



Marion County

Community Redevelopment Agency

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

David Moore, Commissioner
Kathy Bryant, Chairman
Jeff Gold, Commissioner
Carl Zalak III, Commissioner
Michelle Stone, Vice Chairman

March 28, 2019

[via Certified Mail]

David R. Ellspermann, Clerk of Court/Comptroller
Marion County Clerk of the Circuit Court
101 NW 1st Avenue
Ocala, Florida 34475

RE: Marion County Community Redevelopment Agency (MCCRA)
Silver Springs Community Redevelopment Area (CRA)
2017-2018 Fiscal Year Annual Report (Report)

Dear Mr. Ellspermann:

Please find attached the MCCRA Silver Springs CRA 2017-2018 FY Annual Report. The Marion County Commission is the governing body responsible for the creation of the MCCRA and Silver Springs CRA. Pursuant to §163.356(3)(c), FS, the MCCRA must submit a Report summarizing the activities and financial statement of the completed Silver Springs CRA fiscal year with the governing body on or before March 31st of the following calendar year. The attached Report is the required submittal to the County Clerk of Court for the 2017-2018 Fiscal Year.

Section §163.356(3)(c), FS, also requires the MCCRA to publish a newspaper notice indicating the Report has been submitted to the Marion County Clerk of Court, and that the Report is available for inspection during regular business hours at the Clerk's Office and the MCCRA Office. A copy of the public notice submitted to the Ocala Star-Banner is provided for reference, and a copy of the proof of publication will be forwarded once received.

I anticipate that the Annual Report will be placed on the Marion County Commission's general agenda as a "Notation for Record" item as is customary for documents from similar special districts, established pursuant to §163.330, §189 and §190, FS, within Marion County (e.g., community development districts, etc.).

Thank you for the opportunity to submit the Report as required by §163.356(3)(c), FS. If you have any questions in regard to this matter, please do not hesitate to contact myself, or Samuel Martsolf, Growth Services Director, at (352) 438-2600.

Sincerely,

Christopher D. Rison, AICP, Senior Planner/CRA Staff
MCCRA/Silver Springs CRA

- Encl. 1. Silver Springs CRA 2016-2017 FY Annual Report
2. Copy of Draft Public Notice for Availability for Ocala Star-Banner, estimated publishing April 08, 2018

eMail Michelle Stone, Chairman, MCCRA/MCBCC Mounir Bouyounes, County Administrator
Copy: Sam Martsolf, Growth Services Director SSCRA FY 2017-2018 Annual Report File

"Meeting Needs by Exceeding Expectations"

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Marion County Community Redevelopment Agency Governing Board (MCCRA) has approved and submitted the Silver Springs Community Redevelopment Area (SSCRA) 2017-2018 Fiscal Year Annual Report (Report) to the Marion County Board of County Commissioners (Commission) which is the governing body for the MCCRA and SSCRA.

The Report summarizes the activities and financial statement information of the SSCRA to the Commission for the SSCRA 2017-2018 Fiscal Year as required by Section 163.356(3)(c), Florida Statutes.

The Report is available for public inspection during regular business hours at the Marion County Clerk of Court's Commission Records Office located at the Clerk Annex, 3rd Floor, at 19 NW Pine Avenue, Ocala, Florida, 34475, (352) 671-5622, and at the Marion County Growth Services Department Office located at 2710 E. Silver Springs Boulevard, Ocala, FL, 34470, (352) 438-2600.

Alternatively, the Report may be viewed on the MCCRA's webpage as follows:

<http://www.marioncountyfl.org/departments-agencies/departments-a-n/growth-services/community-redevelopment-areas/cras/silver-springs-cra>

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 19th day of MARCH, 2019
MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY
GOVERNING BOARD
MICHELLE STONE, CHAIRMAN

PUBLISH DATE: April , 2019

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY
SILVER SPRINGS CRA 2017-2018 FY ANNUAL REPORT
TO CONTRIBUTING LOCAL GOVERNMENTS:
*Marion County, Florida, Board of County Commissioners***

PURPOSE: This report serves as the Marion County Community Redevelopment Area (MCCRA) Agency Board's Silver Springs CRA 2017-2018 FY Annual Report to the contributing and jurisdictional local governments required by §163.356(3)(c) (2013), FS.

Section I: CRA Financial Information Summary

The CRA Trust Fund received its initial funds contribution with October 2014 for the 2014-2015 Fiscal Year. Budgeting of CRA funds is the function of the MCCRA, and the expenditure of CRA funds remains solely the authorized power of the Marion County Board of County Commissioners. This report is provided for the 4th operating year of the Silver Springs CRA.

Section II: Supporting Documentation

BUDGET:

The Silver Springs CRA Trust Fund 2017-2018 FY Budget was preliminarily approved in March 2017; following finalization of the trust fund contribution by the contributing agencies, the final adjusted and revised budget was approved in October 2017 and is detailed later in this report.

CAPITAL PROJECT DETAILS FORM:

No specific capital projects were anticipated for the Silver Springs CRA for 2017-2018 FY.

Section III: General/Historical Information

*Silver Springs CRA Finding of Necessity Approved:
Marion County Resolution 2012-R-185.
Marion County Community Redevelopment Agency Creation:
Marion County Ordinance 2013-14.
Marion County Community Redevelopment Agency Governing Board Designation:
Marion County Resolution 2013-R-169.
Silver Springs CRA Trust Fund Creation:
Marion County Ordinance 2013-15.
Silver Springs CRA Community Redevelopment Plan Approved:
Marion County Resolution 2013-R-200.*

Section IV: CRA Website

<http://www.marioncountyfl.org/departments-agencies/departments-a-n/growth-services/community-redevelopment-areas>.

I. CRA FINANCIAL INFORMATION SUMMARY

The Silver Springs CRA Trust Fund received funding with the 2017-2018 Fiscal Year.

| BUDGET | | | | | |
|--|---|--------------------------|-----------------|-------------------|----------------|
| | FY 2017-2018 (10/01/17 - 09/30/18) | | | | |
| | <i>Adopted Projected</i> | <i>Adopted Final</i> | <i>Expenses</i> | <i>Encumbered</i> | <i>Balance</i> |
| REVENUES | | | | | |
| <i>TIF Revenue</i> | | | | | |
| Annual TIF Revenue | \$56,369 | \$57,185 | | | |
| CRA Trust Fund (Carry Forwards, if any) | \$35,503 | \$45,327 | | | |
| <i>Non-TIF Revenue</i> | | | | | |
| Grants/Aid From Government | | | | | |
| DEO Technical Assistance Reimbursement Grant | \$0 | \$40,000 | | | |
| Interest (36100010) | \$100 | \$100 | | | |
| TOTAL REVENUES | \$91,972 | \$142,612 | | | |
| EXPENSES | | | | | |
| <i>Professional Services (Projects)</i> | \$45,000 | \$54,824 | \$49,824 | | \$5,000 |
| Travel & Per-Diem | \$2,200 | \$2,200 | \$746 | | \$1,454 |
| Postage & Freight | \$700 | \$750 | \$150 | | \$600 |
| Printing & Binding | \$700 | \$716 | \$0 | | \$716 |
| Advertising | \$1,000 | \$1,000 | \$907 | | \$93 |
| Other Current Charges (DEO Annual Fee) | \$200 | \$200 | \$175 | | \$25 |
| Office Supplies | \$150 | \$150 | \$26 | | \$124 |
| Operating Supplies | \$125 | \$125 | \$0 | | \$125 |
| Books, Publications, & Subscriptions | \$97 | \$97 | \$0 | | \$97 |
| Dues & Memberships (FRA) | \$800 | \$800 | \$370 | | \$430 |
| Training & Education | \$2,000 | \$2,000 | \$1,039 | | \$961 |
| <i>Improvements Other than Buildings (Projects/Programs)</i> | | | | | |
| <i>Projects</i> | | | | | |
| Acquisitions (R/W, Easement, Property, etc.) | \$9,000 | \$49,000 | \$0 | \$49,000 | \$0 |
| Sidewalk/trails | | | | | |
| Gateway Feature | | | | | |
| Street Lights | | | | | |
| Bus Stop(s) | | | | | |
| <i>Programs (Grants, abatements, etc.)</i> | | | | | |
| Abatements (Code Demo and/or Grant) | \$30,000 | \$30,750 | \$0 | \$30,750 | \$0 |
| Façade/Improvement Grants | | | | | |
| Utility Connection Grant (W and/or S) | | | | | |
| Septic Tank Pump-out Grant | | | | | |
| Brownfields Investigation Funding/Grant | | | | | |
| TOTAL | \$91,972 | \$142,612 | \$53,237 | \$79,750 | \$9,625 |

No specific capital projects are currently proposed for the Silver Springs CRA.

| CAPITAL PROJECTS STATUS | | |
|--------------------------------------|---------------------------------|---------------------------|
| | Total Number of Projects | Total Project Cost |
| Under Construction | 0 | \$ 0 |
| Design Phase, Not Under Construction | 0 | \$ 0 |
| Other | 0 | \$ 0 |
| TOTAL | 0 | \$ 0 |

The Silver Springs CRA undertook and/or completed the following projects during the Fiscal Year:

| PROJECTS STATUS | | |
|--|--|---------------------------|
| Project | Project Status | Total Project Cost |
| Phase II: Silver Springs Boulevard / SR 40 Architectural & Site Design Standards Amendments (Land Development Code Division 5.9) | Completed May 2018 (Ordinance 2018-14) | \$ 40,000 |
| Silver Springs Gateway Signage | Reprioritized for Street Lighting | |
| TOTAL | 0 | \$ 0 |

No form of debt is currently issued or proposed for the Silver Springs CRA.

| DEBT | | | |
|--------------|--------------|----------------------------|--------------------|
| Type | Total | Annual Debt Service | Payoff Year |
| Debt Type** | \$ 0 | \$ 0 | Year |
| TOTAL | \$ 0 | \$ 0 | |

| CRA FUND BALANCES | | | |
|------------------------------------|-----------|------------------------|-------|
| Fiscal Year End (as of 09/30/2018) | \$ 89,375 | Project/Item Obligated | 100 % |

| | | | |
|---------------------------------------|------------|------------------------|------|
| Current Balance (as of 03/01/2019) | \$ 177,583 | Project/Item Obligated | 88 % |
|---------------------------------------|------------|------------------------|------|

| TAXING ENTITY CONTRIBUTION(S) | | | |
|-------------------------------|----------------|------------------|-----------------|
| SOURCE | | Amount | % of CRA Budget |
| MC General Fund | (2014-2015 FY) | \$ 9,299 | 100 % |
| | (2015-2016 FY) | \$ 18,787 | 100 % |
| | (2016-2017 FY) | \$ 40,906 | 100% |
| | (2017-2018 FY) | \$ 57,185 | 100% |
| | (2018-2019 FY) | \$ 82,341 | 100% |
| TOTAL | | \$126,177 | 100 % |

II. SUPPORTING DOCUMENTATION

Capital Project Details

No capital projects have been formally scheduled to date.

| | |
|---|---|
| PROJECT NAME [REDACTED] | <input type="checkbox"/> Under Construction |
| CONTACT PERSON [REDACTED] | <input type="checkbox"/> Designed, Not UC |
| | <input type="checkbox"/> Other |
| PROJECT COST Total \$ [REDACTED] | Total CRA Obligation \$ [REDACTED] |
| PROJECT FINANCING <input type="checkbox"/> "Pay As You Go" <input type="checkbox"/> Secured by Debt Amount \$ [REDACTED] | |
| TIMELINE Estimated Construction Period | Select Month / Year — Select Month / Year |
| Project Holds (include date): [REDACTED] | |
| PLEASE EXPLAIN HOW THE PROJECT ADDRESSES CRA PLAN GOALS/OBJECTIVES: | |
| [REDACTED] | |

III. GENERAL/HISTORICAL INFORMATION

A. Establishing Resolutions, Ordinances, and Documents:

1. Resolution 2012-R-185, Approving the Silver Springs CRA Finding of Necessity, June 2012.
2. Silver Springs CRA Finding of Necessity document, June 2012.
3. Ordinance 2013-14, Creating the Marion County CRA Agency, June 2013.
4. Ordinance 2013-15, Creating the Silver Springs CRA Trust Fund, June 2013.
5. Resolution 2013-R-169, Appointing the Marion County CRA Governing Body, June 2013.
6. Resolution 2013-R-200, Approving the Silver Springs CRA Redevelopment Plan, June 2013.

B. Updating Resolutions, Ordinances, and Documents:

1. None

C. Marion County CRA Agency Board Members

(Marion County Board of County Commissioners):

1. Michelle Stone, Chairman
2. David Moore, Vice Chairman
3. Kathy Bryant
4. Jeff Gold
5. Carl Zalak, III

D. Parameters/General Description:

1. The Silver Springs CRA generally encompasses the area lying northeast of the City of Ocala and north, northwest, and west of Florida's Silver Springs. Conservation areas essentially surround the CRA consisting of the following holdings: State of Florida's Silver Springs State Park, State of Florida Marjorie Harris-Carr Cross Florida Greenway, State of Florida Indian Lake State Forest, and St. Johns River Water Management Districts Silver Springs Forest and Indian Lake Prairie/Bear Track Bay Preserve. The generally identifiable boundaries of the CRA are NE 36th Avenue to the west; Indian Lake State Forest to the north, Hwy 326 to the northeast/east; the Greenway, Silver Springs State Park, and Hwy 314 (Sharpes Ferry Road) to the east and south; and the Ocala City Limits to the west, southwest, and south.
2. CRA Finding of Necessity completed in 2012.
3. CRA Establishment w/Redevelopment Plan completed in 2013.

4. CRA Acreage at establishment: ±4,123 acres.
5. CRA Parcels at establishment: ±1,223 parcels.
6. CRA 2013 Base Taxable Value at establishment (per MCPA): ± \$74,027,925.
7. CRA 2017 Base Taxable Value per Marion County Property Appraiser's Office: ± \$92,821,940

E. Major Milestones/Achievements

1. Completion/Adoption of Phase 2 Revisions to the Silver Springs CRA Silver Springs Boulevard (State Road 40) Architectural and Site Design Standards Land Development Code Provisions (Ordinance 2018-14; LDC Division 5.9).

F. CRA Continuing Contributions from related taxing entities

1. Marion County is sole contributor; no other taxing entities contribute to the CRA.

G. Current supporting staff

1. Mounir Bouyounes, County Administrator
2. Angel Roussel, Assistant County Administrator
3. Samuel Martsolf, Growth Services Director
4. Christopher D. Rison, Senior Planner

H. Florida Department of Economic Opportunity - Filing for FY 2017/2018 Special District Fee Invoice and Update Form.

| Florida Department of Economic Opportunity, Special District Accountability Program FY 2017/2018 Special District Fee Invoice and Update Form <small>Required by Sections 189.003 and 189.015, Florida Statutes, and Chapter 120.24, Florida Administrative Code</small> | | | |
|--|---|------------------|--|
| Invoice No. 7134 | Annual Fee: \$175.00 | Late Fee: \$5.00 | Received: \$0.00 |
| | | | Date Invoiced: 12/29/2017 |
| Total Due, Postmarked by 12/29/2017: \$175.00 | | | |
| STEP 1: Review the following information; make changes directly on this form, and sign and date: | | | |
| 1. Special District's Name, Registered Agent's Name, and Registered Office Address: | | | |
| Marion County Community Redevelopment Agency Mr. Mounir Bouyounes County Administrator 001 S.E. 25th Avenue Ocala, FL 34471 | | |  |
| 2. Telephone: | (352) 434-0330 | | |
| 3. Fax: | | | |
| 4. Email: | mounir.bouyounes@marioncountyma.org | | |
| 5. Status: | Dependent | | |
| 6. Governing Body: | Identical to Local Governing Authority | | |
| 7. Website Address: | www.marioncountyma.org/development-services/development-services/growth-services/community-redevelopment-agency | | |
| 8. County/ies: | Marion | | |
| 9. Precinct(s): | Community Redevelopment | | |
| 10. Boundary Map on File: | 00000014 | | |
| 11. Creation Document on File: | 01000014 | | |
| 12. Date Created: | 05/04/03 | | |
| 13. Creation Method: | Local Ordinance | | |
| 14. Local Governing Authority: | Marion County | | |
| 15. Creation Document(s): | County Ordinance 13-14 | | |
| 16. Statutory Authority: | Chapter 189, Part 15, Florida Statutes | | |
| 17. Authority to Issue Bonds: | Yes | | |
| 18. Revenue Source(s): | Tax Increment Financing | | |
| 19. Most Recent Update: | 12/22/18 | | |
| I do hereby certify that the information above (wherever noted) is accurate and complete as of this date. | | | |
| Registered Agent's Signature: _____ | | | Date: 12/29/17 |
| STEP 2: Pay the annual fee or certify eligibility for the zero fee: | | | |
| a. Pay the Annual Fee: Pay the annual fee online by following the instructions at: www.floridadeo.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity. PAID ONLINE - 11/29/2017 | | | |
| b. Or, Certify Eligibility for the Zero Fee: By checking each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments herein are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified. | | | |
| 1. <input type="checkbox"/> This special district was by Certified Public Accountant determined the special district is not a component unit of a local general purpose government. | | | |
| 2. <input type="checkbox"/> This special district is in compliance with the reporting requirements of the Department of Financial Services. | | | |
| 3. <input type="checkbox"/> This special district reported \$3,000 or less in actual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if audited invoice fees, attach an invoice statement verifying \$3,000 or less in revenues). | | | |
| Department Use Only: Approved: _____ (Print Name) | | | |
| STEP 3: Make a copy of this form for your records. | | | |
| STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 100 N. Mallory Street, MSC 128, Tallahassee, FL 32304-128. Direct any questions to: (904) 713-6430. | | | |
| Paid online 11/29/2017 - CyberSource Order No. 2017128101111110 | | | |