

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

March 20, 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 1:54 p.m. on Tuesday, March 20, 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; Commissioner David Moore, District 1; Commissioner Jeff Gold, District 3; and Commissioner Carl Zalak, District 4. 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 received a 16 page Agenda packet and Proof of Publication No. A000927725 entitled, "Notice of 2018 Regular Meeting Schedule Marion County Community Redevelopment Agency" published in the Star Banner newspaper on March 1, 2018. The Notice states the Agency Board will meet on a quarterly basis, except for the 3rd quarter meeting, which will also include consideration of the fiscal year (FY) 2018-2019 annual budget. The established meeting schedule dates are: 1st Quarter – March 20, 2018; 2nd Quarter – June 19, 2018; 3rd Quarter – October 16, 2018; and 4th Quarter – December 16, 2018; all at 1:50 p.m.

3. ADOPT THE FOLLOWING MINUTES:

A. December 19, 2017

A motion was made by Commissioner Moore, seconded by Commissioner Zalak, to adopt the meeting minutes of December 19, 2017. The motion was unanimously approved by the Board (5-0).

4. SCHEDULED ITEMS:

A. Request Approval and Authorization to Submit and Advertise the Silver Springs CRA 2016-2017 Fiscal Year Annual Report

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

Description/Background: The MCCRA must file an Annual Report (Report) summarizing the Silver Springs CRA's annual activities with each contributing taxing authority pursuant to §163.356(3)(c), FS. At the time the Report is filed, the MCCRA must also publish a notice of the filing in a newspaper of general circulation indicating the Report is available for inspection. The Marion County Board of County Commissioners is the only contributing taxing authority for the Silver Springs CRA.

Staff has prepared and attached the Silver Springs CRA 2016-2017 FY Annual Report. As the Silver Springs CRA was established in 2013, its initial funding occurred with the 2014-2015 Fiscal Year, and operations have previously been limited due to the initial CRA funding levels. For the 2016-2017 FY, the CRA

prepared and obtained approval for the Silver Springs CRA's Silver Springs Boulevard Architectural & Site Design Standards (LDC Division 5.9) adopted by the Marion County Board of County Commissioners on November 7, 2017. Along with summarizing the CRA's activities, the Report provides a summary of the CRA's establishment, current Board membership, general supporting staff, and includes the CRA's Annual Special District Registration for the 2016-2017 FY. Staff recommends the Board approve the 2016-2017 Annual Report and authorize staff to advertise and submit the Report to Marion County as required by §163.356(3)(c) FS.

Budget/Impact: None; advertising funds budgeted – \$300.

Recommended Action: Motion to approve the attached Silver Springs CRA 2016-2017 FY Annual Report and authorize staff to submit and advertise the Report as required by §163.356(3)(c) FS.

(Ed. Note: MCCRA is the acronym for Marion County Community Redevelopment Agency; CRA is the acronym for Community Redevelopment Area; § is the symbol referring to a particular section of a statute; FS is the acronym for Florida Statute; FY is the abbreviation of fiscal year; and LDC is the acronym for Land Development Code.)

Mr. Rison noted the first item of business is approval and authorization to submit the Report for the Silver Springs CRA for last FY (2016-2017). A draft of the Report is provided for Board reference. The Report reflects that the Silver Springs architectural and design standards are part of the activities of the CRA for the last year. Statutory requirements to file this each year with contributing taxing authorities, although in this case the Marion County Board of County Commissioners (BCC) is the only taxing authority; therefore, the Report will officially be placed on a BCC Agenda as a Notation for Record item.

A motion was made by Commissioner Moore, seconded by Commissioner Stone, to approve the Silver Springs CRA 2016-2017 FY Annual Report and authorize staff to submit and advertise the Report as required by §163.356(3)(c) FS. The motion was unanimously approved by the Board (5-0).

B. Request Approval and Submittal Authorization for the Preliminary Silver Springs CRA Trust Fund 2018-2019 Fiscal Year Budget

Senior Planner Rison presented the following recommendation:

Description/Background: The Marion County Board of County Commissioners (Commission) is the governing agency for the Silver Springs CRA. The CRA is a dependent special district wherein all CRA trust fund expenditures are completed through and by the Board of County Commissioners with input from the CRA Agency Board (Agency), pursuant to §163.363(387), FS. As such, the CRA's budget is reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2018-2019 Fiscal Year, and the Agency must approve and submit a preliminary annual budget for use by the Clerk of Court in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur in October once the final tax roll increment and proposed millage rate are determined.

A preliminary Silver Springs CRA 2018-2019 Fiscal Year Budget is attached for Agency consideration. The budget is based on the preliminary increment revenue

estimate of \$68,918, as determined by staff (copy attached). The listed carryover amount reflects an estimate that is then listed within the "Professional Services" and "Improvements other than Buildings" line items for dedication to "CRA projects" consistent with Florida Statutes.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize staff to submit the attached proposed Silver Springs CRA Trust Fund 2018-2019 Fiscal Year Budget to Marion County Clerk of Court/Finance.

Mr. Rison commented on the preliminary budget for the coming FY 2018-2019, noting the current projection of estimated taxing increase for property values, which creates the tax increment revenue for the CRA is almost \$19,000,000 for the overall CRA. The CRA's increment revenue that would then be diverted to the CRA and the preliminary tax increment financing revenue is approximately \$69,000. Staff has allocated that amount to the budget, plus the carryover. A \$40,000 reimbursement grant is also anticipated from the Department of Economic Opportunity (DEO) that staff is currently working on for the Phase II project. The current estimated allocation is \$116,000 for the coming FY.

A motion was made by Commissioner Stone, seconded by Commissioner Moore, to approve and authorize staff to submit the proposed Silver Springs CRA Trust Fund 2018-2019 FY Budget to Marion County Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

- C. Request Approval to Schedule and Advertise a Meeting to Consider the Phase 2 Proposed Silver Springs CRA Architectural and Site Design Standards on Tuesday, April 10, 2018 at 3:00 p.m. (Budget Impact - ±\$300 Advertising Cost; FY 2017-2018 Budgeted Cost)

Senior Planner Rison presented the following recommendation:

Description/Background: Tillman & Associates Engineering (Tillman) was selected to complete the Silver Springs CRA Phase 2 Architectural and Site Design Standards for other roadways within the CRA. The proposed standards are in development following a series of community workshops held on January 4th, 5th, and 8th of 2018. Staff is requesting this meeting to allow the Board to review and consider the proposed standards prior to their submission to the Land Development Regulation Commission (LDRC) and Marion County Board of County Commissioners (Commission) for inclusion in Marion County's Land Development Code. The standards are tentatively slated for final adoption in May/June, 2018.

The requested meeting will be held in addition to the Board's regularly scheduled meetings and requires advertising in a newspaper of general circulation pursuant §189.402, FS. The current Silver Springs CRA Fiscal Year 2017-2018 Budget includes funding for such advertising.

Budget/Impact: \$300 Advertising cost; listed in FY 2017-2018 Budget.

Recommended Action: Motion to schedule and advertise a Marion County Community Redevelopment Agency meeting for Tuesday, April 10, 2018 at 3:00 p.m.

Mr. Rison noted the final item is to schedule an additional meeting to consider Phase II of the architectural and site design standards for other portions of the Silver Springs CRA. These are the additional five roads, which were commissioned through a consultant with the county. The consultant that did the first project and is now conducting the second

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phase. Staff is looking to have a meeting with the Board for input relating to those standards, as well as authorization to send them for formal consideration by the LDRC and the BCC for adoption.

Commissioner Zalak questioned whether it is possible to move that meeting to earlier in the day. Mr. Rison stated staff is open, noting these types of meetings are normally held in the afternoon. Commissioner Zalak noted a public hearing is scheduled for 5:30 p.m. that day.

Chairman Bryant suggested staff check the Commissioners schedules and asked if each commissioner would take a quick look at their schedules now.

In response to question, Commissioner Zalak advised that he will not be available on April 10 and 11, 2018. Commissioner Gold advised that he is unavailable from April 8 through 28, 2018. Commissioner Zalak noted that he nor Commissioner Gold will be present on April 11, 2018 for the final public hearing.

General discussion ensued.

Commissioner Gold asked if he could call in and vote since no Rules of Order or Roberts Rule have been adopted. Chairman Bryant commented on Ethics training. Mr. Minter noted it gets into Sunshine Law issues. Chairman Bryant stated a Commissioner can call in and listen, but cannot vote. Commissioner Zalak opined that as long as 3 members are present a Commissioner could call in and vote, as long as it was not a deciding vote. Mr. Minter concurred. Commissioner Zalak noted those Rules would have to be adopted; however, that has not occurred at this point.

General discussion resumed.

Chairman Bryant clarified that the BCC will change that time on April 10, 2018 to 10:00 a.m.

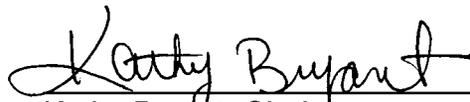
A motion was made by Commissioner Moore, seconded by Commissioner Stone, to schedule and advertise a MCCRA meeting on Tuesday, April 10, 2018, at 10:00 a.m. The motion was unanimously approved by the Board (5-0).

5. NEW BUSINESS:

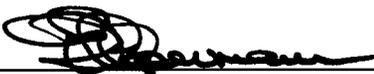
In response to Chairman Bryant, Mr. Rison advised that the Legislative changes that were being entertained by the Legislature this past Session, did not pass. At this point in time there have been no revisions to the Statutes regarding CRA's. It is anticipated that CRA's will come back again in the next Legislative Session.

6. ADJOURN:

There being no further business to come before the Marion County Community Redevelopment Agency Board (MCCRAB), the meeting thereupon adjourned at 2:01 p.m.


Kathy Bryant, Chairman

Attest:


David R. Ellspermann, Clerk