



# 2022 Annual Report







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## Vision Statement

A rural community that provides safe and affordable multigenerational living opportunities, interconnected pedestrian and transportation connections, a pristine environment, and a thriving economy that celebrates a diverse culture.

Immokalee is a family-oriented community that supports a healthy lifestyle. It is attractive, environmentally sustainable and offers a full range of housing, recreation, and education opportunities to meet all residents' needs. Immokalee has a safe, well-connected network to walk and bicycle about town, as well as a roadway network needed to support the transport of goods and services. Business and job opportunities flourish in trade and distribution, agribusiness, and ecotourism.



# My Home

# IMMOKALEE

## History

Immokalee is an unincorporated area in Collier County. Originally known as Gopher Ridge by the Seminole and Miccosukee Indians, Immokalee means “My Home” in the Mikasuki language, and also in Miccosukee, Mikisúkí or Hitchiti-Mikasuki, a Muskogean language. After starting as a cattle ranch town in the 1800’s it has grown to a culturally diverse rural agriculture community rich in history. The community is known as the prime producer of winter vegetables for the eastern United States.

## Demographics

U.S. Census Bureau 2020,

- Population – 28,060
- Median age - 29 years
- Median household income \$30,885

## Transportation

The Immokalee Regional Airport is a general aviation airport located one mile northeast of the central business district. This County-owned facility provides a great opportunity for business recruitment and economic diversification.

- Collier Area Transit (CAT) provides local bus service and para-transit.
- The main road through Immokalee is State Road 29.
- Other important county roads through the region are CR 29A (New Market Road) and CR 846 (Immokalee Road).

## Community & Education

Immokalee is the center of the region’s agriculture industry and home to many families who work the vast fields that produce a large amount of the United States’ fresh produce.

The Collier County School Board is responsible for all public schools in Immokalee including five elementary schools, Immokalee Middle School and Immokalee High School. iTECH technical college and Bethune Education Center provide additional training. RCMA Charter School and Pace Center for Girls are also in the community and provide alternative education programs. Ave Maria University is approximately 6 miles away in the community of Ave Maria.

# 2022 Collier County Board of County Commissioners

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency. Commissioner Taylor and Commissioner McDaniel served as co-chairs for the Agency through November 22, 2022.

On November 22, 2022, Chris Hall (District 2) and Dan Kowal (District 4) were sworn in as new Commissioners winning the November 8, 2022 election. A ceremony was held on December 13, 2022 recognizing their new positions.

Sincere appreciation to Commissioner Andy Solis and Commissioner Penny Taylor for their six and eight years of community service and dedication, respectively.



**Rick LoCastro**  
District 1



**Chris Hall**  
District 2



**Burt Saunders**  
District 3



**Dan Kowal**  
District 4



**William L. McDaniel, Jr.**  
District 5  
BCC Chairman &  
CRA Board Co-Chair



**Andy Solis**  
District 2



**Penny Taylor,**  
District 4,  
CRA Board Co-Chair

## Local Redevelopment Advisory Board

Anne Goodnight, Chair  
Jonathan Argueta, Vice-Chair  
Michael Facundo  
Andrea Halman  
Mark Lemke  
Frank Nappo  
Estil Null  
Edward "Ski" Olesky  
Yvar Pierre

## Immokalee Beautification MSTU Advisory Board

David Turrubiatez Jr., Chair  
Bernardo Barnhart, Vice Chair  
Ana Estrella  
Norma Garcia  
Christina Guerrero  
Andrea Halman  
Cherryle Thomas

## Meetings

Public hybrid meetings for the Immokalee CRA are held the third Wednesday of every month at 9:00 a.m. Public hybrid meetings for the Immokalee MSTU are held the fourth Wednesday of every month at 8:30 a.m. All meetings are at 750 South Fifth Street, Immokalee, Florida 34142 unless otherwise noticed.

# CRA Board Co-Chair



**William L. McDaniel, Jr.**  
District 5  
BCC Chairman & CRA  
Board Co-Chair

Chairman of Board of  
County Commissioners  
1/11/22 to 1/10/23

Vice-Chairman to the Board  
of County Commissioners  
1/12/21 to 1/11/22

Serves on the NACo  
Environment, Energy and  
Land Use Steering  
Committee (EELU)

Serves on the Southwest  
Florida Regional Planning  
Council (SWFRPC)

Public Safety Committee  
1/9/18 to 1/8/19

County Government  
Productivity Committee  
1/9/18 to 1/8/19 and 2021

Current Co-Chair of the  
Immokalee CRA

William L. McDaniel, Jr. was born in Franklin, Penn., on March 25, 1961, the eldest of three children. His mother, brother (a retired Marine Corps staff sergeant) and sister still live in the Franklin area. A 1979 graduate of Rocky Grove High School, William enrolled at Clarion State University, where he majored in accounting and computer programming with a minor in economics. To pay for college, William worked as a carpenter. A job building a stable (Naples Therapeutic Riding Center) brought him to Naples in 1981, and he has lived in the area ever since.

After moving to Naples, William became a licensed real estate salesperson and, in 1985, he became a licensed Realtor. He founded the Realty Company in 1987, which he manages today, focusing on the sale, management, and development of real estate in Southwest Florida. In 1998, he founded Big Island Excavating, Inc., a mining company with an office located in District 5 in eastern Collier County. The company, which William manages today, has operated mines in four Southwest Florida counties (Collier, Lee, Hendry, and Charlotte). In 1999, William was a founding director of Marine National Bank. When the company was bought by Old Florida Bank in 2003, William was selected to represent the shareholders and to serve on the new board of Old Florida Bank, until its sale in 2007 to the Bank of Florida. William currently owns and operates Lazy Springs Recreational Park and employs more than 30 people.

Among his civic activities, William is currently the chairman of the Strategic Planning Committee of Goodwill of Southwest Florida and has served on the Board of Directors of that organization since 1998. He is founder of and the current president of the Corkscrew Island Neighborhood Association. From 2007 until early 2009, he served as the chairman of the Board of County Commissioners-appointed East of 951 Horizon Study Committee. He also served for two years on the Board of County Commissioners-appointed Rural Lands Stewardship Overlay Review Committee. In 2013, he was appointed by Gov. Rick Scott to the Collier County Housing Authority and served on that Authority until his election as Collier County Commissioner on November 8, 2016. He was re-elected to the Board of County Commissioners on November 3, 2020.

William has two children: Kelley Marie, a graduate of Florida Gulf Coast University, and William III, who is a carpenter/contractor. In their free time, the family enjoys outdoor activities like hunting, fishing, and boating.

## Advisory Board Chairs



**Patricia Anne  
Goodnight**  
CRA Chair

Anne Goodnight, current CRA Chair, born in Alabama and moved to Immokalee in 1955. Ms. Goodnight recently retired from the Collier County Sheriff's department and continues to be a community activist.



**David Turrubiardez Jr.**  
MSTU Chair

David Turrubiardez Jr, current MSTU Chair is an Immokalee native that has spent the majority of his life here. He works in sales in the construction industry. He's married with two boys and spends his time coaching youth soccer and engaging in community activism. He's also on the Naples Better Government Board of Directors.





**Yvonne Blair**

**Yuridia Zaragoza**

**Christie Betancourt**

**Debrah Forester**

# CRA Staff

**Debrah Forester**  
Director, Collier County CRA

Debrah has over 30 years of experience in redevelopment, community planning, and economic development. She joined the team in 2017, coming from Charlotte County CRA. She is a member of the American Institute of Certified Planners since 1993 and earned designation as a Certified Redevelopment Administrator.

**Christie A. Betancourt**  
Operations Manager

Christie has worked for Collier County for 22 years. She joined the team in 2008 and manages the day-to-day operations.

**Yvonne Blair**  
Project Manager

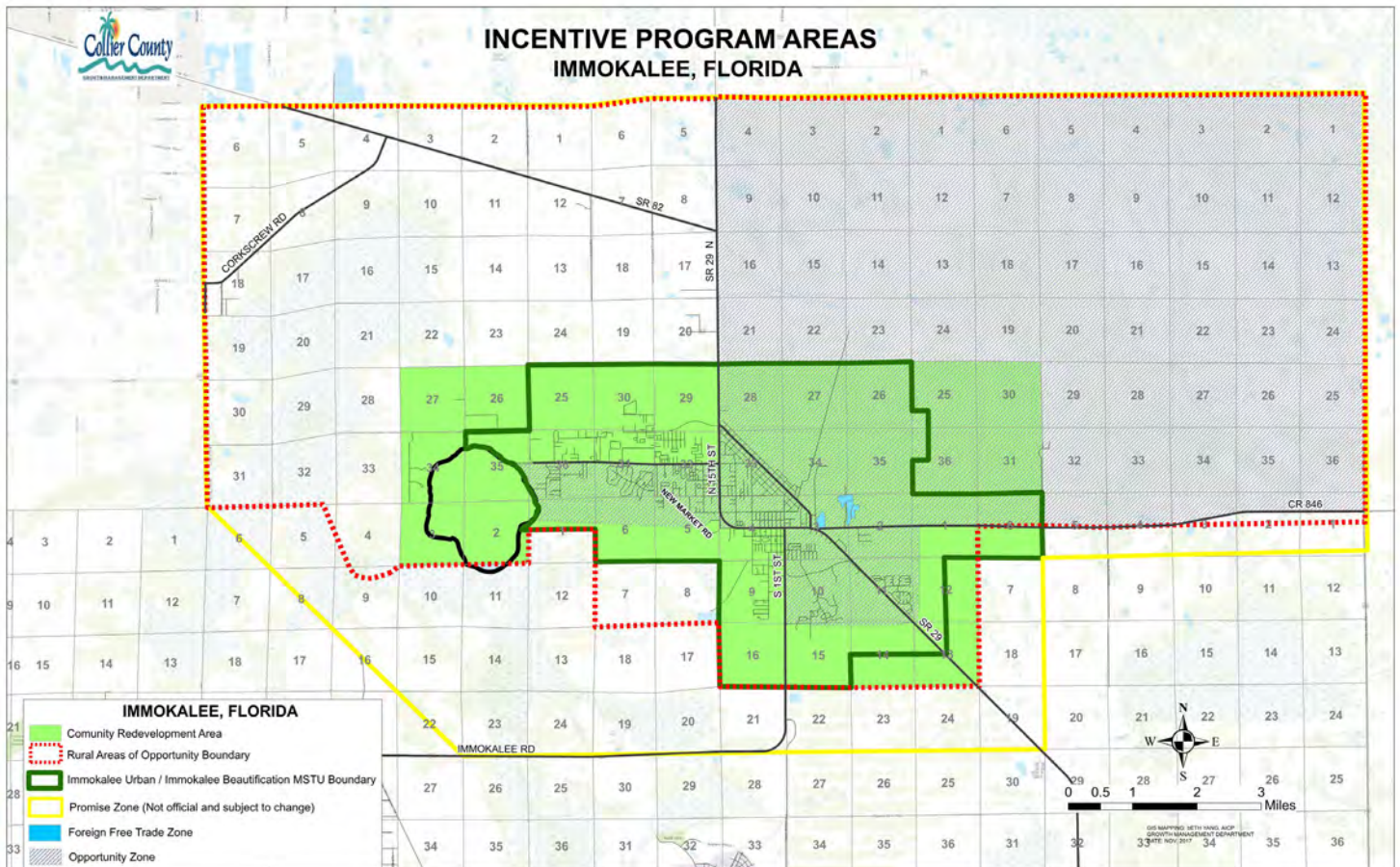
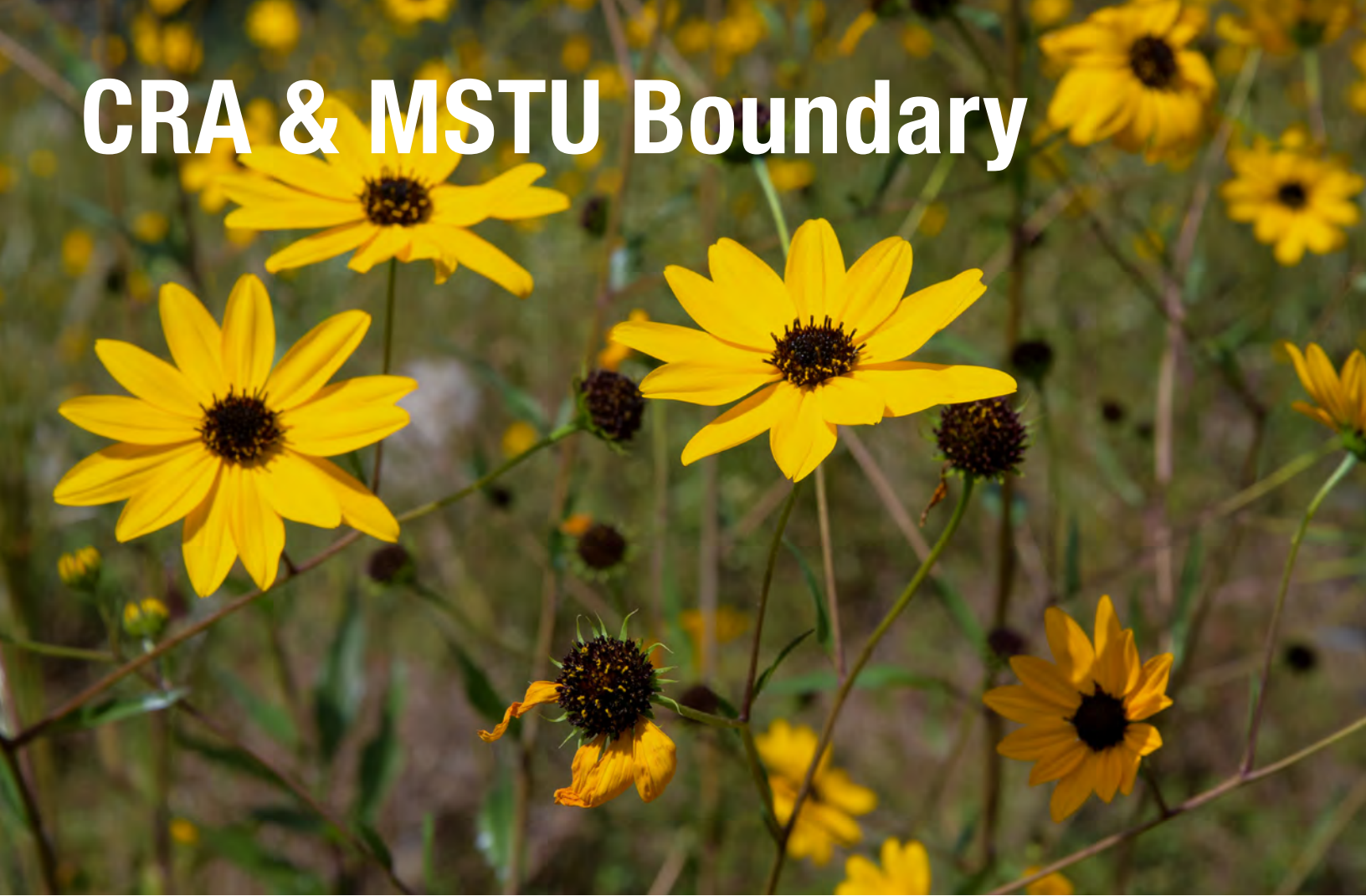
Yvonne joined the Immokalee CRA Team in September 2020. She has over 25 years of sales experience including key roles with Premier Sotheby's International Realty and WCI. She manages Capital projects and maintenance activities.

**Yuridia Zaragoza,**  
Administrative Assistant

Yuridia joined the CRA Team in October 2022. She is tasked with assisting with active community projects and providing the community with public meeting information.



# CRA & MSTU Boundary





# Immokalee

## What is a CRA?

**Community Redevelopment Agency (CRA)** refers to a public entity created by Collier County to implement the activities outlined under Chapter 163 of the Florida Statutes. The Board of County Commissioners (BCC), is the ex-officio governing Board of the CRA.

On March 14, 2000, the BCC adopted Resolutions 2000-82 and 2000-83, establishing the Collier County CRA and identifying two areas within unincorporated Collier County as areas in need of redevelopment. On June 13, 2000 the BCC adopted Resolution 2000-181 adopting the Community Redevelopment. The Plan lays out the framework of goals, objectives, and strategies to support the community vision. The first amendment to the plan was approved on April 23, 2019. The second amendment to the plan was approved on May 10, 2022.

In 2016, Resolution 2016-198 was adopted to revise the bylaws to clarify the membership and terms of office of the Immokalee Local Redevelopment Advisory Board. The purpose of this nine-member committee is to be the primary vehicle for community and professional input to the CRA for matters relating to the Immokalee Community Redevelopment Area. Terms are for three years.

### **How is CRA funding created?**

Property values in the CRA are capped, or frozen, at the assessed value for an established base year (2000). Thereafter, any tax revenues due to increases in property values in excess of the base are dedicated to the redevelopment area. The generated revenue is known as tax increment financing (TIF) and is used in the Immokalee CRA to leverage its redevelopment efforts. The 2000 frozen tax base for the Immokalee Community Redevelopment Area is \$148,645,590. The tax value for FY 2022 was \$391,123,283, which is a \$242,477,693 increase in total property values since 2000.

This incremental increase resulted in a TIF revenue of \$1,007,000 for 2022.





# What is a MSTU?



A **Municipal Service Taxing Unit (MSTU)** is a funding mechanism where community members, with Board approval, assess themselves to make improvements to their neighborhood and/or community area and provide additional services based on community desire within a specific district boundary.

This seven-member committee was established by Ordinance No. 11-39, as amended by Ordinance No. 20-47, to assist the Board of County Commissioners in the business affairs of the Immokalee MSTU district and prepare and recommend an itemized budget to carry out the business of the district for each fiscal year. The CRA serves as administrator of the Immokalee MSTU.

Membership on the advisory committee represents the population within the Immokalee MSTU district. Members must be electors of Collier County and qualify in one of the following categories: Four members must be permanent residents within the MSTU and three members may be an owner of a business or commercial property within the MSTU or may be an appointed representative of a non-profit entity operating within the MSTU. Terms are four years.

## How is MSTU funding created?

The MSTU's enabling ordinance establishes the maximum millage rate that can be levied to implement the mission of the MSTU. Annually, the Board of County Commissioners approves the millage rate and budget to implement the yearly work plan.



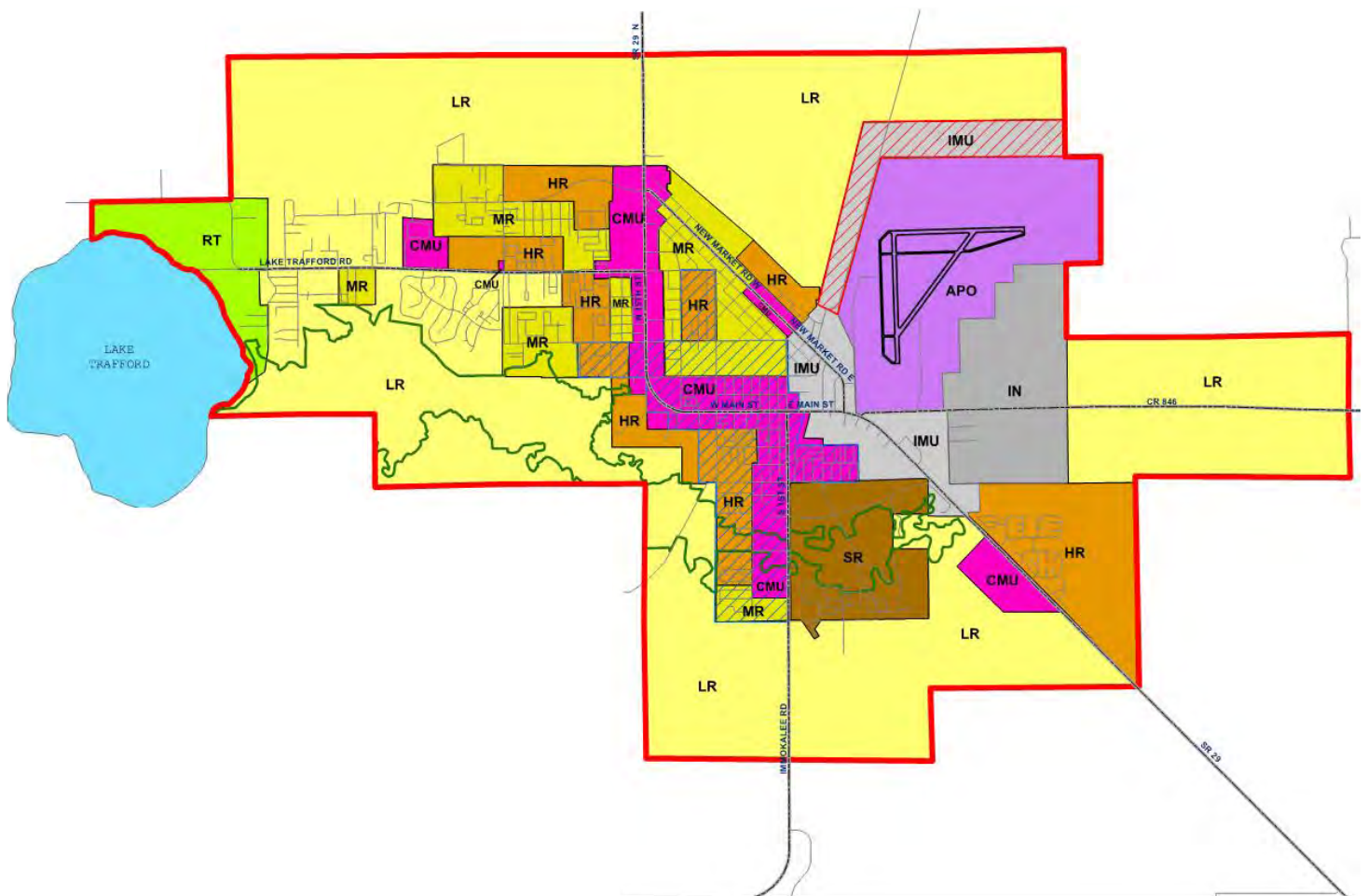


# Immokalee

## Area Master Plan (IAMP)

The Immokalee Area Master Plan is a component of the Collier County Comprehensive Plan. Originally adopted in 1987, the IAMP provides the guiding goals, objectives, and policies for land use in the community. On December 10, 2019, the Board of County Commissioners (BCC) adopted the amended plan by Ordinance 2019-47.

The Neighborhood Company (TNC) was hired as a subcontractor to RWA, Inc. by Collier County Growth Management Department to update the Immokalee Area Overlay District Land Development Code. County staff held a Kickoff meeting on June 16, 2022. TNC held a site visit with CRA staff on August 12, 2022. An on-site meeting was held with CRA staff on September 14, 2022. On December 23, 2022, TNC provided staff with an upcoming schedule/timeline.





# The Plan Update



Since the adoption of the 2000 Redevelopment Plan, much has changed within the Immokalee redevelopment area. In April 2019, the first amendment of the plan update focused on the Bayshore Gateway Triangle Redevelopment Area. The Board directed staff to update the plan to reflect the changes and needs in the Immokalee Community Redevelopment Area (ICRA).

Staff issued Notice to Proceed to Johnson Engineering on December 1, 2020, to provide planning support services for the Immokalee Community Redevelopment Plan. This effort is specific to Section 4 of the Collier County Community Redevelopment Agency Community Redevelopment Plan, amended May 2019.

From February 2021 through August 2021, staff began an online survey with a variety of questions to solicit public input on the following topics: Cultural Survey, Recreation Survey, Housing Survey, Economic Development Survey, and Transportation Survey. A Community Kickoff Hybrid Meeting was held in March 2021 and a community input meeting was held in December 2021 which highlighted the goals, objectives, and strategies.

At the February 16, 2022, CRA Advisory Board Meeting staff presented the Proposed Amendment to the Community Redevelopment Plan. The Board approved the proposed plan.

At the April 7, 2022, Collier County Planning Commission (CCPC) Meeting ICRA staff presented the Proposed

Amendment to the Community Redevelopment Plan. The CCPC Board approved the proposed plan.

On May 10, 2022, the Collier County Board of County Commissioners acting as the Community Redevelopment Agency (CRA), approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Plan. The BCC approved the amendment.

Staff is currently working on an implementation schedule. Areas of Focus are Celebrating Culture, Economic Development, Housing, and Infrastructure.





# Immokalee Celebrating Culture



## Welcome Sign at Panther Crossing

### *SR 29 at Panther Crossing/Farmworker's Village Project*

In August 2018, Q. Grady Minor (QGM) completed the initial Bird of Paradise design for a welcome sign. The construction of the welcome monument sign has been on hold for the acquisition of the Sign Easement which was approved by the Board of County Commissioners on May 24, 2022.

In September 2020, the MSTU approved the "Field of Dreams" mural proposal, which received over 60% of the community's votes in a survey. This new sign design reflects the culture of the community.

On June 29, 2022, QGM prepared a Proposal of \$12,817 and 180-days schedule for engineer/landscape drawings to rework the existing plans to reflect the new mural and to add new lettering "Welcome to" and "Immokalee My Home" for the Welcome Sign to reflect the new community supported design. A Notice to Proceed was issued on August 4, 2022. QGM is finalizing the construction plans.

## CRA owned property – Zocalo Plaza

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of the plaza; and Staff is billing this CRA & MSTU quarterly. Staff is monitoring the quality of maintenance services being provided. Other improvements completed this year were bamboo trimming and lighting enhancements on the band shell, trellis, and along the walkway.

**Memorial Benches Dedication Ceremony** was held on November 19, 2022, for Monica Ayala and Francisco "Frankie" Leon.



107 N. 1<sup>st</sup> Street

Immokalee CRA



# Economic Development

## Collier County Opportunity Zone Program

Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. They enhance the ability to attract businesses, developers, and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds. These zones allow private investors to support distressed communities through private equity investment in business and real estate ventures. The incentive is deferral, reduction and potential elimination of certain federal capital gains taxes. U.S. investors hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone, a significant untapped resource for economic development. Immokalee has 3 Census Tracts included in the Opportunity Zone. The Immokalee Regional Airport has parcels of shovel-ready land in the Opportunity Zone.

## Commercial Façade Grant Program

In accordance with Objective 1.2 in the Immokalee Area Master Plan, the CRA continued to provide financial incentives to businesses in Immokalee via the Commercial Façade Improvement Grant program.

The CRA implemented the Program in October 2008. Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.

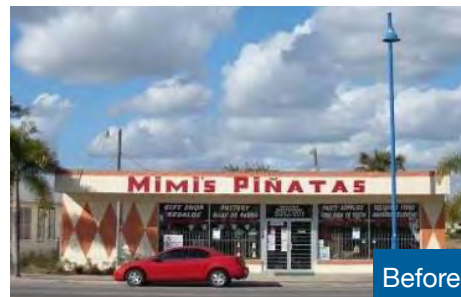
Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half to-one match with equal applicant funding for façade improvements to commercial structures.



Before



After



Before



After



Before



After



# Immokalee Development Highlights



O'Reilly Auto Parts

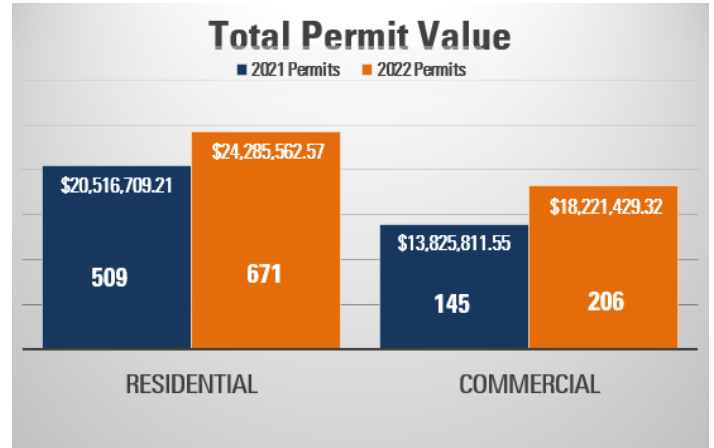


Dollar General on Main Street



Guadalupe Center Van Otterloo Family Campus for Learning

2022 was a busy year for both business development and expansion, as well as infrastructure improvements in the community.





# Economic Development Development Highlights

## **Proposed 7 Eleven at corner of 9th and Main Street**

The original proposed development was approved by the CCPC on May 6, 2021. PUD was approved under Zoning Ordinance 21-22 and Resolution 21-116 for 4,650 sq. ft. store, 1,000 sq. ft. car wash and 16 unleaded and 4 diesel fueling positions. 7 Eleven requested to amend the PUD to add a drive-thru and remove the car wash. At the October 20, 2021, CRA meeting the advisory board voted unanimously to support requested changes to remove car wash and add drive-thru. The proposed development went to the CCPC on February 17, 2022, and was approved with some contingencies. No outdoor music, no alcohol can be sold from drive-thru. The development was approved by the BCC board on March 22, 2022. Creighton Construction held a pre-construction meeting in March and started clearing property in April. Construction is underway. They are coordinating with the CRA and the United Arts Council (UAC) for a call for artists to install murals on an exterior wall of the new building.



## **Seminole Trading Post**

On April 29, 2021, the Seminole Tribe of Florida held the groundbreaking ceremony for the new gas station. The trading post opened in October 2022. The Immokalee Trading Post features 10 gas pumps, five electric vehicle (EV) charging stations and a 7,200 sq. ft. convenience store. The dispensers will offer regular, mid-grade, premium, diesel and Rec90 fuel. The plans include two canopies: one in the front for regular vehicles and small trucks, and one in the back for semi-trucks and recreational vehicles. The trading post will work with the nearby Seminole Casino Hotel and accept players' points for gas and items inside the store.



## **Immokalee Fire Control District**

Groundbreaking was held on September 27, 2021, for Fire Station No. 30 located at 510 New Market Road. The state-of-the-art firehouse will feature three apparatus bays and be equipped with bunker gear storage and a shop area. The building also will feature a lobby, conference room and two offices. Fire Station No. 30 will replace the existing firehouse located at 502 New Market Road. Construction started in December 2021 and is expected to be completed in 2023.





# Immokalee Housing Development



## Immokalee Foundation Learning Lab 18-home subdivision



The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that serves as a hands-on learning laboratory for students enrolled in Career Pathways: Empowering Students to Succeed program. BCB Homes, is serving as the general contractor.

At the July 13, 2021, BCC board meeting (Agenda item 16.F.10) the board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000.

The Immokalee Foundation sold its first home in December 2021. The second home in May 2022. The third home in August 2022 and the fourth home sold in November 2022.

## Immokalee Fair Housing Alliance (IFHA)

The Immokalee Fair Housing Alliance proposed a housing development consisting of 8 buildings with 16 apartments each or 128 units in all. Construction will progress in phases. Housing units will be two and three-bedroom apartments ranging in size from about 750 to 950 square feet. For more information, please visit <http://www.ifha.info/>. IFHA received final County approval of Site Development Plan (SDP) and they are currently out for bid. Land clearing started in September 2021. Groundbreaking was held on November 10, 2021. Construction is underway.





# Immokalee Housing

## Habitat for Humanity of Collier County Kaicasa Housing Development

Kaicasa will be located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community will sit adjacent to the existing subsidized housing built in the 1970s for local and migrant farm workers known as Farm Workers Village once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country. Construction started in August 2022. Habitat is taking in applications for this development.

For more information, please visit:

<https://www.habitatcollier.org/communities/kaicasa/>



## Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub

The RCMA proposed childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designated for housing. Q. Grady Minor presented an updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. The CRA Board supported the proposed development, which includes a charter school, and a development center.





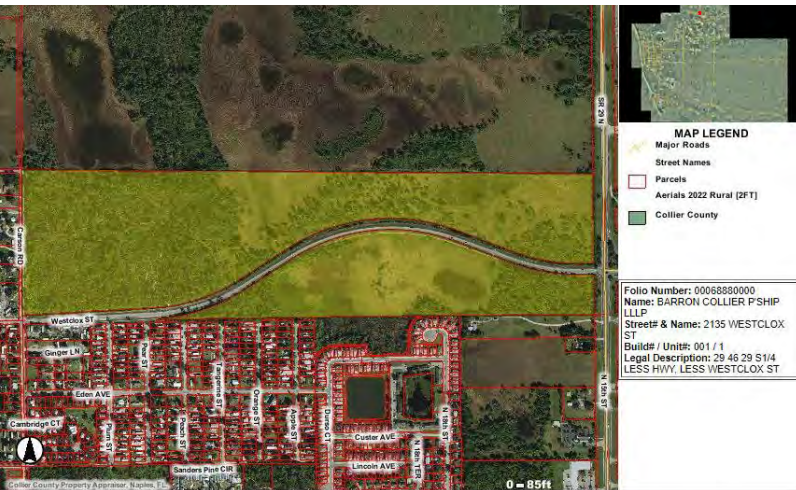
# Immokalee Housing



Casa Amigos



LGI



Pulte Foundation



Williams Farms

## Casa Amigos – Rural Neighborhoods - Farmworker units at Esperanza Place

The 24-unit rental community at Esperanza Place will be converted to 24 family apartments. Fourteen will be directed to income restricted and ten reserved for farm workers.

## LGI Homes

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee.

Other developments being proposed are from Pulte Foundation on Westclox and Williams Farms of Immokalee for the Lake Trafford area.



# Infrastructure Projects Funded by CRA & MSTU



## First Street Corridor Improvements South 1st Street from Main Street to School Road/Seminole Crossing Trail

In 2021, Q Grady Minor and Associates provided the final Conceptual Plan Report that recommends the installation of Rectangular Rapid Flashing Beacons at the three crosswalks and 11 additional Collier County Traffic Operations light poles.

ICRA staff had coordinated with Collier County Traffic Operations and Public Transit during the development of the conceptual plan and their input was reflected in the final conceptual plans.

An additional sidewalk connection on the east side of South First Street from the bus stop located south of Carver Street to Eustis Avenue will be evaluated during the design phase of this project. The estimated cost for the design is \$250,000 and Staff applied for a Community Development Block Grant (CDBG) in February 2022 and the grant was conditionally awarded in April 2022.

On June 28, 2022, Community and Human Services (CHS) processed the grant agreement between the Collier County Community Redevelopment Agency (CRA) and the Collier County Board of County Commissioners (BCC) for CDBG funds. The agreement was approved by the Collier County BCC on June 28, 2022. The grant agreement for design was approved by the CRA (BCC) board on September 13, 2022, for the CDBG \$250,000 grant. Funding became available in October 2022. Grant period ends on April 30, 2024.

Staff initiated the Engineer Selection Process for a proposal for the preparation of design plans. Having 100% design plans will allow this project to be considered shovel ready to better position the CRA to leverage funds with other funding opportunities for construction.

## Immokalee Sidewalk Project Phase III Eustis and W. Delaware Sidewalk Project

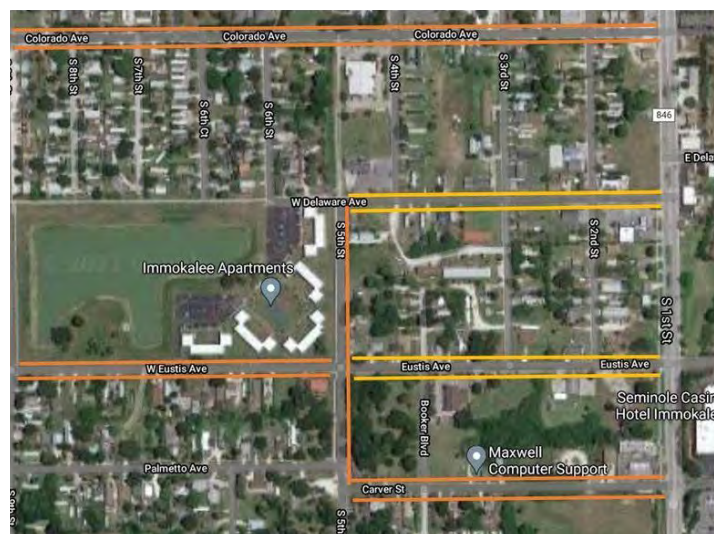
This project is part of the comprehensive sidewalk plan for the southern area of the Immokalee Community. Phases 1 and 2 were completed in 2018 and 2021. This phase will further the goal to provide an interconnected sidewalk network to improve pedestrian and bicycle safety, connecting residential areas to community facilities and commercial services.

Phase 3 will consist of constructing 6-foot-wide concrete sidewalks as well as drainage improvements associated with the sidewalks, along Eustis Street and W. Delaware from South 5th Street to South 1st Street (approximately 2500 linear feet).

Agnoli, Barber and Brundage (ABB) were selected to complete the design and permitting for this project. The design was complete in September 2022. The ICRA has been tentatively awarded federal appropriations grant funds in the estimated amount of \$987,000 for the construction portion of this project.

The total cost for the Eustis & Delaware Project (design and construction) was estimated at \$1.14M. The Immokalee Beautification MSTU and the Immokalee CRA will partner on this project.

Staff received Letter of Invitation that identifies the requirements of the grant funding. Civitas LLC is preparing Environmental Review (ER) as required. The ER and a Request for Release of Funds and Certification must be approved by the Department of Housing and Urban Development (HUD) before taking further action such as construction or physical work on the project.





# Infrastructure Projects Funded by CRA & MSTU



## **Main Street Corridor Streetscape Project – SR 29 (Main Street) from 9th Street to 2nd Street**

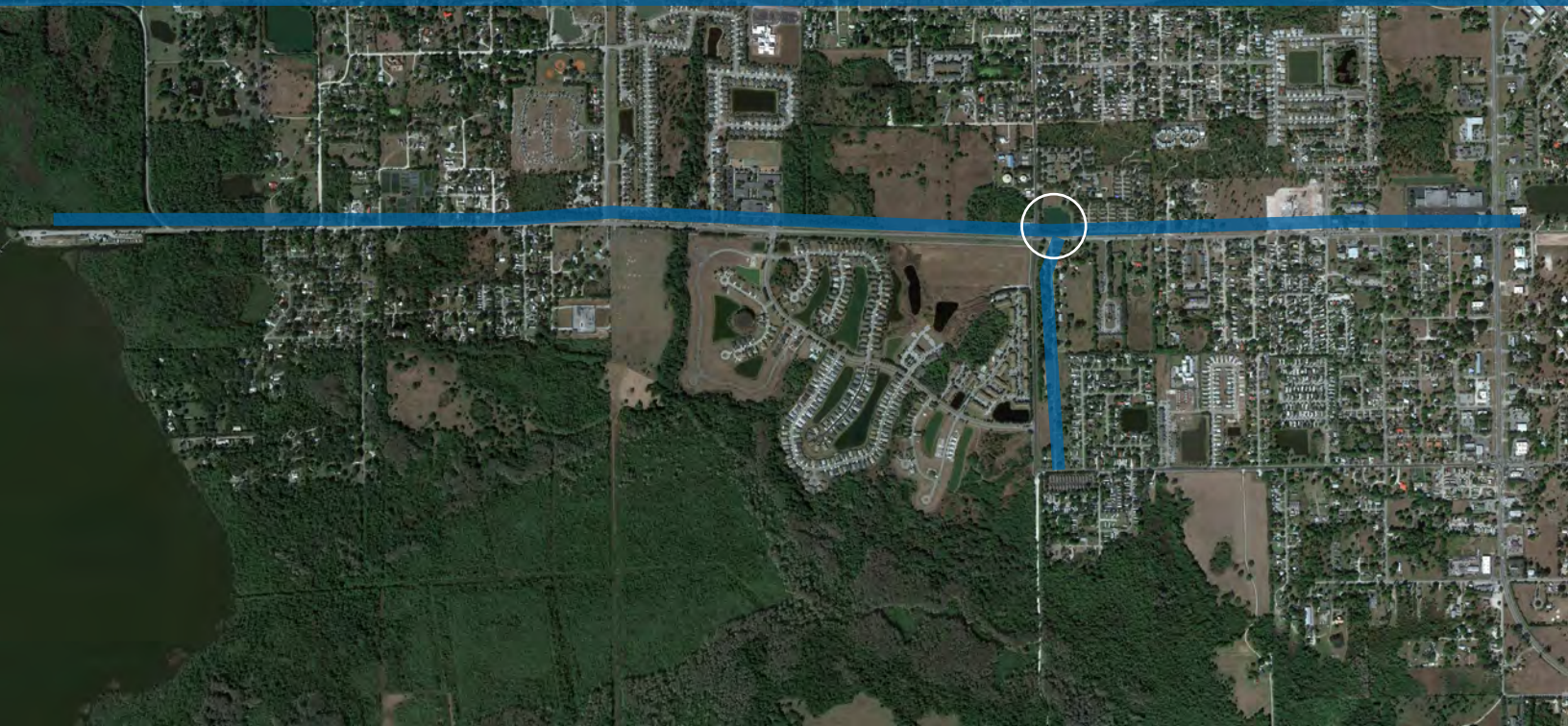
Johnson Engineering (Johnson) has been selected as the Consultant to prepare a site plan for the design improvements to the streetscape of Main Street (E 2nd St to 9th St). The project will consist of conceptual site planning and engineering/design services, permitting, preparation of construction documents and construction oversight services for streetscape enhancements consisting of hardscape and landscape renovation and improvements of the Main Street corridor as a pedestrian friendly street.

The objective is to emphasize safe walking and bicycling, promote downtown revitalization, litter abatement, incorporate design elements to discourage loitering and improve control of the existing chicken population within the boundaries of the project.

Johnson provided a Proposal on July 15, 2022 in the amount of \$212,598. A Notice to Proceed was issued to Johnson on September 1, 2022 for design plans to be completed within 10 - 12 months. A Kick-Off meeting and Site Visit with Johnson's design team and CRA staff was held on September 26, 2022. Johnson has scheduled three Public Meetings to present final plans.



# Infrastructure Projects Funded by CRA & MSTU



## **Lake Trafford Road Corridor Project – Lake Trafford from SR 29 (15th Street) to Ann Olesky Park & a portion of Carson Road**

Jacobs Engineering (Jacobs) is to conduct a lighting study to determine the lighting requirements for Lake Trafford Road from Ann Olesky Park to SR 29 (4.8 miles) and Carson Road from Immokalee Drive to Lake Trafford Road (.5 miles). The study shall compare roadway lighting versus pedestrian lighting to identify the improvements needed to best satisfy the needs of the community. The project area is marked in blue on above map.

Staff reviewed a proposal and has requested Jacobs to change the scope of work from a Conceptual Plan to a Final Construction Plan with a survey of the corridors. On November 18, 2022 Jacobs confirmed they will change the scope. Design services are anticipated to begin in 2023.

This project will be completed in phases to coordinate with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford Road from Little League Road to Laurel Street, and sidewalks on the south side of the roadway from Carson Road to Krystal Lane and from North 18th Street to Laurel Street.



# Infrastructure Projects not Funded by CRA & MSTU

## Project Management Department: Transportation Management Services

### Transportation Investment Generation Economic Recovery (TIGER) Grant Complete Street

This project includes design and construction of 20 miles of concrete sidewalks, a bike boulevard network, a shared-use path, street lighting, bus shelters, a new transit center, landscaping, drainage improvements, and intersection and traffic calming retreats.

Design Build funding sources: FHWA grant funds (\$13,132,691) and County match funds (\$9,736,589) = \$22,869,280.

At the February 8, 2022, Board of County Commissioners Meeting RFP #20-7811, "Immokalee Area Improvements" TIGER Grant was awarded to Quality Enterprises USA, Inc., for a total not to exceed amount of \$22,869,280, for Project #33563.

The County's Contractor is continuing with the surveying, permitting and design portion of the project. Environmental field work is completed in Areas 1, 2 & 3.

**Area 1:** The Contractor is continuing the design for submittal of 90% plans for their next submittal. The South Florida Water Management District (SFWMD) reviewed the submitted information to confirm if the project was exempt and determined that the proposed project is exempt from the requirement to obtain an Environmental Resource Permit.

**Area 2:** The survey work is completed, and the Contractor is continuing design for 60% plans. A request for verification of exemption application will be submitted to the SFWMD concurrently with the 60% design submittal to the County. The environmental field work and listed species survey was completed for the area.

**Area 3:** The survey work is completed, and the Contractor is continuing design for 30% plans. The environmental field work was completed for the area.

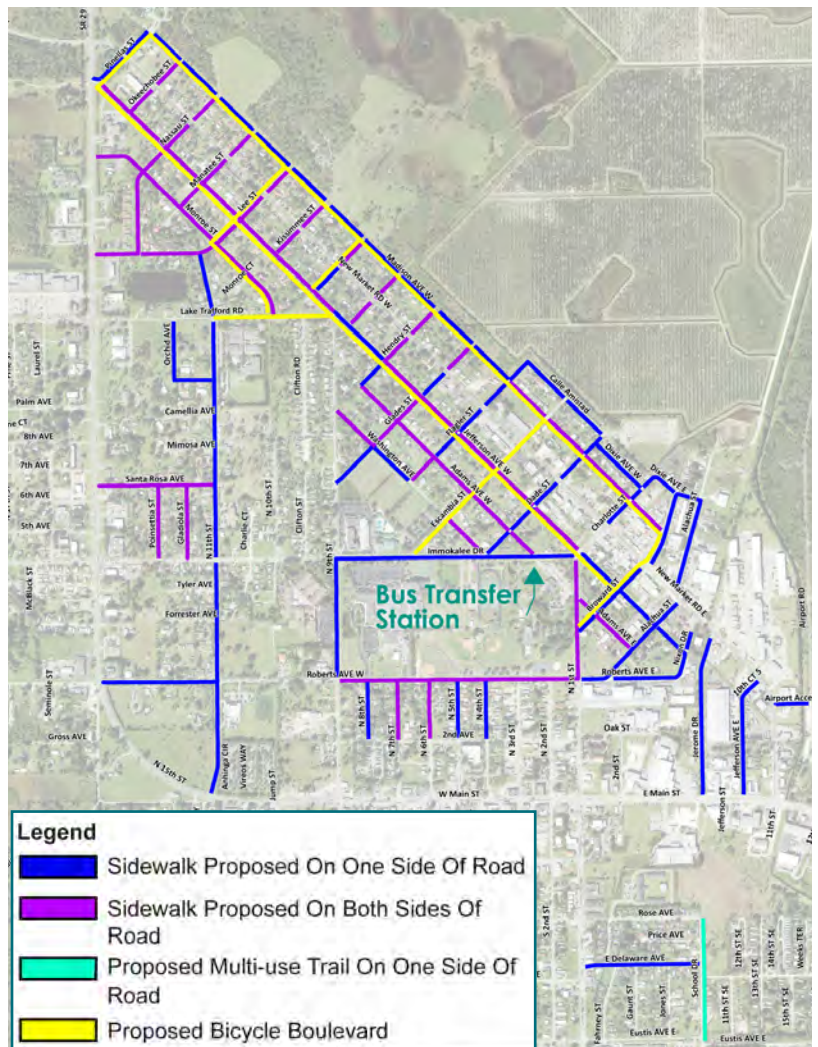
**Area 4:** The survey work is ongoing.

**Area 5:** The Contractor received direction from the County on the preferred alternative for design along Stockage Road adjacent to Collier County Waste Management's property. The Contractor is working towards 60% plans based on the County's direction.

**Bus Transfer Station:** The Contractor received comments based on the site plan, right-of-way submittal, SFWMD submittal and Immokalee Water and Sewer District submittal. Plans will be resubmitted late November/early December.

The design/build portion of this project started in 2022 and construction is set to be completed 2024.

For more information, please visit the website at <https://immokaleecompletestreets.com/>





# Infrastructure Projects not Funded by CRA & MSTU

## Project Management Department: Transportation Management Services

### Carson Road Project-Eden Park Elementary Safe Routes to School

- 6' Sidewalk on the south and west side of the road
- Construction costs \$663,000
- Funded with Safe Routes to School funds in FY 21/22
- Construction in FY 22/23
- Adding time to the contract Stop Work issued until Change Order is approved.

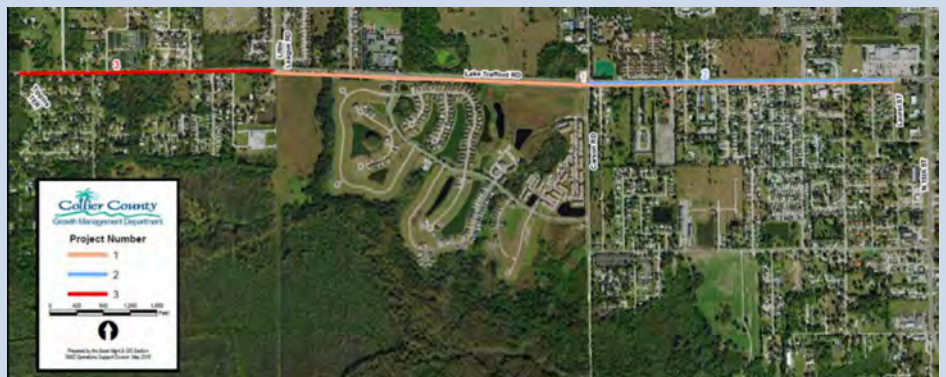


### Lake Trafford Road

Design of bicycle and pedestrian features on Lake Trafford Road from Little League Road to Laurel Street. The project length is approximately 1.850 miles. Specifically, the design will provide for bicycle lanes on each side of the roadway within the project limits and design of a 6-foot sidewalk on the south side of the roadway from Carson Road to Krystal Lane and from North 18th Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19th Street, if required. Constrained right-of-way at 19th Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is discussed under Stormwater projects.

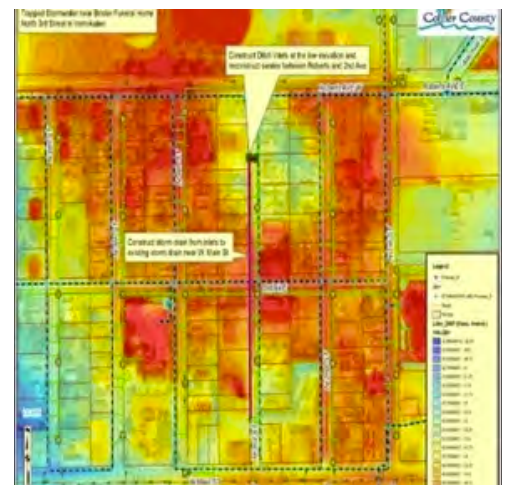
### Stormwater Improvements

The original Immokalee Stormwater Master Plan (ISWMP) was prepared by H.W. Lochner (2005). Camp Dresser & McKee (CDM) was contracted in 2010 to prepare construction plans for the Downtown Immokalee and Immokalee Drive projects plus update the ISWMP. A draft update document was prepared but not finalized. On November 28, 2018, county staff presented the follow-up analysis.



### Immokalee Stormwater Project updates:

**North 3<sup>rd</sup> Street Stormwater Improvements:** The North 3<sup>rd</sup> Street Drainage proposed project is located on North 3<sup>rd</sup> Street between 2<sup>nd</sup> Avenue and Roberts Avenue West. The project includes roadside swales, installation of inlets on 3<sup>rd</sup> Street, construction of a storm drain-pipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street. Cost for repairs is estimated at \$600,000. The grant funding contract is now finalized, and the project is entering the contractor bidding phase.





# Infrastructure Projects not Funded by CRA & MSTU

Project Management Department: Transportation Management Services

## Madison Avenue Channel Project

On the northeastern side of Immokalee, County staff obtained BCC approval to purchase a 6-acre parcel east of the Immokalee Foundation Career Path Learning Lab site. That site will provide a pond site to improve stormwater quality from the outfalls along Madison Ave. Additionally, County staff is working with FDOT's design firms to coordinate the alignment of the SR-29 bypass loop so they can avoid having to route the stormwater from the Madison Avenue channel all the way around the north and east sides of the airport.



## Eden Gardens Project

The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox Street, east of Boxwood Drive, west of Carson Road, and generally north and northeast of Eden Gardens. The project would construct a new ditch along the northern boundary of Eden Gardens, install a 24" pipe under Boxwood Drive to tie into the existing ditch along the northwest boundary of Eden Gardens to convey flows further west. Cost for repairs is estimated at \$602,786.32. The County applied for CDBG-DR grant funding for this project.

## Lake Trafford Road Area

The single negotiated contract for designing both the stormwater treatment facility at the SE corner (Tract 3) of Arrowhead Reserve and the pathway and needed drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace was applied for by the Board of County Commissioners in 2021. County staff is looking at phasing the construction, with Phase 1 being the Arrowhead Tract 3 site and Phase 2 being the pathway and drainage west of Little League Road. Design for Phase 1 was completed in 2021 and construction is tentatively scheduled to begin in 2023. Phase 2 design began in 2022.







# Immokalee MSTU

## Landscape Maintenance Contract

Services of the Immokalee Beautification MSTU consist of managing the maintenance of all public areas along Main Street (SR 29) and First Street (CR 846) within the limits of the Immokalee Urban Area. A&M Property Maintenance, a local Immokalee vendor, has been providing great service by performing various maintenance and repair services, such as lawn mowing, sidewalk and gutter cleaning, landscape maintenance, irrigation system management, and installing banners and holiday decorations.

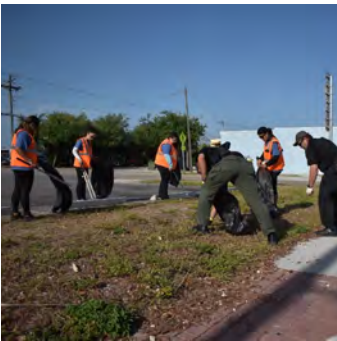
Additional incidental services are performed on an as-needed basis such as additional trash pick-up, removal and replacement of plantings, and paver repairs. Christmas decorations are also installed under this contract. Monthly observation (walking) tours are conducted with the Contractor, CRA Staff, Public, and CRA/ MSTU Board members.



# Community Outreach

## Earth Day April 22, 2022

The Immokalee CRA, Collier County Parks & Recreation, The Immokalee Foundation, Immokalee High School, Immokalee Library, and the Botanical Gardens participated in the Earth Day Event held on April 22 from 9-11 AM. Trash was picked up along Main Street from 1st – 9th Street and on Roberts Avenue. The Botanical Gardens donated and planted Florida Native plants at the Immokalee Library and the Immokalee Community Park.



## Big Bus November 5, 2022

The Big Bus Event was on Saturday, November 5, 2022 from 9:00 a.m. – 12:00 p.m., hosted by the Florida Department of Health in Collier County at the DOH - Collier Immokalee campus (419 North First Street). This free event provided opportunities for individuals and families to receive certain health services, screenings, vaccines, and information. Along with big buses there were over sixty other agencies, including the Immokalee CRA, that provided free services, food, and information.





# Community Outreach

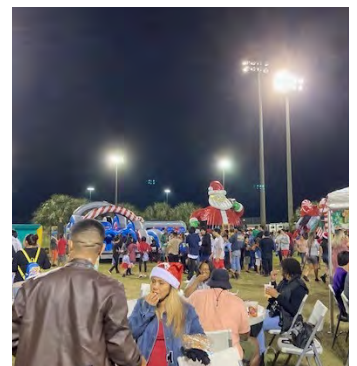
## Tree Lighting Event December 1, 2022

The CRA hosted the 9th Annual Tree Lighting Event on December 01, 2022, at the Immokalee Zocalo Plaza with the help of the MSTU, the Seminole Casino Hotel, Collier County Parks & Recreation, the Eastern Collier Chamber of Commerce, and the Sheriff's Department.



## Christmas Around the World Parade & Gala December 10, 2022

Christmas Around the World Parade & Gala was held on December 10, 2022. This annual event is organized by Collier County Parks & Recreation and the Eastern Collier Chamber of Commerce. The CRA assisted park staff with the game booth.





# Immokalee

## Community Redevelopment Area (ICRA) Project Status Report

The 2022 amendment to the Community Redevelopment Plan lays out the framework of goals, objectives, and strategies to support the overall community vision. Below are the five goals and the specific projects identified to implement the vision. Tax Increment Funds have been allocated to complete the projects.

### GOAL – 4.2.1 Celebrating Culture: Create a Cultural Destination

Preserve and enhance the rich mix of cultures and heritage in Immokalee and embrace new ones as they are identified.

Status: Staff is meeting monthly with Parks & Recreation to coordinate upcoming project partnerships.

No project funds have been expended for Parks & Recreation improvements in 2022.

Projects:  
**50245 – Parks & Recreation**  
Budget Allocation:  
**\$70,000**



### GOAL – 4.2.2 Economic Development

Strengthen the economic health of Immokalee.

Status: Staff continues to market program. No project funds have been expended for Commercial Façade Grants Improvements in 2022.

Projects:  
**50252 – Commercial Grant Program**  
Budget Allocation:  
**\$100,000**





# Immokalee Community Redevelopment Area (ICRA) Project Status Report

## GOAL – 4.2.3 Housing

Provide a mix of housing types and price points to allow for safe, high-quality dwelling unit options in Immokalee.

Status: Staff is coordinating with a local partner to update a study of the Eden Park area. No project funds have been expended for this revitalization project in 2022.

Projects:  
50246 – Neighborhood Revitalization  
Budget Allocation:  
**\$383,360**



## GOAL – 4.2.4 Infrastructure

Maintain a high quality of life for all residents and visitors of Immokalee.

Status: Staff is coordinating stormwater projects with county staff. No project funds have been expended for stormwater projects in 2022.

Projects:  
50243 – Stormwater Infrastructure  
Budget Allocation:  
**\$278,000**





# Immokalee Community Redevelopment Area (ICRA) Project Status Report

**Project initiated in 2022 – Immokalee Sidewalk Phase III Eustis Avenue and West Delaware Avenue**

Partnership with Immokalee Beautification MSTU contribution of \$144,763. Federal Appropriation Funds estimated at \$987,000.

Status: Contingent on Federal Appropriation grant award. Staff is conducting environmental review of project area.

Note: No project funds have been expended in 2022.

Projects:  
**50244 – CRA Sidewalks**  
Budget Allocation:  
**\$414,300**



**Main Street Corridor Streetscape Project SR 29 (Main Street) from 9th Street to E. 2nd Street**

**Project initiated in 2022 – Partnership with Immokalee Beautification MSTU contribution of \$212,598.**

Status: Design portion of project is underway. No project funds have been expended in 2022.

Projects:  
**50259 – Main Street Corridor**  
Budget Allocation:  
**\$423,700**





# Immokalee Community Redevelopment Area (ICRA) Project Status Report

Project Initiated in 2022

First Street Corridor Pedestrian Safety Improvements Project South 1st Street from Main Street to School Road/  
Seminole Crossing Trail

Community Development Block Grant (CDBG) award of \$250,000 for design portion.

Status: Staff was awarded CDBG funds in FY23 for design portion. No project funds have been expended in 2022.

Projects:  
**50263 – First Street Corridor**  
Budget Allocation:  
**\$250,000**



## GOAL – 4.2.5 Implementation /Administration

Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.

Status: On-going administrative efforts and continued coordination with the Immokalee Beautification Municipal Service Taxing Unit (MSTU) to achieve the CRA goals and objectives.

Initiated Projects: 3  
Completed Projects: 0

Total CRA Project Fund Encumbered  
as of October 1, 2022: **\$12,400**

Total CRA Project Fund Balance  
October 1, 2022: **\$2,359,900**





# Immokalee

## Tax Increment Revenues 2001-2022

### Immokalee Tax Increment 2000-2022

Fiscal Year	Taxable Value	Taxable Value % Change	Increment	Total TIF Provided
FY99				
<b>FY00</b>	<b>148,645,590</b>			
FY01	156,720,943	5.4%	8,075,353	33,335
FY02	176,095,105	12.4%	27,449,514	123,000
FY03	196,490,394	11.6%	47,844,804	212,900
FY04	214,158,072	9.0%	65,512,482	291,500
FY05	228,019,489	6.5%	79,373,899	353,200
FY06	259,056,291	13.6%	110,410,701	491,400
FY07	341,537,872	31.8%	192,892,282	803,800
FY08	392,444,888	14.9%	243,799,298	889,000
FY09	374,317,144	-4.6%	225,671,554	822,900
FY10	288,108,618	-23.0%	139,463,028	560,600
FY11	261,857,985	-9.1%	113,212,395	460,400
FY12	235,544,805	-9.9%	87,199,215	354,600
FY13	214,569,564	-9.0%	65,923,974	268,000
FY14	227,275,140	5.9%	78,629,550	319,800
FY15	236,186,328	3.9%	87,540,738	356,000
FY16	256,919,738	8.8%	108,274,148	440,300
FY17	279,791,067	8.9%	131,145,477	544,600
FY18	300,041,620	7.2%	151,396,030	628,800
FY19	318,430,132	6.1%	169,784,542	705,000
FY20	330,798,753	3.9%	182,153,163	756,600
FY21	363,739,441	10.0%	215,093,851	893,300
FY22	391,123,283	7.5%	242,477,693	1,007,000
<b>Grand Total</b>				<b>11,316,035</b>



# Immokalee CRA

## Operations and Grants

### FY-22 Budget to Actual – CRA Operations and Grants Fund 186, 786, 715 & 716

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Carry Forward	\$ (101,300)	\$ 1,714,598	\$ 1,606,700	\$ (107,898)
Interest	12,000	12,000	12,806	806
Trans Interfund	97,600	461,900	97,600	(364,300)
Trans Other Funds	–	–	–	–
Tax Increment	1,007,000	1,007,000	1,007,000	–
Mgt. Fee	92,800	92,800	92,800	–
Misc. Rev	–	–	–	–
Grants and Reimbursements	–	250,000	67,637	(182,364)
<b>Total Sources</b>	\$ 1,108,100	\$ 3,538,298	\$ 2,884,542	\$ (653,756)
Less: Intrafund	(97,600)	(461,900)	(97,600)	364,300
<b>Net Sources</b>	\$ 1,010,500	\$ 3,076,398	\$ 2,786,942	\$ (289,456)
<b>Expenditures</b>				
Personal Services	\$ 195,200	\$ 214,300	\$ 213,180	\$ (1,120)
Operating Exp.	408,500	937,598	234,011	(703,587)
Capital Outlay and Projects	158,600	1,606,600	–	(1,606,600)
Grant Programs	–	100,000	–	(100,000)
Transfers	217,900	217,900	216,801	(1,099)
Trans Grants and Interfund	97,600	461,900	97,600	(364,300)
Reserves/Est. Carry Forward	30,300	–	2,122,950	2,122,950
<b>Total Uses</b>	\$ 1,108,100	\$ 3,538,298	\$ 2,884,542	\$ (653,756)
Less: Intrafund	(97,600)	(461,900)	(97,600)	364,300
<b>Net Uses</b>	\$ 1,010,500	\$ 3,076,398	\$ 2,786,942	\$ (289,456)

On September 13, 2022, the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating found (186) to the CRA Capital Fund (786) lo ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Community Redevelopment Area.

In accordance with Florida Statutes section 163.371 (2), the annual report for the Immokalee Community Redevelopment Area (ICRA) has been filed with Collier County. This report includes information on activities for fiscal year **2022**. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (ImmokaleeCRA.com) within 45 days after completion. The most recent audit (**2021**) is available online at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com).



# Immokalee CRA Beautification MSTU

## FY-22 Budget to Actual – Immokalee Beautification MSTU Fund 162

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Beginning Balance	\$ 1,076,000	\$ 1,405,264	\$ 1,307,800	\$ (97,464)
Ad Valorem Taxes	437,651	437,651	448,561	10,910
Interest	4,749	4,749	9,724	4,975
Misc, TC & PA Trans	–	–	91,017	91,017
<b>Total Sources</b>	<b>\$ 1,518,400</b>	<b>\$ 1,847,664</b>	<b>\$ 1,857,102</b>	<b>\$ 9,438</b>
<b>Expenditures</b>				
Operating Exp.	\$ 473,800	\$ 710,888	\$ 281,034	\$ (429,854)
Capital Outlay/Projects	500,000	500,000	–	(500,000)
Mgt. Fee	92,800	92,800	92,800	0
Cost of Tax Collection	15,100	15,100	12,974	(2,126)
Transfers	–	–	–	0
Reserves/Est. Carry Foward	436,7000	528,876	1,470,295	941,418
<b>Total Uses</b>	<b>\$ 1,518,400</b>	<b>\$ 1,847,664</b>	<b>\$ 1,857,102</b>	<b>\$ 9,438</b>





# Immokalee CRA

## MSTU Managed Road Segment ROW

FY-22 Budget to Actual – Immokalee Road & State Road 29  
Fund 111-163805

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Net Cost Unincorp Gen'l Fund	\$ 218,000	\$ 218,000	\$ 211,003	\$ (6,997)
<b>Total Sources</b>	\$ 218,000	\$ 218,000	\$ 211,003	\$ (6,997)
<b>Expenditures</b>				
Landscape Materials	\$ 15,000	\$ 15,000	\$ 15,705	\$ 705
Contractual Maintenance	175,000	175,000	173,787	(1,213)
Trash	4,000	4,000	2,974	(1,213)
Water & Electricity	20,000	20,000	15,895	(4,105)
Sprinkler/Other Supplies	4,000	4,000	2,974	(1,026)
<b>Total Uses</b>	\$ 218,000	\$ 218,000	\$ 211,000	\$ (6,997)







**Collier County Community Redevelopment Agency - Immokalee**

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