



Marion County

Community Redevelopment Agency

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

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

March 30, 2020

[via Certified Mail & eMail]

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)
2018-2019 Fiscal Year Annual Report (Report)

Dear Mr. Ellspermann:

Please find attached the MCCRA Silver Springs CRA 2018-2019 FY Annual Report. The Marion County Commission is the governing body responsible for the creation of the MCCRA and Silver Springs CRA. Pursuant to §163.371(2), 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 2018-2019 Fiscal Year.

A copy of the public notice submitted to the Ocala Star-Banner stating 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 is provided for reference.

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 §163.371(2), 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 2018-2019 FY Annual Report
2. Copy of Draft Public Notice for Availability for Ocala Star-Banner

eMail Kathy Bryant, Chairman, MCCRA/MCBCC
Copy: Sam Martsolf, Growth Services Director

Mounir Bouyounes, County Administrator
SSCRA FY 2018-2019 Annual Report File

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY
SILVER SPRINGS CRA 2018-2019 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 2018-2019 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 2018-2019 FY Budget was preliminarily approved in March 2018; following finalization of the trust fund contribution by the contributing agencies, the final adjusted and revised budget was approved in October 2018 and is detailed later in this report.

CAPITAL PROJECT DETAILS FORM:

No specific capital projects were anticipated for the Silver Springs CRA Agency Board for 2018-2019 FY. Grant programs for capital improvements were budgeted; however no applications were submitted, and funds were reallocated to the subsequent fiscal year budget for the same programs and additional programs based on community feedback.

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 2018-2019 Fiscal Year.

**Marion County CRA Agency Board
Silver Springs CRA Trust Fund
Fiscal Year 2018-2019 Budget
October 16, 2018
(With Allocation Percentages)**

BUDGETED INCOME

	Number	2018-19 Budget	
		Budget	% of Item
CRA Trust Fund (New FY Increment Revenue Contribution)	170000	\$90,200	
Interest		\$290	
CRA Trust Fund (Carry Forwards, if any)	172014	\$88,975	
Grants, etc.		\$0	
Other		\$0	
TOTAL		\$179,465	100%

BUDGETED EXPENSES

<i>Professional Services</i>	531109	\$60,000	33%
MCSO/Community Policing (4 hrs/day)			
Travel & Per-Diem	540101	\$1,700	1%
Postage & Freight	542201	\$500	0%
Printing & Binding	547101	\$390	0%
Advertising	549201	\$900	1%
Other Current Charges (DEO Annual Fee)	549990	\$200	0%
Office Supplies	551101	\$50	0%
Operating Supplies	552108	\$50	0%
Books, Publications, & Subscriptions	554101	\$100	0%
Dues & Memberships (FRA)	554201	\$900	1%
Training & Education	555501	\$1,700	1%
<i>Projects - Improvements Other than Buildings</i>	563101		
Streetlighting (w/Wayfinding & Banners)		\$55,000	31%
Monument Signs			
R/W-Easement Acquisition (Road, Sidewalk, Trail, Stormwater)			
Sidewalk/trails			
Bus Stop(s) (Add 1 w/TPO Project)		\$17,975	10%
<i>Programs - Grants & Aid</i>	583101		
Abatements (Code Demo and/or Grant)			
Façade and/or Improvement Grants		\$40,000	22%
Utility Connection Grant (W and/or S)			
Septic Tank Pump-out Grant			
Title Clearance/Resolution			
Brownfields Investigation Funding/Grant			
TOTAL		\$179,465	100%

The Silver Springs CRA did not undertake any Agency capital projects during the Fiscal Year due to overall funding or operational constraints, and directed funding to private capital investment grant programs for the coming fiscal years (2019-2020 FY and beyond):

AGENCY PROJECTS STATUS		
Project	Project Status	Total Project Cost
N/A		
TOTAL		\$ 0

AGENCY 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

PRIVATE PROJECTS STATUS		
Project	Project Status	Total Project Cost
No initial grant program applications were received and an additional grant program was created for funding and the allocated funds were re-allocated to the following fiscal year. <i>CRP Goal 3.1.2, Commercial Corridors Revitalization</i>	On-going	None To Date
TOTAL		\$ 0

AFFORDABLE HOUSING EXPENDITURES		
Project	Activity	Total Project Cost
Low-Income Residents/Units	N/A	\$ 0
Middle-Income Residents/Units	N/A	\$ 0
TOTAL		\$ 0

The Silver Springs CRA contracted with the Marion County Sheriff's Special Detail Program for CRA Community Policing. Agency capital projects during the Fiscal Year due to overall funding or operational constraints, and directed funding to private capital investments grant programs for the coming fiscal years (2019-2020 FY and beyond):

AGENCY PROGRAM PROJECTS STATUS		
Project	Project Status	Total Project Cost
Community Policing from Marion County Sheriff Special Detail Program <i>CRP Goal 3.5.2, Public Safety Collaboration</i> Please see the attached Community Policing Summaries for April to Sept 2019	04/2019 - 09/2019	\$ 49,670
TOTAL		\$ 49,670

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 EXPENDITURES AND BALANCES							
Fiscal Year End (as of 09/30/2019)	\$ 135,458	Project/Item Obligated	100 %				
Silver Springs CRA - FY 2018/2019 170000-1700							
Account Number	Account Name	Beginning Balance	Budget Amendment	Expenses	Encumbrances	Available Balance	Transaction Count
531109	PROFESSIONAL SERVICES	\$10,000.00	\$50,000.00	\$41,430.00	\$12,550.00	\$6,020.00	7
540101	TRAVEL & PER DIEM	\$1,500.00	\$200.00	\$860.00	\$0.00	\$840.00	9
542201	POSTAGE & FREIGHT	\$500.00	\$0.00	\$150.00	\$0.00	\$350.00	1
547101	PRINTING & BINDING	\$318.00	\$72.00	\$0.00	\$0.00	\$390.00	1
549201	ADVERTISING - LEGAL	\$900.00	\$3,600.00	\$727.20	\$0.00	\$3,772.80	5
549990	OTHER CURRENT CHARGES - MISC	\$200.00	\$0.00	\$175.00	\$0.00	\$25.00	1
551101	OFFICE SUPPLIES	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	0
552108	OPERATING SUPPLIES	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	0
554101	BOOKS/PUBS/SUBSCRIP/MEMBS	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0
554201	DUES & MEMBERSHIPS	\$900.00	\$0.00	\$370.00	\$0.00	\$530.00	1
555501	TRAINING & EDUCATION	\$1,500.00	\$200.00	\$295.00	\$0.00	\$1,405.00	2
563101	IMPROV OTHER THAN BLDGS	\$78,000.00	(\$8,625.00)	\$0.00	\$0.00	\$69,375.00	1
583101	GRANTS & AID - OTHER	\$25,000.00	\$15,000.00	\$0.00	\$0.00	\$40,000.00	1
Total		\$119,018.00	\$60,447.00	\$44,007.20	\$12,550.00	\$122,907.80	29
Current Balance (as of 03/16/2020)	\$ 166,681	Project/Item Obligated	100 %				

TAXABLE VALUES	
2013 - Base Year Taxable Value	74,027,540
2018 - Current Year Taxable Value	96,482,540
2013 to 2018 – Current Year Tax Increment Value	22,454,615

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)	\$ 90,200	100%
	(2019-2020 FY)	\$ 134,251	100%
TOTAL		\$298,718	100 %

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) and AUDIT

The Silver Springs CRA is a dependent special district of the Marion County Board of County Commissioners. The Marion County CAFR currently provides for the CRA audit, and it is published online at:
<https://www.marioncountyclerk.org/comprehensiveannualfinancialreport>

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

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 Martsof, Growth Services Director
4. Christopher D. Rison, Senior Planner

H. Florida Department of Economic Opportunity - Filing for FY 2018/2019 Special District Fee Invoice and Update Form.

Florida Department of Economic Opportunity, Special District Accountability Program FY 2018/2019 Special District Fee Invoice and Update Form Required by Sections 189.084 and 189.019, Florida Statutes, and Chapter 730-24, Florida Administrative Code			
Invoice No.: 74573			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2018: \$175.00
STEP 1: Review the following information, make changes directly on the 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 601 S.E. 25th Avenue Ocala, FL 34471			
2. Telephone:	(352) 438-2300		
3. Fax:			
4. Email:	Mounir.Bouyounes@marioncountyfl.org		
5. Status:	Dependent		
6. Governing Body:	Identical to Local Governing Authority		
7. Website Address:	www.marioncountyfl.org/departments/agencies/departments-e-growth-services/community-redevelopment-agency/cra-agency		
8. County(ies):	Marion		
9. Function(s):	Community Redevelopment		
10. Boundary Map on File:	01/02/2014		
11. Creation Document on File:	01/02/2014		
12. Date Established:	06/04/2013		
13. Creation Method:	Local Ordinance		
14. Local Governing Authority:	Marion County		
15. Creation Document(s):	County Ordinance 13-14		
16. Statutory Authority:	Chapter 163, Part III, Florida Statutes		
17. Authority to Issue Bonds:	Yes		
18. Revenue Source(s):	Tax Increment Financing		
19. Most Recent Update:	11/27/2018		
I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.			
Registered Agent's Signature: _____ Date: 11/27/19			
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.Flcn2ajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.			
b. Or, Certify Eligibility for the Zero Fee: By initialed 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 hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.			
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general purpose government.			
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.			
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).			
Department Use Only: Approved: _____ Denied: _____ Reason: _____			
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, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.			

IV. COMMUNITY REDEVELOPMENT PLAN (CRP)

The Marion County Community Redevelopment Agency (“Agency”), upon receipt of additional community input, revised the preliminary focus of the Silver Springs Community Redevelopment Area (SSCRA) to defer potential capital improvements (e.g., gateway signage, street lighting improvements) and focus on community policing and initiating grant programs as incentives to rehabilitate properties and improve the visual appearance of the primary Silver Springs Boulevard and NE 58th Avenue corridors.

The Agency entered into a Special Detail Agreement with the Marion County Sheriff’s Office to provide a specialized detail to provide community policing services to provide an enhanced law enforcement presence to discourage criminal and illicit behaviors while creating an improved community presence and out-reach. This effort is provided for by CRP Goal 3.5.2.

3.5.2 Public Safety Collaboration

The establishment of the area’s public safety requires the active involvement of all stakeholders – property owners, tenants, resident and law enforcement. Establishing or expanding Neighborhood Watch, Business Watch or other innovative policing programs should be a collaborative effort supported by the CRA.

The Agency established an initial reimbursement Building Façade and Improvement Grant Program; however only a single application was submitted, and it was subsequently withdrawn. Following additional community input, a reimbursement Security Improvements Grant Program was created and applications have since been submitted (19/20 FY) with one approved for funding and the improvements completed, and three additional applications currently in progress. This effort is provided for by CRP Goal 3.1.2.

3.1.2 Commercial Corridors Revitalization

With the continuing demise of the Silver Springs Park, the SR 40 corridor is experiencing substantial physical deterioration and economic loss. Recent reconstruction of Baseline Road (NE 58th Ave.) has improved access into the corridor. Specific initiatives recommended to enhance the corridor’s viability include:

- Façade grant/loan programs
- Enhanced code enforcement
- Streetscape and street lighting upgrades
- Development and adoption of signage and urban design guidelines



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

April 2019

Dates: 4/16/19 – 4/30/19

Arrests: 8

Felony Charges: 4

Misdemeanor Charges: 9

Traffic Stops: 90

Warnings Issued: 4

UTT (Uniform Traffic Tickets) Issued: 5

FIVO's (Field Interview/Vehicle Observation Reports): 10

Total Hours: 91.5

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

May 2019

Dates: 5/1/19 – 5/31/19

Arrests: 23

Felony Charges: 17

Misdemeanor Charges: 15

Warrant Checks: 10

Warrants Served: 7

Traffic Stops: 140

Warnings Issued: 5

UTT (Uniform Traffic Tickets) Issued: 7

FIVO's (Field Interview/Vehicle Observation Reports): 6

Total Hours: 171

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

June 2019

Dates: 6/1/19 – 6/30/19

Arrests: 25

Felony Charges: 7

Misdemeanor Charges: 17

Warrants Served: 6

Traffic Stops: 117

Warnings Issued:

UTT (Uniform Traffic Tickets) Issued: 15

FIVO's (Field Interview/Vehicle Observation Reports): 4

Business Contacts: 2

Total Hours: 234.75

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

July 2019

Dates: 7/1/19 – 7/31/19

Arrests: 16

Felony Charges: 6

Misdemeanor Charges: 15

Warrants Served: 4

Traffic Stops: 155

Warnings Issued: 87

UTT (Uniform Traffic Tickets) Issued: 11

DUI: 2

FIVO's (Field Interview/Vehicle Observation Reports): 10

Business Contacts: 28

Security Checks: 10

Total Hours: 223.5

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

August 2019

Dates: 8/2/19 – 8/31/19

Arrests: 11

Felony Charges: 1

Misdemeanor Charges: 7

Warrants Served: 2

Traffic Stops: 279

Warnings Issued: 220

UTT (Uniform Traffic Tickets) Issued: 35

DUI: 1

FIVO's (Field Interview/Vehicle Observation Reports): 3

Business Contacts: 46

Security Checks: 25

Total Hours: 228

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff



MARION COUNTY SHERIFF'S OFFICE

Silver Springs Community Redevelopment

Activity Summary Sheet

September 2019

Dates: 9/2/19 – 9/30/19

Arrests: 14

Felony Charges: 5

Misdemeanor Charges: 11

Warrants Served: 1

Traffic Stops: 187

Warnings Issued: 109

UTT (Uniform Traffic Tickets) Issued: 38

DUI: 0

FIVO's (Field Interview/Vehicle Observation Reports): 2

Business Contacts: 103

Security Checks: 86

Total Hours: 203

Respectfully Submitted,

BILLY WOODS, SHERIFF

By: Darian Tucker, Special Details Coordinator

Billy Woods, Sheriff