Commissioners, with input from the Agency Board, as the Agency is a dependent district of the County.

The proposed Silver Springs CRA FY 2016-2017 Budget is attached, and allocates unspent funds to the "Professional Services", "Programs", and "Improvements Other than Buildings" line item activities consistent with direction of the Agency Board in June 2016. Further, CRA funds may be coordinated with other agency projects to better leverage and efficiently use CRA funds (e.g., FDEP, FDOT, etc.). Staff recommends approval of the attached Silver Springs CRA Trust Fund Fiscal Year 2016-2017 Budget.

Budget/Impact: None.

Recommended Action: Motion to approve the Silver Springs CRA Trust Fund Fiscal Year 2016-2017 Budget and authorize staff to transmit the final budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.

Mr. Rison advised that the CRA's final budget has been established by the county's adoption of its budget in September of 2016, which established the millage rate used as the basis for calculating the increment revenue to the CRA account in the amount of \$40,906. As previously discussed at the June 21, 2016 MCCRAAB meeting, staff has split that amount into \$25,000 for professional services and \$25,000 for projects/programs (i.e., façade grants). He advised of another discussion to address the possibility of obtaining land title assistance for this area, which was one of the main issues with the proposed Sam's Club site. Mr. Rison noted staff recommends this proposed budget for the upcoming year and anticipates that next year there will be an even larger increment, presuming property values continue to increase.

In response to Commissioner McClain, Mr. Rison stated budget projections are a little higher than originally anticipated; however, with the official withdrawal of the Sam's Club project there may be an effect on the tax base for the upcoming year.

Commissioner Zalak questioned the timeline for projects once the Board approves the budget. He commented on previous discussions relating to an analysis being performed on SR 40 and the possibility of working with business owners in the area to develop potential projects (i.e., landscaping).

Mr. Rison stated staff has met with several business owners and are arranging to meet with others to determine if there is any interest in the possibility of establishing a regional committee (e.g. Silver Springs Chamber of Commerce) to gather and provide input, similar to the one that was formed to create the Silver Springs Regional Sewer Plant. He advised that staff met with the owner of the Dairy Queen Restaurant who brought forward several good ideas. Mr. Rison advised that staff also met with the Parks and Recreation Department in regard to the possibility of providing a vegetative design concept that can be presented to the owner of the recreational vehicle (RV) park (directly across from Silver Springs) to determine if they would like to participate in the project.

Commissioner Zalak opined that there may be a way for the county, utilizing the CRA process, to help clear up some of the land title issues in this area. He commented on the possibility of performing a brownfield assessment for this portion of the SR 40 area. In response to Commissioner Zalak, Mr. Rison advised that when a developer cleans up a brownfield designated area, they can receive credits/rebates on the sales tax paid on materials purchased for that development project.

In response to Chairman Bryant, Mr. Rison clarified that historically, brownfields are sites previously used for different activities that potentially left behind contamination within the ground soil, which makes them less desirable for redevelopment due to obligations and liabilities. He stated brownfield programs have been setup to help inspire those properties to be redeveloped, reclaimed and reused. For example, in Tampa, Florida, the new Ikea Store was constructed on a brownfield site. Mr. Rison commented on 2 existing gas station/convenient stores, auto repair facilities, as well as former service station properties in the area, which could be potential brownfield sites. He noted brownfields can be done on a site by site basis or as an area plan.

Commissioner Zalak requested that by the time next year's budget proposal comes back that at least have staff provide an estimate as to the cost for a brownfield overview in order for the Board to determine whether or not it wants to move forward with that option in the future. Mr. Rison advised of the possibility of grants being available, noting most do require a funding match from the CRA or the county.

Commissioner McClain commented on the Sam's Club site, noting the Board may want to consider working on clearing up the title, otherwise other potential developers will have the same issues.

Commissioner Zalak noted the difficult part is that there is very little money in the CRA at this time and commented on the need to engage the community to help with facade issues. He stated the Board can still set aside some funds over the next few years to help facilitate clearing up land titles. Commissioner Zalak noted the importance of giving staff direction as to how the Board wants to move forward.

Commissioner McClain concurred that clearing the title for that site needs to be addressed sooner rather than later. He commented on the possibility that Sam's Club may revisit developing on the site if the title is cleared up.

In response to Commissioner Zalak, Mr. Rison advised that staff is looking to speak with Mr. Van Akin, who was the representing realtor for the Sam's Club site to see what information he can share or if he can put the county in touch with the parties. He stated that typically when there are complications associated with title searches it is revealed that there are heirs to a property who will have to be identified and contacted, which can make clearing a title difficult.

A motion was made by Commissioner McClain, seconded by Commissioner Moore, to adopt Resolution 16-R-415 approving the Silver Springs CRA FY 2016-2017 Budget. The motion was unanimously approved by the Board (5-0).

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

6. NEW BUSINESS:

Commissioner Zalak questioned whether the Board can give staff guidance to explore the title issue. It was the general consensus of the Board to concur.

7. NEXT MEETING:

- A.** December 6, 2016, 1:30 p.m.

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Chairman Bryant advised that the next CRA meeting is scheduled for December 6, 2016 at 1:30 p.m.

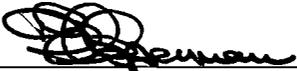
8. ADJOURN:

There being no further business to come before the MCCRAAB, the meeting thereupon adjourned at 1:50 p.m.



Kathy Bryant, Chairman

Attest:



David R. Ellspermann, Clerk