



# 2023 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.



# Immokalee



*my Home*

## 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, Mikisúkî 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. The 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.



# 2023 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.



**Rick LoCastro**  
District 1  
BCC Chairman



**Chris Hall**  
District 2



**Burt Saunders**  
District 3



**Dan Kowal**  
District 4  
CRA Board Co-Chair



**William L. McDaniel, Jr.**  
District 5  
CRA 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

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

## Meetings

Public hybrid meetings for the Immokalee CRA are held the third Wednesday of every month at 8:30 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  
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 the 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, CRA Chair, born in Alabama and moved to Immokalee in 1955. Ms. Goodnight retired from the Collier County Sheriff's Department and continues to be a community activist.



**Christina Guerrero**  
MSTU Chair

Christina M Guerrero, MSTU Chair, was born in Naples, Florida and raised in Immokalee "My Home". She is the business owner of Florida Boys Site Development Inc. and an active Realtor®. She is honored to be a part of Immokalee's MSTU Board and is looking forward to making a difference in the community.





**Yuridia Zaragoza**

**Yvonne Blair**

**Christie A. Betancourt**

# CRA STAFF

**Christie A. Betancourt**

Program Manager

Christie has worked for Collier County for 23 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**

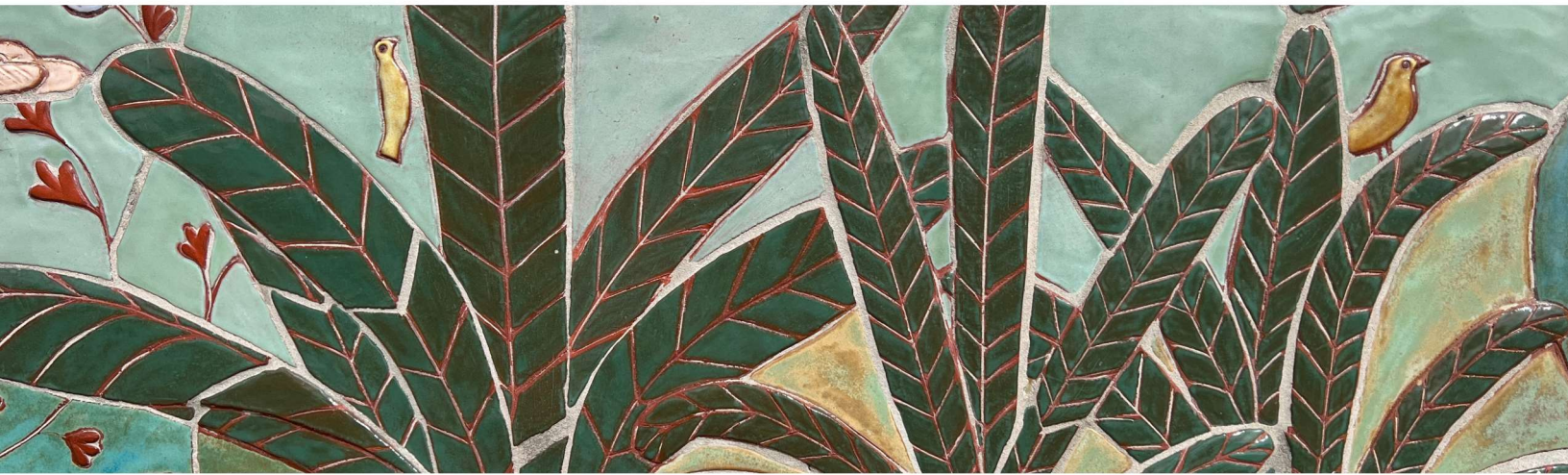
Administrative Assistant

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.

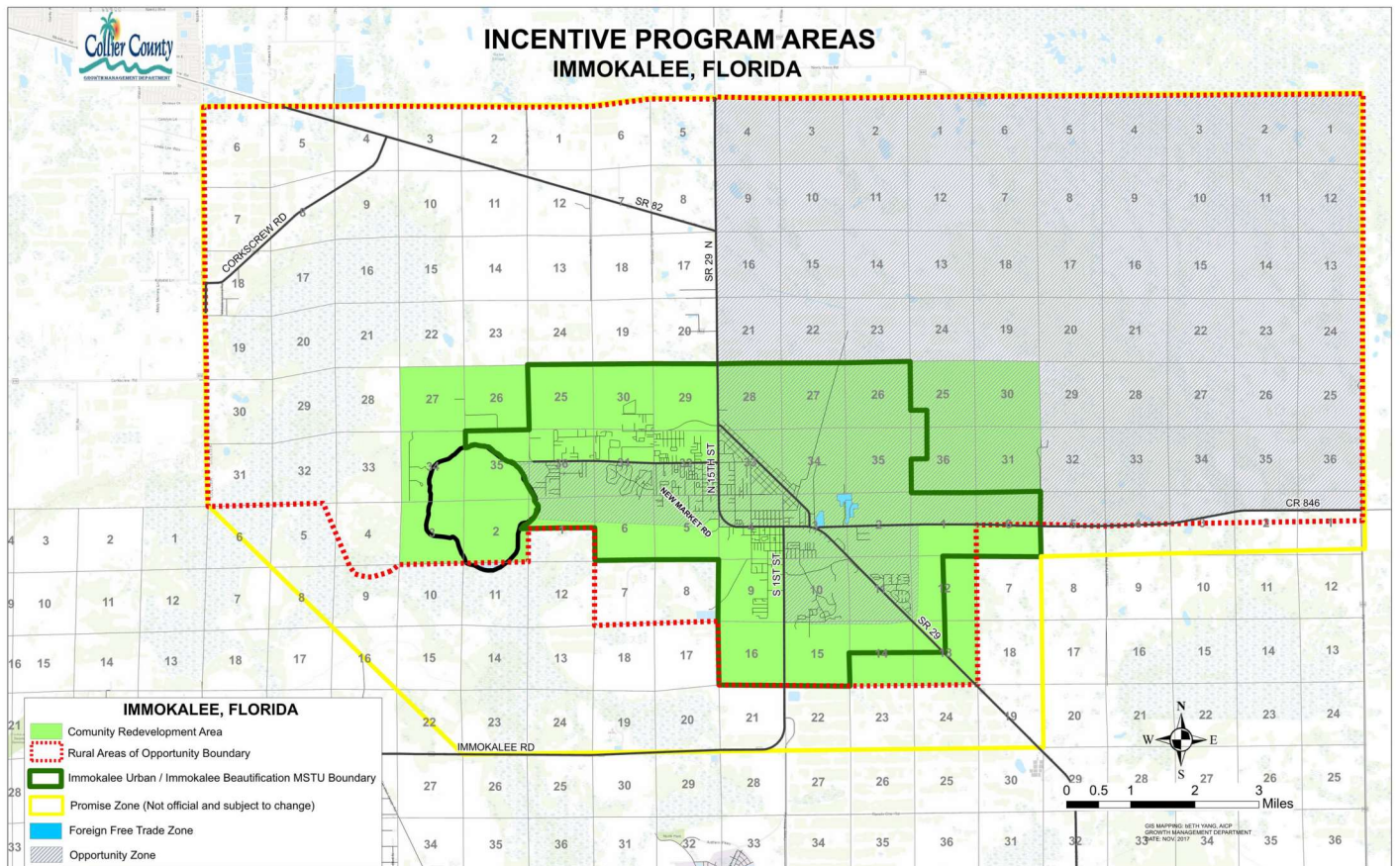




# CRA & MSTU BOUNDARY



The Immokalee Community Redevelopment Area (ICRA) covers all of Immokalee. The Urban designated area is a community of approximately 30 square miles, or ±17,116 acres; the Redevelopment Area boundary extends beyond the urban area boundary and contains a total of ±24,386 acres, including Lake Trafford and lands designated as Rural Land Stewardship Areas on the Collier County Future Land Use Map.





# IMMOKALEE

## WHAT IS A



**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 2023 was \$439,448,193, which is a \$290,802,603 increase in total property values since 2000.

This incremental increase resulted in a TIF revenue of \$1,207,800 for 2023.



# WHAT IS A



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 appointed representatives 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.



Front cover and above murals by local artist **Martha M. Cantu**



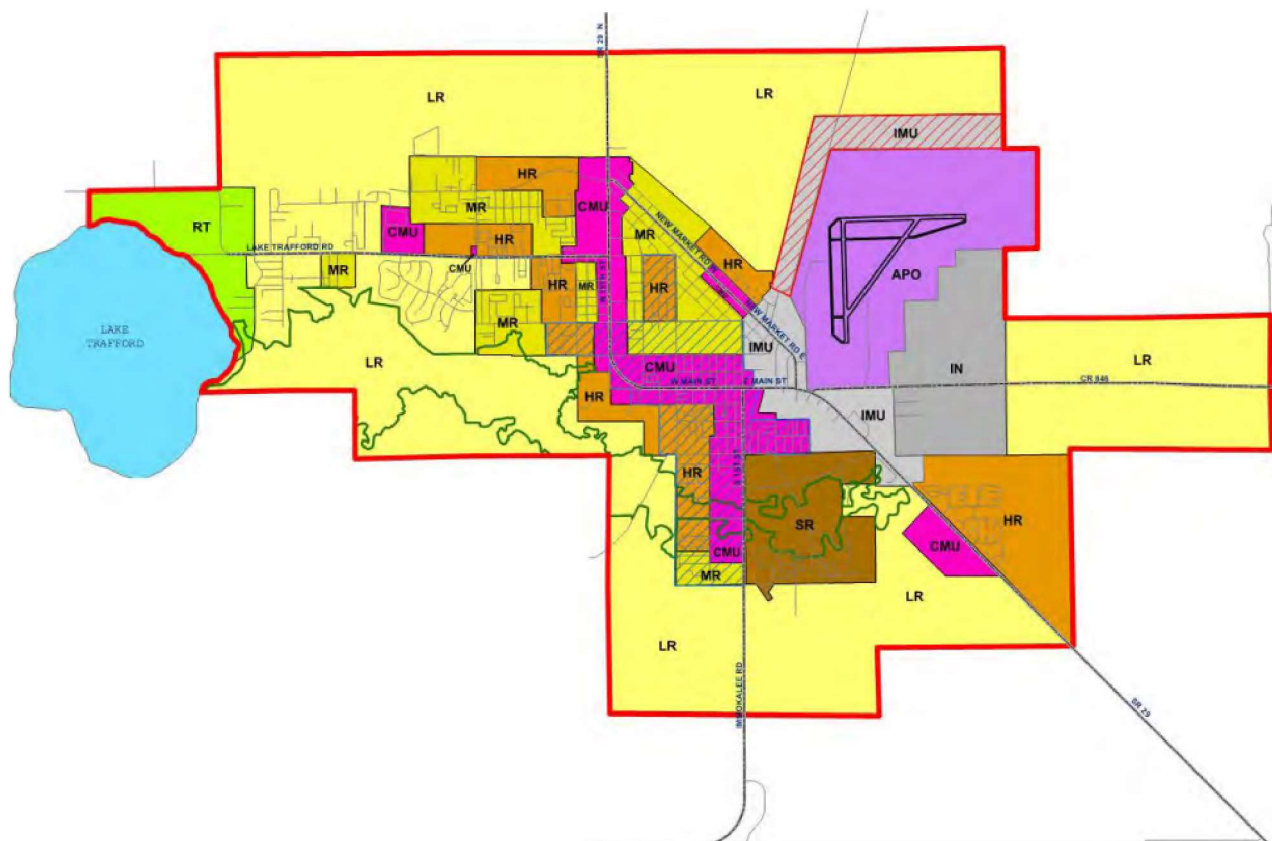
# IMMOKALEE

## 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.

TNC presented at the CRA Advisory Board Meeting on February 15, 2023. Staff provided updates at the May 17, 2023, CRA Advisory Board meeting. TNC finalized evaluations on the overlay and development patterns. They held one-on-one meetings with local stakeholders. TNC presented updates at the June 21st Joint CRA & MSTU meeting. TNC provided the Immokalee Land Development Code “White Paper” update to County staff on September 1, 2023. TNC held a workshop on October 4, 2023. TNC staff is now working on LDC draft language with ICRA staff and County staff. Adoption process from CCPC and BCC Hearings is estimated from April 2024 – September 2024.





# THE REDEVELOPMENT PLAN



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. On May 10, 2022, the Collier County Board of County Commissioners acting as the Community Redevelopment Agency (CRA), approved a second amendment to the Collier County Community Redevelopment Plan.

Staff is continuing to work on the implementation schedule. Staff provide quarterly updates on the areas of focus which are Celebrating Culture, Economic Development, Housing, and Infrastructure Projects and Implementation/Administration. The Community Redevelopment Plan anticipates that these 5 goals will be achieved through 26 corresponding objectives and those objectives will be accomplished through the 109 corresponding strategies.

- Goal 4.2.1**     **Celebrating Culture:** Create a Cultural Destination.
- Goal 4.2.2**     **Economic Development:** Strengthen the economic health of Immokalee.
- Goal 4.2.3**     **Housing:** Provide a mix of housing types and price points for safe, high-quality dwelling unit options in Immokalee.
- Goal 4.2.4**     **Infrastructure:** Maintain a high quality of life for all residents and visitors of Immokalee.
- Goal 4.2.5**     **Implementation/Administration:** Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.



# IMMOKALEE

## CELEBRATING CULTURE

### Welcome Sign at Panther Crossing

SR 29 at Panther Crossing/Farmworkers 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 a 180-day 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 finalized plans on October 28, 2022.

On January 20, 2023, Staff issued a Request for Quotes for the construction of the monument sign. An on-site, Pre-Bid Meeting was conducted on February 10, 2023. The quotes were received on February 20, 2023. The County’s Procurement Services Division authorized Staff to proceed with the lowest bidder, Vektor Contracting (Vektor). The Purchase Order was issued on March 22, 2023.

An Artist Agreement with Martha M. Cantu was executed for her artwork. This was for the same mural as displayed at the Welcome Signs at South 1st Street/Eustis Avenue. Ms. Cantu started her mural on July 8, 2023, and completed the mural on July 12, 2023.

On November 21, 2023, Vektor, QGM and the CRA performed a Walk-Through Inspection, and a punch list was provided to Vektor. The project is expected to be completed in early 2024.

### CRA-Owned property – Zocalo Plaza

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of the plaza until the Fall of 2023. A&M Property Maintenance LLC assumed the maintenance responsibilities. Staff is monitoring the quality of maintenance services being provided. Other improvements completed this year were bamboo trimming, tree trimming, re-shelling the area, and lighting enhancements along the walkway.



107 N. 1st Street



# ECONOMIC DEVELOPMENT

Immokalee  
Regional  
Airport

## Collier County Opportunity Zone Program

Collier County 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 Facade 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 Facade 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 facade improvements to commercial structures.

**The Impact Fee Installment Payment Program.** The program was extended for five years on July 25, 2023, by the Board of County Commissioners.

### Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate (2023 applicants).
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except state, county, and municipal taxes.
- Call or email for complete program requirements.





# IMMOKALEE DEVELOPMENT HIGHLIGHTS

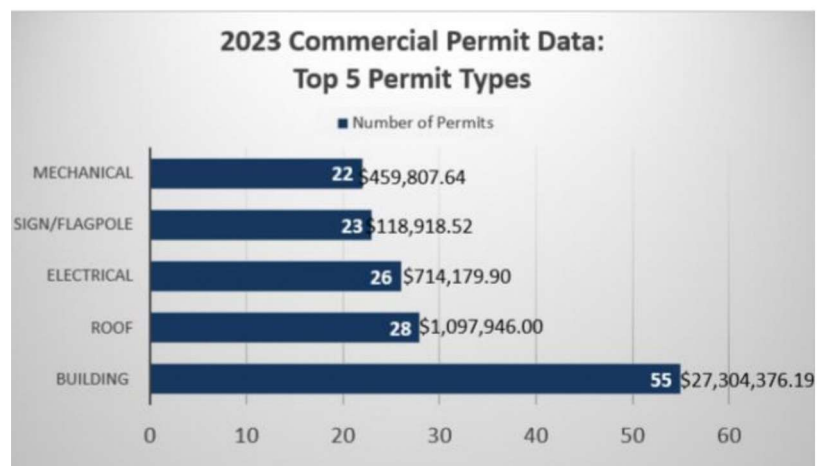
2023 was a busy year for both business development and expansion, as well as infrastructure improvements in the community.



**IMMOKALEE FIRE STATION #30**



**7-ELEVEN ON MAIN STREET**





# ECONOMIC DEVELOPMENT

## DEVELOPMENT HIGHLIGHTS

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

The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designated for housing. The groundbreaking for the new campus was held on May 25, 2023. When completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school. The campus is scheduled to open in July 2025.



### **Seminole Tribe medical and public safety facility**

On April 26, 2022, a groundbreaking ceremony was held for a medical and public safety building on the Immokalee Reservation. The project consists of a 41,000-square-foot building that will house the clinic, Center for Behavioral Health, and public safety departments on 9.7 acres on Seminole Crossing Trail. Construction is underway.



### **Budget Inn**

On March 16, 2022, a Pre-Application meeting was held with the County for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially construct a two or three story hotel.





# IMMOKALEE HOUSING DEVELOPMENT

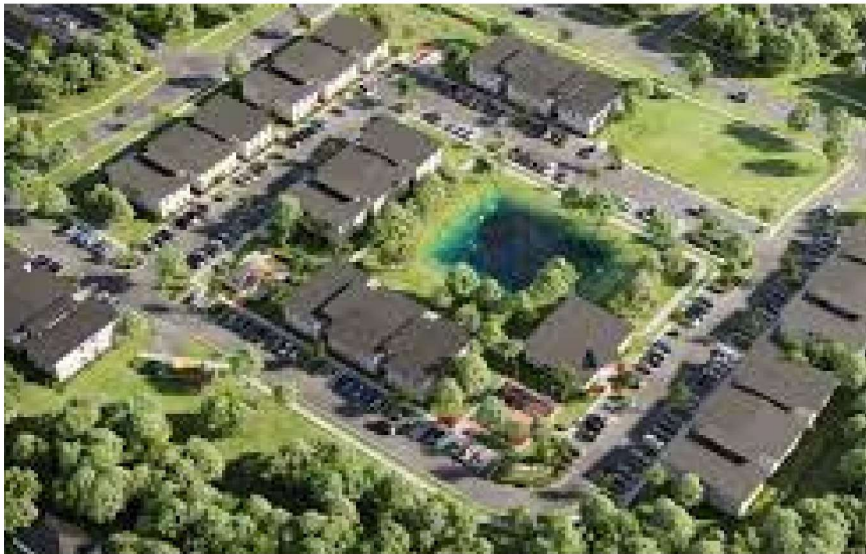


## **Immokalee Foundation Learning Lab 18-home Subdivision**

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 and closed on its seventh home in August 2023.



## **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. Land clearing starting in September 2021. A Signature Moment Wall Raising Ceremony was held on March 1, 2023. Construction continues to progress.

For more information, please visit <http://www.ifha.info/> and they are currently out for bid.





# 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. In 2023 Kaicasa closed on 14 homes and is continuing to take applications for this development.

For more information, please visit:  
<https://www.habitatcollier.org/communities/kaicasa/>



## Casa Amigos - Farmworkers units at Esperanza Place

Rural Neighborhoods opened its new Casa Amigos apartments in Immokalee in October 2023. Centered around a courtyard, the new development has 24 units, each with 2 bedrooms and 2 baths. The apartments are located at 2687 Amigo Way and serve both non-farmworker and farmworker families.





# IMMOKALEE HOUSING

## 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.



## Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation is proposing up to 250 single-family homes, built to rent, and an early education center for roughly 250 students. On October 10, 2023, the Board of County Commissioner approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.

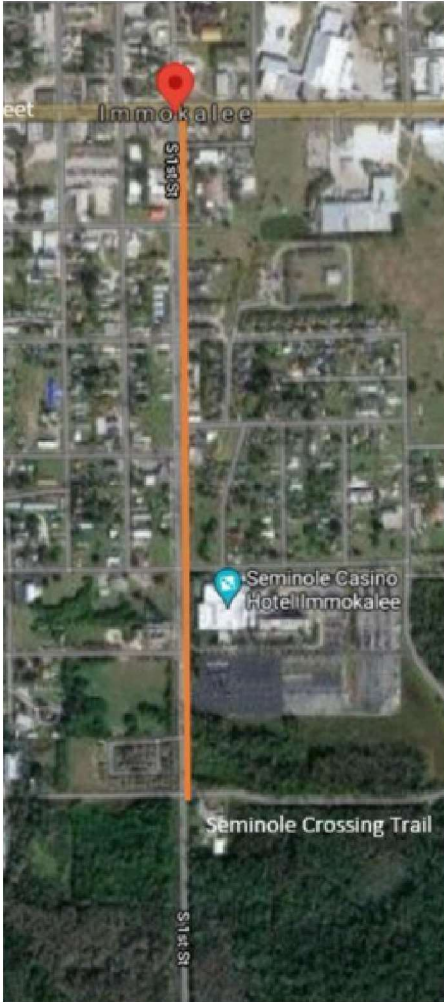


Pulte Family Charitable Foundation

Another development being proposed is the **Casa San Juan Diego Multi-Family** affordable housing development located at 1343 Hancock Street in Immokalee. This is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a club house, a multi-use play field, and a multi-use court.



# 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.

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.

Kisinger Campos & Associates (KCA) was selected for the design of the project and KCA provided a revised proposal on June 22, 2023. A Work Order was executed on June 28, 2023, and on July 20, 2023, a Notice to Proceed with Purchase Order was issued with a commencement date of July 21, 2023. The grant period ends on April 30, 2024. Design plans have been 25% completed. 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. Staff will be submitting a CDBG grant application for the construction funds.

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

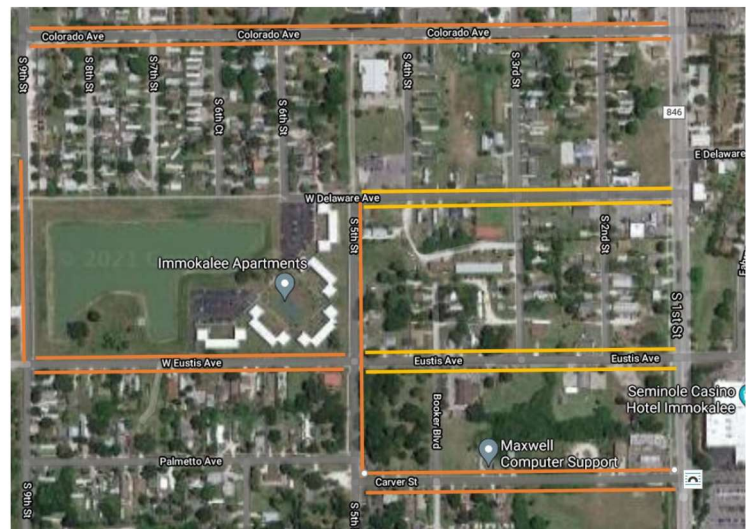
This project is part of the comprehensive sidewalk plan for the southern area of the Immokalee Community. Phases 1 and 2 were completed in 2018 and 2021. This phase will further the goal to provide an interconnected sidewalk network to improve pedestrian and bicycle safety, connecting residential areas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

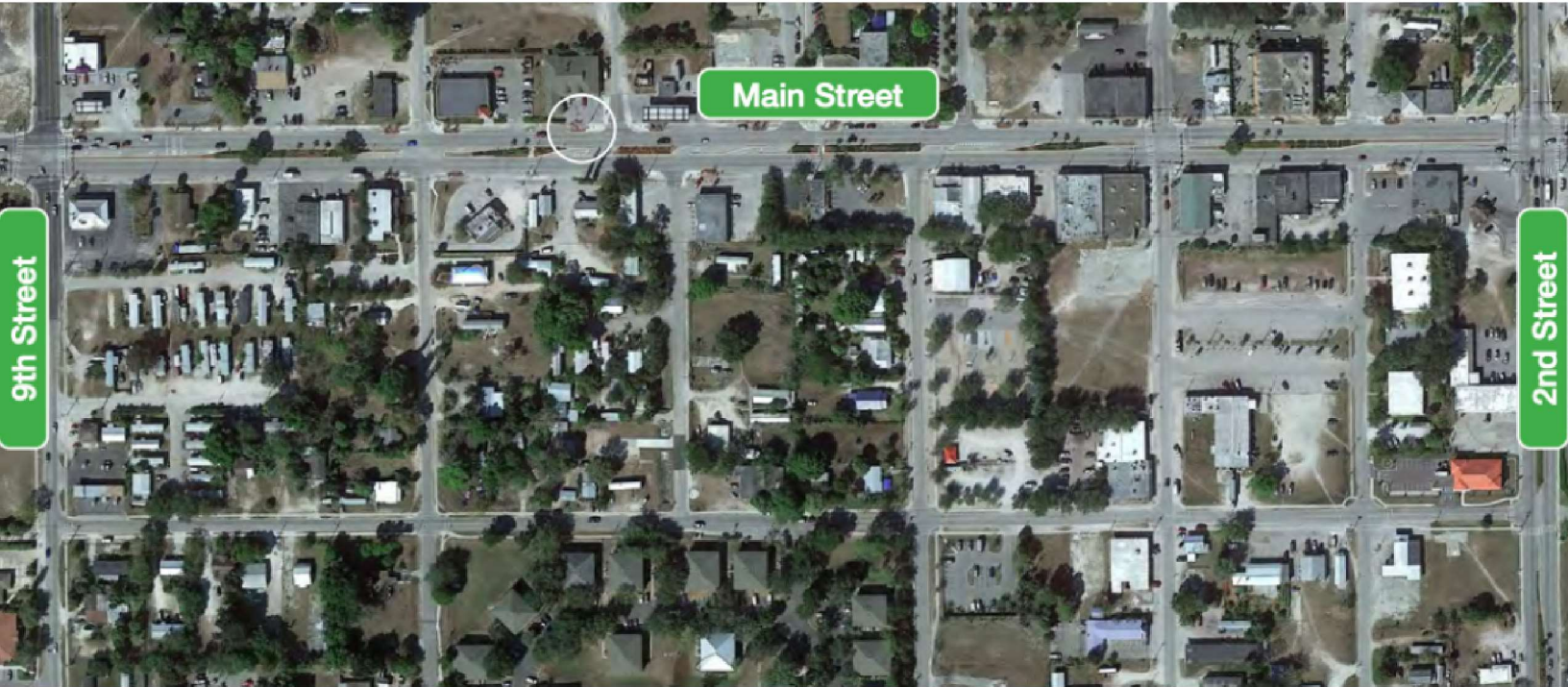
Staff received a Letter of Invitation that identifies the requirements of the grant funding. Civitas LLC prepared an Environmental Review (ER) Report as required. The ER and a Request for Release of Funds and Certification must be approved by the Department of Housing and Urban Development (HUD) before 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) was 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.

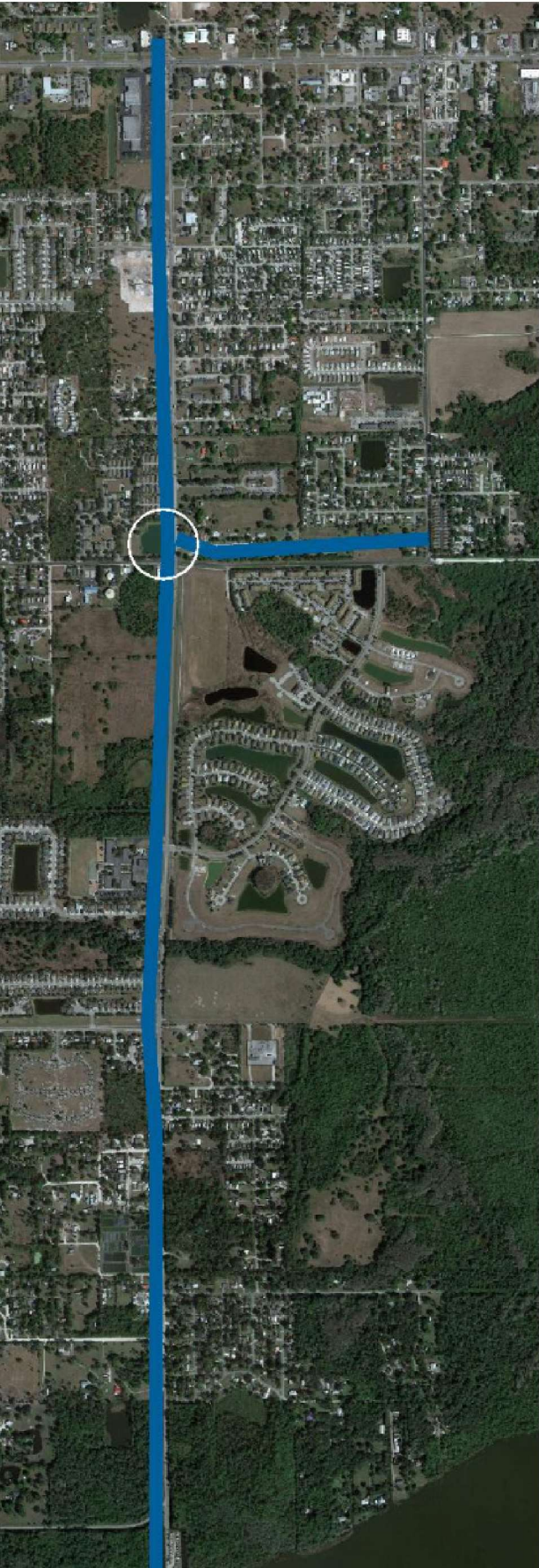
Johnson provided a Proposal on July 15, 2022, in the amount of \$212,598. A Notice to Proceed was issued to Johnson on September 1, 2022.

On August 22, 2023, Johnson provided a sightline overlay map and on August 31, 2023, they provided a Cost Estimate for the Project of \$1,945,440.83. A stop work order had been issued to Johnson while awaiting progress on the Loop Road. Staff is exploring the opportunities and investigating contracting constraints for the possibility of a revised scope of work for Johnson to finalize plans for a better and more transformative project and improve our community's quality of life. The project is on hold until further progress is completed on the Loop Road.



# 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 the map. The usage of Lee County Electric Cooperative leased equipment will be evaluated as part of the scope of work. Jacobs provided a final Proposal in the amount of \$249,930 for the design of construction plans for the corridors. On April 19, 2023 the Immokalee CRA approved cost sharing with the Immokalee MSTU to avoid delays due to funding and authorized Staff to move forward utilizing Jacobs on the lighting design.

A Purchase Order was processed on April 28, 2023 and a Notice to Proceed was issued on May 1, 2023. The work schedule shall not exceed 365 calendar days. The Kick-Off Meeting was on May 18, 2023. Jacobs has initiated traffic counts and crash data research from Collier County's Transportation Services Division for the Lake Trafford Lighting Study and Design plans and collecting data for survey work. Once the topographic survey for the project is completed, Jacobs will proceed with the Lighting Design Analysis Report (LDAR) followed by the design plan production. The project completion is approximately forty three percent (43%); and the Lighting Study Analysis Report 30% plans were submitted to the County on November 7, 2023. Jacobs coordinated with Lee County Electric Cooperative on their existing equipment and with developers of projects under construction to identify proposed improvements.

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.

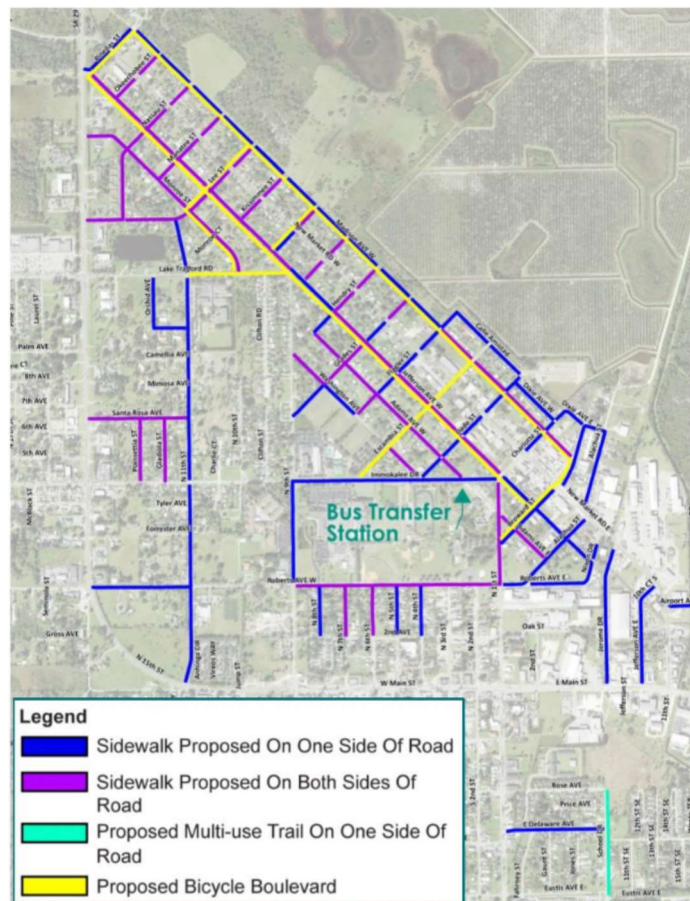
This project includes the design and construction of 20 miles of concrete sidewalks, a bike boulevard network, a shared-use path, street lighting, bus shelters, a new transit center, landscaping, drainage improvements, and intersection and traffic calming retreats.

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

On 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 the 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 fieldwork is completed in Areas 1, 2 & 3.

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/>.





# 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, 2023

The Immokalee CRA staff, the Naples Botanical Gardens, and A&M Property Maintenance participated in the Earth Day Event held on April 22 from 8-11 AM at the Triangle Welcome Sign.

Volunteers from the CRA, MSTU, and Naples Botanical Gardens picked up trash and planted Florida Native plants that were donated by the Botanical Gardens.



## Big Bus November 4, 2023

The Big Bus Event was on Saturday, November 4, 2023 from 9:00 a.m. – 12:00 p.m., hosted by the Florida Department of Health in Collier County at the DOH - Collier and held by at the Immokalee Pioneer Museum at Robert Ranch (1215 Roberts Ave W.).

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 7, 2023

The CRA hosted the 10th Annual Tree Lighting Event at the Immokalee Zocalo Plaza with the help of the MSTU, the Seminole Casino Hotel, Collier County Parks & Recreation, the Immokalee Eastern Chamber of Commerce, and the Sheriff's Department.



## Christmas Around the World Parade & Gala | December 9, 2023

This annual event is organized by Collier County Parks & Recreation and the Immokalee Eastern Chamber of Commerce. The CRA assisted in the Chamber booth.





# IMMOKALEE

## COMMUNITY REDEVELOPMENT AREA (ICRA) PROJECT STATUS REPORT

The 2023 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.

Zocalo Park improvement paver **project was initiated in 2023**. \$29,125 was expended for Parks & Recreation improvements in 2023.

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 2023.

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:** Board approved funding for a Lighting study of the Lake Trafford Road area. This study is a cost share with the MSTU. \$100,000 has been committed for this revitalization project in 2023.

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 2023.

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





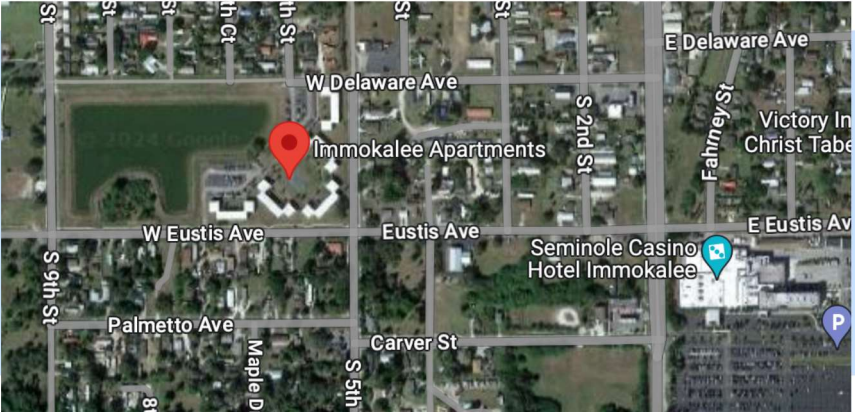
# IMMOKALEE

## 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 are estimated at \$987,000.

**Status:** Staff is meeting monthly with Parks & Recreation to coordinate upcoming project partnerships. No project funds were expended in 2023.

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



Project initiated in 2022 - Main Street Corridor Streetscape Project SR 29 (Main Street) from 9th Street to E. 2nd Street Partnership with Immokalee Beautification MSTU contribution of \$212,598.

**Status:** Design portion of project is underway; \$80,046.60 of MSTU project funds have been expended in 2023.

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 the design portion.

**Status:** Staff was awarded CDBG funds in FY23 for the design portion. In 2023 \$101,215.60 was committed for the CEI firm. No project funds have been expended in 2023.

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: 1**  
**Completed Projects: 0**  
Total CRA Project Fund Encumbered  
as of October 1, 2022: **\$29,125**  
Total CRA Project Fund Balance  
October 1, 2022: **\$3,611,775**





# IMMOKALEE

## TAX INCREMENT REVENUES 2001-2023

### Immokalee Tax Increment 2000-2023

Fiscal Year	Taxable Value	Taxable Value % Change	Increment	Total TIF Provided
FY99				
FY00	148,645,590			
FY01	156,720,943	5.4%	8,075,353	33,335
FY02	176,095,104	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	235,844,805	-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
FY23	439,448,193	12.4%	290,802,603	1,207,800
<b>Grand Total</b>				<b>12,523,835</b>



# IMMOKALEE CRA

## OPERATIONS AND GRANTS

### FY-23 Budget to Actual – CRA Operations and Grants Fund 1025, 1026, 1027, & 1028

	Adopted Budget	Amended Budget	Actual	Variance to Amended
REVENUE				
REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
NET COST UNICORP GEN FUND	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)
TOTAL SOURCES	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)
EXPENDITURES				
LANDSCAPE MATERIALS	\$15,000.00	\$15,000.00	\$15,000.00	\$-
CONTRACTUAL MAINT	\$177,000.00	\$177,000.00	\$162,969.00	\$(14,031.00)
TRASH	\$3,000.00	\$3,000.00	\$3,204.72	\$204.72
WATER & ELECTRICITY	\$21,500.00	\$21,500.00	\$19,650.17	\$(1,849.83)
SPRINKLER/OTHER SUPPLIES	\$3,800.00	\$3,800.00	\$3,079.86	\$(720.14)
TOTAL USES	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)
EXPENSES				
PERSONAL SERVICE	\$239,500.00	\$239,500.00	\$239,336.60	\$(163.40)
CAPITAL OUTLAY	\$520,800.00	\$3,252,900.00	\$-	\$(3,252,900.00)
TRANSFERS	\$138,700.00	\$138,700.00	\$138,700.00	\$-
OPERATING EXPENSE	\$361,400.00	\$917,572.54	\$219,467.40	\$(698,105.14)
GRANTS AND DEBT SERVICE	\$-	\$185,000.00	\$30,934.60	\$(154,065.40)
TRANS GRANTS AND INTERFUND	\$434,200.00	\$1,719,700.00	\$1,667,698.54	\$(52,001.46)
RESERVES/EST CARRY FORWARD	\$53,100.00	\$-	\$3,128,109.71	\$3,128,109.71
TOTAL USES	\$1,747,700.00	\$6,453,372.54	\$5,424,246.85	\$(1,029,125.69)
LESS: INTRAFUND	\$(434,200.00)	\$(1,719,700.00)	\$(1,667,698.54)	\$52,001.46
FUNDS 1025 - 1028	Adopted Budget	Amended Budget	Actual	Variance to Amended
* includes surplus land sale				
Notes for fiscal staff:				
FY23 Actual Carryforward (REV) is the FY23 Annualized Carryforward from the FY24 Budget in GovMax				
FY23 Actual Reserves/Carryforward (EXP) balances the budget				
Disregard Market Adjustment line in SAP				

On September 12, 2023, the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating fund (1025) to the CRA Capital Fund (1026) to 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 2023. 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 (2022) is available online at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com).



# IMMOKALEE CRA

## BEAUTIFICATION MSTU



### FY-23 Budget to Actual – Immokalee Beautification MSTU Fund 1629

REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
BEGINNING BALANCE	\$957,000.00	\$1,278,677.58	\$1,467,400.00	\$188,722.42
AD VALOREM TAXES	\$489,100.00	\$489,100.00	\$499,144.88	\$10,044.88
INTEREST	\$7,000.00	\$7,000.00	\$59,508.26	\$52,508.26
MISC TC & PA TRANS	\$-	\$-	\$6,658.63	\$6,658.63
<b>TOTAL SOURCES</b>	<b>\$1,453,100.00</b>	<b>\$1,774,777.58</b>	<b>\$2,032,711.77</b>	<b>\$257,934.19</b>
<b>EXPENSES</b>				
OPERATING EXPENSE	\$432,200.00	\$753,877.58	\$320,369.74	\$(433,507.84)
CAPITAL OUTLAY	\$800,000.00	\$800,000.00	\$169,200.00	\$(630,800.00)
MGT FEE	\$92,800.00	\$92,800.00	\$92,800.00	\$-
TAX COLLECTOR AND PROPERTY APPRAISER	\$15,300.00	\$15,300.00	\$14,465.28	\$(834.72)
RESERVES/EST CARRY FORWARD	\$112,800.00	\$112,800.00	\$1,435,876.75	\$1,323,076.75
<b>TOTAL USES</b>	<b>\$1,453,100.00</b>	<b>\$1,774,777.58</b>	<b>\$2,032,711.77</b>	<b>\$257,934.19</b>

Notes for fiscal staff:

FY23 Actual Carryforward (REV) is the FY23 Annualized Carryforward from the FY24 Budget in GovMax

FY23 Actual Reserves/Carryforward (EXP) balances the budget

Disregard Market Adjustment line in SAP



# IMMOKALEE CRA

## MSTU MANAGED ROAD SEGMENT ROW



### FY-23 Budget to Actual – Immokalee Road & State Road 29 Fund 1011-163805

REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
NET COST UNICORP GEN FUND	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)
<b>TOTAL SOURCES</b>	<b>\$220,300.00</b>	<b>\$220,300.00</b>	<b>\$203,903.75</b>	<b>\$(16,396.25)</b>
REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
NET COST UNICORP GEN FUND	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)
<b>TOTAL SOURCES</b>	<b>\$220,300.00</b>	<b>\$220,300.00</b>	<b>\$203,903.75</b>	<b>\$(16,396.25)</b>
EXPENDITURES				
LANDSCAPE MATERIALS	\$15,000.00	\$15,000.00	\$15,000.00	\$-
CONTRACTUAL MAINT	\$177,000.00	\$177,000.00	\$162,969.00	\$(14,031.00)
TRASH	\$3,000.00	\$3,000.00	\$3,204.72	\$204.72
WATER & ELECTRICITY	\$21,500.00	\$21,500.00	\$19,650.17	\$(1,849.83)
SPRINKLER/OTHER SUPPLIES	\$3,800.00	\$3,800.00	\$3,079.86	\$(720.14)
<b>TOTAL USES</b>	<b>\$220,300.00</b>	<b>\$220,300.00</b>	<b>\$203,903.75</b>	<b>\$(16,396.25)</b>









**Collier County Community Redevelopment Agency - Immokalee  
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