

Collier County Community Redevelopment Agency

**IMMOKALEE CRA**

i The Place to Call Home !

# **IMMOKALEE LOCAL ADVISORY BOARD MEETING**

**April 20, 2022**

**9:00 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

**CRA** Collier County Community  
Redevelopment Agency



## 2022

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January 2022	February 2022	March 2022	April 2022																																																																																																																																																																																																				
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- CRA Meeting
- MSTU Meeting
- Special Meeting
- BCC Joint Workshop
- Joint Meeting
- Cancelled
- No Meeting

All meetings held at CareerSource SWFL located at 750 South 5th Street, Immokalee FL unless otherwise noted.

All meetings are held at the CareerSource SWFL Conference Room located at 750 South 5th Street, Immokalee, FL 34142 unless otherwise noted. CRA Meetings are held every third Wednesday of the month. MSTU Meetings are held every fourth Wednesday of the month.

◆ Hybrid Remote Public Meeting

Some of the Board Members and staff may be appearing virtually, with some Board Members and staff present in person. The public may attend either virtually or in person. Space will be limited.

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Penny Taylor  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Andy Solis, Esq  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Anne Goodnight  
Chairman

Jonathan Argueta  
Vice-Chair

Mike Facundo  
Andrea Halman  
Mark Lemke  
Frank Nappo  
Estill Null

Edward "Ski" Olesky  
Yvar Pierre

**MSTU Advisory Committee**

David Turrubiarz Jr.  
Chairman

Bernardo Barnhart  
Vice- Chair

Ana Estrella  
Andrea Halman  
Norma Garcia  
Christina Guerrero  
Cherryle Thomas

**CRA Staff**

Debrah Forester  
CRA Director

Christie Betancourt  
Operations Manager

Yvonne Blair  
Project Manager

Marilyn Gijon  
Administrative  
Assistant

**Meeting of the Collier County Community Redevelopment Agency  
Immokalee Local Redevelopment Advisory Board.**

**AGENDA**

**Hybrid Remote Public Meeting**

(\*Please see details below)

Immokalee CRA  
750 South 5<sup>th</sup> Street  
CareerSource SWFL Conference Room 1  
Immokalee, FL 34142  
239.867.0025

April 20, 2022 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(CRA Action Item)*  
**- CRA Board Action**
- E. Approval of Agenda. *(CRA Action Item)*  
**- CRA Board Action**
- F. Approval of Consent Agenda. *(CRA Action Item)*
  1. Minutes
    - i. Joint CRA & MSTU Advisory Board Meeting for March 23, 2022 (Enclosure 1)
  2. Budget Reports (Enclosure 2)
  3. Code Enforcement (Enclosure 3)
  4. Staff Reports
    - i. Operations Manager Reports (Enclosure 4)
    - ii. Project Manager Reports (Enclosure 5)
- G. Announcements.
  1. Public Comment speaker slips
  2. Communications
  3. Community Meetings (Enclosure 6)
  4. Earth Day on April 22, 2022
  5. CRA Annual Workshop on May 3, 2022 at BCC Chambers
- H. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
- I. Old Business.
  1. Immokalee Area Master Pan updates
    - i. IAMP Policies – LDC Amendments
  2. Redevelopment Plan updates (Enclosure 7)
  3. Catholic Charities update
  4. TIGER Grant updates
- J. New Business.
  1. CRA 2022 Priorities (Enclosure 8)
- K. Citizen Comments.

L. Next Meeting Date.

The CRA will be meeting on Wednesday May 18, 2022 at 9:00 A.M. at CareerSource SWFL.

M. Adjournment.

**\* Hybrid Remote Public Meeting**

Some Advisory Board members and staff may be appearing remotely, with staff present in person. The public may attend either virtually or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Marilyn Gijon via email at [Marilyn.Gijon@colliercountyfl.gov](mailto:Marilyn.Gijon@colliercountyfl.gov) by April 19, 2022 at 4:00 P.M. You may attend the meeting in person on April 20, 2022 at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142.

The public is reminded that the CDC and Department of Health recommend social distancing and avoiding public gatherings when possible.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library and provided to the County Public Information Department for distribution. Please contact Christie Betancourt at 239.867.0028 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.



## MINUTES

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on March 23, 2022. The Advisory board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

CareerSource  
750 South 5<sup>th</sup> Street  
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by Mr. David Turrubiardez Jr., MSTU Chair at 8:35 A.M.

B. Pledge of Allegiance and Moment of Silence.

Commissioner McDaniel led the Pledge of Allegiance and MSTU Chair David Turrubiardez Jr. asked for a moment of silence.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA board and the MSTU board.

CRA Advisory Board Members Present in Person:

Frank Nappo, Edward “Ski” Olesky, Estil Null, Yvar Pierre, Mark Lemke, Andrea Halman Michael “Mike” Facundo(8:40 a.m.), Patricia “Anne” Goodnight, and Jonathan Argueta.

CRA Advisory Board Members Present via Zoom:

No Board Members Present via Zoom.

CRA Advisory Board Members Absent/Excused:

No Board Members Absent.

MSTU Advisory Committee Members Present:

Bernardo Barnhart(8:39 a.m.), Andrea Halman, Christina Guerrero, Cherryle Thomas and David Turrubiardez Jr.

MSTU Advisory Committee Members Present via Zoom:

Ana Estrella.

MSTU Advisory Committee Members Absent/Excused:

Norma Garcia.

Others Present in Person:

Aristeo Alviar, Danny Gonzalez, Peggy Rodriguez, Silvia Puente, Christina Guerrero, Eduardo Gloria, Victoria Peters, Jodi Walborn, Donna Yzaguirre, and Commissioner William Bill McDaniel.

Others Present via Zoom:

Maria Pizarro, Clara Herrera, Asma Odeh, Dottie Cook, and Megan Greer.

Staff Present in Person: Debrah Forester, Christie Betancourt, Yvonne Blair, and Marilyn Gijon.

D. Voting Privileges for Board Members via Zoom.

One MSTU board member was present via zoom.

**MSTU Action:** *Ms. Andrea Halman made a motion to allow board members zoom privileges. Ms. Christina Guerrero seconded the motion and it passed by unanimous vote. 4-0.*

**CRA Action:** *Mr. Mark Lemke made a motion to allow board members on zoom privileges. Ms. Anne Goodnight seconded the motion and it passed by unanimous vote. 8-0.*

E. Approval of Agenda.

Staff presented the agenda to the boards for approval. Staff announced not changes to the agenda but an Enclosure 7 addition to I.1.ii. Letter of Intent Agenda.

**MSTU Action:** *Ms. Andrea Halman made a motion to approve agenda with added Enclosure 7. Mr. Bernardo Barnhart seconded the motion and it passed by unanimous vote. 5-0.*

**CRA Action:** *Ms. Anne Goodnight made a motion to approve the agenda with added Enclosure 7. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 9-0.*

F. Approval of Consent Agenda

1. Minutes
  - i. CRA Advisory Board Meeting for February 16, 2022 (Enclosure 1)
  - ii. MSTU Advisory Board Meeting for February 23, 2022 (Enclosure 2)
2. Budget Reports (Enclosure 3)
3. Community Meetings (Enclosure 4)

**MSTU Action:**  
**Action** *Ms. Andrea Halman made a motion to approve the Consent Agenda as presented. Ms. Christina Guerrero seconded the motion and it passed by unanimous vote. 5-0.*

**CRA Action:**  
**Action:** *Ms. Andrea Halman made a motion to approve the Consent Agenda as presented. Ms. Yvar Pierre seconded the motion and it passed by unanimous vote. 9-0.*

G. Announcements.

1. Public Comments speaker slips  
CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this joint meeting and community event flyers for upcoming events. The presentation that was provided at the January 26, 2022, public input meeting was also provided.  
  
Mr. Bernardo Barnhart announced First Bank will be having an event, celebrating 100 years on March 29, 2022.
3. Cattle Drive on March 26, 2022  
Staff reminded everyone in attendance about the Cattle Drive.
4. Earth Day on April 22, 2022  
Staff explained the Earth Day event will be a partnership between Parks & Recreation, Conservation Collier, and the CRA.

The CRA's portion will be from 9 a.m. to 11 a.m. on the Main Street Corridor. The QR code to register as a volunteer was provided, volunteers will pick up trash along Main Street. The evening event will be at Pepper Ranch from 5:30 p.m. - 8:30 p.m.

5. CRA Annual Workshop on May 3, 2022, at BCC Chambers

Staff announced the date and time for the annual workshop with the Board of County Commissioners. Meeting starts at 9:00 a.m. Bayshore starts first and then Immokalee.

H. Other Agencies

1. Code Enforcement (Enclosure 5)

No updates, just listing of cases and pictures of two demolitions. Staff announced Code Enforcement will be running the Community Taskforce Meetings moving forward.

2. FDOT updates

i. Integrating Roundabouts with Freight Roadway Networks video

Staff played the video previously requested by the board, explaining how to use the Roundabout on State Road 29 and 82. Ms. Victoria Peters updated that the estimated time of completion for the Roundabout is towards the end of the summer of 2022.

She also brought up a previous concern between State Road 29 & Immokalee Road, Immokalee Drive addressing a turn signal.

Mr. Bernardo Barnhart asked that Ms. Victoria Peters also address with FDOT a turn signal located on 9<sup>th</sup> & Main Street.

3. Other Community Agencies

Mr. Danny Gonzalez announced on behalf of the Immokalee Chamber of Commerce that the location of the Immokalee Chamber of Commerce Breakfast Meeting on April 6 has changed location to Oil Well Craft Beer, 5334 Ave Maria Blvd. #500, Ave Maria, FL 34142. The Immokalee Chamber of Commerce will also have a Chill-in & Grill-in BBQ Cook-Off on April 9 at the Farmer's Alliance property, right next to Lozano's Restaurant.

I. Old Business.

1. Catholic Charities Update

i. Recap of the Letter (Enclosure 6)

ii. Letter of Intent (Enclosure 7 and Added Enclosure 7)

Staff provided Enclosure 7 which was the prior letter of intent dated October 15, 2021, and an added Enclosure 7 dated March 22, 2022.

Staff gave a brief recap on Catholic Charities intent to purchase the CRA property to complete the assembly of approximately 7 acres at the corner of Ninth and Main Street.

Staff clarified the action item is a recommendation from the CRA Advisory Board on whether they would recommend to the CRA Board of County Commissioners to accept the revised Letter of Intent and move forward with negotiation of the final purchase and sales agreement.

Staff gave a summary of the actions moving forward if board makes a recommendation today. The next step would be Staff presenting the Letter of Intent to the Collier County Board of County Commissioners (BCC) and the CRA governing Board (same members) with the recommendation of the CRA Advisory Board. If accepted, staff (including legal staff) would work with Catholic Charities to create a final purchase in sales agreement, which will include the development timelines.

The next step would be bringing this legal document to the CRA Advisory Board, if approved it will be taken back to the BCC and then the Letter of Intent would be moved forward with a 30-day notice in the newspaper, allowing anyone to submit a proposal throughout the 30-days. After the 30-day period, the CRA Board will have the option to accept the Catholic Charities Proposal or accept another offer or reject all offers.

Dr. Frank Nappo addressed that the language in the Letter of Intent was unenforceable, what was previously agreed by the CRA Board and Catholic Charitie was the right-of-return at the value which was paid after a 5-year period. He addressed that in the new Letter of Intent, Catholic Charities added market value after the 5 years. After 5 years, if nothing was developed, that CRA Board would have the right to take the land back and give the money back to Catholic Charities.

Commissioner Bill McDaniel clarified to everyone in attendance that no letter of intent is enforceable, it is an agreement to agree. Commissioner also clarified that if this current CRA Advisory Board agrees to work with Catholic Charities, then staff along with the legal counsel of Collier County will ultimately bring back an actual purchase agreement.

Dr. Frank Nappo addressed that language used in the current letter is not the same language that was used in the last meeting there was.

Ms. Anne Goodnight questioned whether or not there has been a vote on the fact that the board was interested in selling the property and if has there been an appraisal done on this piece of property. Ms. Anne Goodnight also questioned whether the money from the purchase would go back to the CRA, Commissioner McDaniel confirmed the money would go back into CRA funds.

Staff said that the CRA did not solicit to sell the property. Catholic Charities approached them. This is an unsolicited proposal.

Mr. Danny Gonzalez made a comment explaining his want for something to be done for the community to show for improvement. Following his comment,

Mr. Bernardo Barnhart shared that he agrees and if the property were to be sold, there should be something to show for it that will continue producing something to better our community.

Staff clarified that anytime anyone has come to the CRA with an offer, the response is always to bring a plan and rendering to present to the Advisory Board.

Commissioner McDaniel addressed that an Urgent Hospital Center, Community Center, commercial development, social services, and housing are all things that Immokalee needs, and these are all in the plans for this Catholic Charities' development.

After much discussion with staff, board and public, Mr. Eduardo Gloria said on behalf of Catholic Charities that the Letter of Intent would be modified to include and "at purchase price" instead of an "at market value".

Staff gave CRA Advisory Board members a ballot slip that had a check box with Yes or No to recommend moving forward or recommend not to move forward with the Letter of Intent dated March 22, 2022, after adding "at purchase price" to purchase CRA property located at 107 S 9<sup>th</sup> St.

***CRA Action:***

***Action: Ms. Anne Goodnight made a motion to approve the ballot vote and recommend moving forward with accepting the Letter of Intent with indicated changes. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 6-3.***

2. Redevelopment Plan updates

Staff announced comments were received and small clean-ups were made to the plan, nothing substantial except for economic development. The CRA's economic development group asked that two additional strategies be added for the certified cite program that the county has and use it to recruit new businesses. The Redevelopment Plan will be presented to the Board of County Commissioner's on April 7, 2022, and to the Board of County Commissioners in May. Per request of the advisory board members, the data for the school district and the fire district has been included.

3. TIGER Grant updates

Staff reference the TIGER grant section of the Operations Manager report (Enclosure 18) for updates to the project.

Ms. Donna Yzaguirre commented that she and her neighbors are not in favor of the sidewalk being built on their property, which is of Orchid Ave. Staff reassured that they would keep Ms. Yzaguirre in contact with the Tiger Grant's Project Manager. Ms. Donna Yzaguirre shared the reasoning behind her neighbors and herself not wanting the sidewalk they believe it devalue their properties. They would prefer speed bumps to decrease speeding, and they would rather see the money spent on fixing other sidewalks and lighting them.

Commissioner McDaniel asked how much flexibility there is to the Tiger Grant's plan and the community's input.

Staff clarified the CRA is not involved with the Tiger Grant, but just to be clear the sidewalk will be built only on right-of-way, no sidewalk will be placed on properties.

4. Zocalo Park Improvements

i. Staff Recommended improvements (Enclosure 8a & 8b)

Staff provided board with Enclosure 8a CRA items & 8b MSTU items for action.

Proposed Memorials - Benches

Staff reviewed three options: (Option 1) Tree Top \$1,061.80, (Option 2) Belson \$3,021.00, and (Option 3) Brasco \$1,725.00.

**CRA Action:**

**Action:** *Ms. Andrea Halman made a motion to approve the recommended Option 1 of the Benches Selection. Ms. Anne Goodnight seconded the motion and it passed by unanimous vote. 9-0.*

Proposed Memorials - Plaques

Staff reviewed the two proposed plaque wording options "In Memory of" or "In Remembrance of" to install on the memorial benches.

**CRA Action:**

**Action:** *Ms. Andrea Halman made a motion to approve the plaque with the wording: "In Memory of". Ms. Anne Goodnight seconded the motion and it passed by unanimous vote. 9-0.*

Proposed Memorials - Bench placement

Staff reviewed the three options for proposed locations for the two memorial benches: (Option 1) Under the Trellis, (Option 2) West Side in Green Space Under Tree, (Option 3) East Side in Green Space.

**CRA Action:**

**Action:** *Ms. Andrea Halman made a motion to approve the recommended Option 1 of the Bench Placement Options. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 9-0.*

Security Improvements – Camera System

Staff reviewed the camera system item for security improvements with the recommendation to address the suggested corrective maintenance items before the purchase of cameras. The purchase of two cameras was estimated at \$33,215.

After much discussion board decided to table the item.



**MSTU Action:**

**Action:** *Ms. Andrea Halman made a motion to table the topic of security cameras. Mr. Bernardo Barnhart seconded the motion and it passed by unanimous vote. 5-0.*

Safety/Security Improvements – Fence

Staff reviewed the Security Improvements involving fencing. A budgetary estimate is needed for Q. Grady Minor's recommendation of fencing behind the stage.

**MSTU Action:**

**Action:** *Ms. Christina Guerrero made a motion for Fencing not to exceed \$5,000. Ms. Cherryle Thomas seconded the motion and it passed by unanimous vote. 5-0.*

Safety/Security Improvements – Lighting Assessment

Staff addressed the need for an electrician to complete a lighting analysis on the replacement of the light fixtures versus the replacement of the bulbs which are located above the stage, the three florescent lights on the trellis ceiling, and the strings of bulbs lighting the overhead pathways on the trees. Staff will request quote from county approved electrician.

**MSTU Action:**

**Action:** *Ms. Andrea Halman made a motion to approve a lighting assessment for Zocalo Park. Ms. Cherryle Thomas seconded the motion and it passed by unanimous vote. 5-0.*

Safety/Security Improvements - Bougainvillea

Staff reviewed the Maintenance and Beautification options for the Bougainvillea on the Trellis at Zocalo Park, which is currently being trimmed once per year. The current condition is covering sightlines and darkens the illumination effectiveness of the three lights currently installed overhead on the Trellis. Staff provided three options: Trim the Bougainvillea (Option 1), Remove/Replace the Bougainvillea (Option 2), and Replace/Relocate (Option 3).

**MSTU Action:**

**Action:** *Ms. Andrea Halman made a motion to approve Option 1 to keep and trim the Bougainvillea at Zocalo Park. Mr. Bernardo Barnhart seconded the motion and it passed by unanimous vote. 5-0.*

Maintenance and Beautification Improvements – Wooden Benches

Staff reviewed the need to sand down and treat the existing eight wooden benches because they have faded, and individuals reported getting splinters from the benches. Staff recommended a not to exceed amount of \$1,200.

**MSTU Action:**

**Action:** *Ms. Andrea Halman made a motion to treat the wooden benches for the not to exceed amount of \$1,200. Ms. Cherryle Thomas seconded the motion and it passed by unanimous vote. 5-0.*



Security Improvements – Fencing

Staff reviewed Q Grady Minor’s recommendation of fencing behind the stage at Zocalo Park and recommended not approving the addition of a fence until other security measures were taken.

**MSTU Action:**

**Action:** *Ms. Andrea Halman made a motion to not move forward with adding fencing behind the stage area at Zocalo Park. Ms. Cherryle Thomas seconded the motion and it passed by unanimous vote. 5-0.*

5. Contractor Maintenance Report

i. A & M Property Maintenance

a. Maintenance Report & Schedule (Enclosure 9)

Staff provided board with a copy of enclosure 9 which is a copy of the upcoming landscape maintenance completed schedule for February and pending work in progress and open estimates pending approval. An estimate for the final cost (\$875) which per request, did not exceed \$900. The cost to replace the plants at the Welcome Sign on Eustis and 1<sup>st</sup> Street was \$305.

ii. Project Manager Observation Field Report (Enclosure 10)

Staff provided board a copy of enclosure 10 which is the Project Manager Observation field report for the MSTU beautification area.

Staff discussed in detail key areas which include Zocalo Plaza, banners on Main Street, the Historical Cemetery on Main Street, and the plantings at the Welcome sign at the Triangle area.

The pavers at the Zocalo Plaza that were a trip hazard were taken care of the past week, the service request was initiated on March 14, 2022, with Facilities Management. The pavers were uneven and there was a water fountain leak.

There were no trees there at the St. Matthews Thrift Store, but during the March MSTU Walking Tour, it was noticed that there are now new trees planted.

Street Light Pole #29 has had a setback, the Electrical Contractor, Simmonds Electrical advised that Pole #29 has a midarm, but the serial number tag that was provided did not reference a midarm, therefore a midarm was not quotes and now Simmonds Electrical is working on getting a revised quote from their vendor for Pole #29.

A new bus shelter was opened at 750 South 5<sup>th</sup> Street.

6. Advisory Board Members

i. CRA Reappointments

a. Frank Nappo (Enclosure 11)

Staff provided application for Frank Nappo to be reappointed to the Immokalee Local Redevelopment Advisory Committee (CRA).

**CRA Action:**

**Action:** *Ms. Andrea Halman made a motion to reappointment Dr. Frank Nappo to the CRA advisory Board. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 9-0.*

- b. Andrea Halman (Enclosure 12)  
Staff provided application for Andrea Halman to be reappointed to the Immokalee Local Redevelopment Advisory Committee (CRA).

**CRA Action:**

**Action:** *Dr. Frank Nappo made a motion for the reappointment of Andrea Halman. Mr. Michael Facundo seconded the motion and it passed by unanimous vote. 8-0.*

- c. Michael “Mike” Facundo (Enclosure 13)  
Staff provided application for Mike Facundo to be reappointed to the Immokalee Local Redevelopment Advisory Committee (CRA).

**CRA Action:**

**Action:** *Ms. Andrea Halman made a motion for the reappointment of Michael “Mike” Facundo. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 8-0.*

- ii. CRA Bylaws (Enclosure 14)  
Staff provided CRA Bylaws for the board’s review per previous discussion of wanting to approve a process for the CRA Chair’s and Vice-Chairs on an annual basis.
- iii. Attendance Log
  - a. CRA Attendance (Enclosure 15a)
  - b. MSTU Attendance (Enclosure 15b)  
Staff provided attendance log for both boards.

7. Adopt A Road Program (Enclosure 16)

Staff clarified the Adopt-A-Road program is back on track, but the first task of the program was to reach out to past registered participants to announce the program is still active and see if they would like to participate. Adopt-A-Road signs will be replaced in the next physical year, updating to the right phone number. If there is a road segment not provided on the current Adopt-A-Road program, staff could work with getting the road segment adopted, provided there is a potential adopter.

J. New Business.

1. Annual Report Final (Enclosure 17)

Staff provided a copy of Enclosure 17 which is the final annual report for 2021. A digital copy of the report is available at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com).

K. Staff Reports.

1. Operations Manager Report (Enclosure 18)

Ms. Christie Betancourt reviewed the operations manager report as shown in enclosure 18. Staff briefly discussed Infrastructure Projects, Non-Profit/Private Development, and the modified Impact Fee Installment Payment Program in more detail.

Staff announced the Tiger Grant dollar amount will be updated for the next meeting. the total contribution for Collier County is \$9,736,589

Staff also provided brief updates throughout Enclosure 18 on the Housing Development Projects in Immokalee. The Habitat for Humanity of Collier County Kaicasa Housing Development has moved forward with completing the bridge and clearing the land. Phase one, the new rendering on their website shows the two-story designs, three- and four-unit configurations.

The first phase of the development will be around 126 homes. Phase two and three will not be moved forward with until the prices of homes has become more affordable.

Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub development will accommodate 234 children and 30 employees. Mr. Michael Facundo commented permitting will hopefully be started in April, so hopes to be done by June 2022 and the completion of construction should be June of 2023.

Staff will continue to provide monthly updates on the Immokalee Area Master Plan (IAMP) Implementation schedule, the Redevelopment Plan, the county Infrastructure Projects, the Non-Profit/Private Development, the Commercial Facade Grant Program, Florida Heartland Economic Region of Opportunity (FHERO), Immokalee Unmet Needs Coalition (IUNC), and the Impact Fee Installment Payment Program in more detail.

2. Project Manager Report (Enclosure 19)

Ms. Yvonne Blair reviewed the project managers report as shown in enclosure 19. Staff briefly discussed the Carver Street & South 5<sup>th</sup> Street Project, the Eustis Avenue & West Delaware Avenue Phase III Project, the Welcome Signs, First Street Corridor Project, Trash Cans and Garbage Pickup, the Main Street Improvements and Lighting, Main Street Corridor Streetscape Design Plan, the Zocalo Plaza improvement project, and the Large Holiday Decoration Options.

Staff pointed out that on Carver Street and S. 5th Street on the Immokalee Sidewalk Project Phase II, a few items were identified to be addressed, expansion joints are missing in some spots, there were two cracked sidewalk locations and a recommendation for a handrail. Staff accompanied Road Maintenance Inspector Frank Franklin on March 17, 2022, for a Warranty Inspection of the project, where these items were identified.

Staff briefly went over the Eustis Avenue & West Delaware - Immokalee Sidewalk Project Phase III, where staff identified MSTU (Fund 162) as the funding source for the design of the Project with an anticipated cost of \$114,400. Agnoli, Barber and Brundage (ABB) completed a set of 60% plans and internal county departments and outside agencies have completed their review of the plans on March 11, 2022.

ABB provided the 60% cost estimates totaling \$670,135.25. Throughout review, some conflicts were identified and there may be a need for an outreach to the community additional to an adjustment to ABB's scope of work to deal with these conflicts. The current target date for the completion of design and permitting is June 12, 2022.

Staff announced that Friday would be the day approval or denial is sent out for the grant applied for the First Street Corridor Safety Improvements design plan.

L. Citizens Comments.

Ms. Asmaa Odeh, Food Policy Council Coordinator presented that she works for the Collier County Food Policy Council which meets twice a month and is under the leadership of the Southwest Florida Regional Planning Council. This meeting is for anyone working on food system issues.

Dr. Frank Nappo announced he must take a sudden absence from the board due to personal hardships. He will be away for a couple of months and will need to step down as Chair. He will remain on board unless until otherwise noted.

***CRA Action:***

***Action: Mr. Mark Lemke made a motion to appoint Ms. Anne Goodnight as Chair of the CRA Advisory Board. Mr. Mike Facundo seconded the motion and it passed by unanimous vote. 7-0.***

***CRA Action:***

***Action: Dr. Frank Nappo made a motion to appoint Mr. Jonathan Argueta as Vice-Chair of the CRA Advisory Board. Ms. Anne Goodnight seconded the motion and it passed by unanimous vote. 7-0.***

Staff announced, before the meeting was adjourned that a revised letter dated March 23, 2022, was received from Catholic Charities and the revised letter included the information of the purchase price remaining the same if in fact there is no development after 5 years. The letter was shown on the screen to everyone in attendance.

***CRA Action:***

***Action: Ms. Anne Goodnight made a motion to approve the revised letter of intent dated March 23, 22 that was provided by Catholic Charities. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 8-0.***

M. Next Meeting Date.

The next CRA meeting will be on April 20, 2022, at 9:00 A.M. at the CareerSource SWFL located at 750 South 5<sup>th</sup> Street Immokalee, FL.

The next MSTU meeting will be on April 27, 2022, at 9:00 A.M. at the Career Source SWFL located at 750 South 5<sup>th</sup> Street Immokalee FL.

N. Adjournment.

Meeting Adjourned @ 11:38 A.M.

***\* Zoom Meeting chat is attached to the minutes for the record.***

## Fund 186 Immokalee Redevelopment

Fund 186 Immokalee Redevelopment		BCC Adopt Budget		Tot Adopt Budget		Carryf Amendme		Amendments		Tot Amend Budget		Commitment		Actual		Available	
Fund / Comm Item	Grand Total-Fund/CI																
****	186 IMMOKALEE REDEVELOP																
**	REVENUE Sub Total	1,207,100.00-	1,207,100.00-	1,034,697.95-	1,034,697.95-	148,802.50	512,049.89-	363,247.39									
*	REVENUE - OPERATING Su	6,300.00-	6,300.00-	6,300.00-	6,300.00-		1,004,086.44	227,383.44-									
	324102 DEF IMPCT FEE PAY						2,913.56-	3,386.44-									
	361170 OVERNIGHT INT						279.88-	279.88									
	361180 INVESTMENT IN	6,300.00-	6,300.00-	6,300.00-	6,300.00-		2,633.68-	3,666.32-									
*	CONTRIBUTION AND TRANS	1,200,800.00-	1,200,800.00-	1,028,397.95-	1,028,397.95-		1,007,000.00	223,997.00-									
	481001 TRANS FRM 001	821,100.00-	821,100.00-	821,100.00-	821,100.00-		821,100.00										
	481111 TRANS FRM 111	185,900.00-	185,900.00-	185,900.00-	185,900.00-		185,900.00										
	481162 TRANS FRM 162	92,800.00-	92,800.00-	92,800.00-	92,800.00-		92,800.00-										
	489200 CARRY FORWARD GEN	101,300.00-	101,300.00-	101,300.00-	101,300.00-		101,300.00-										
	489201 CARRY FORWARD OF			30,197.95-	30,197.95-		30,197.00-										
	489900 NEG 5% EST RE	300.00	300.00	300.00	300.00		300.00	300.00									
**	EXPENSE Sub Total	929,000.00	958,740.25	959,697.95	959,697.95	148,802.50	497,863.67	388,031.78									
*	PERSONAL SERVICE	194,700.00	194,700.00	195,200.00	195,200.00	14,146.00	77,490.38	103,563.62									
*	OPERATING EXPENSE	388,500.00	418,240.25	418,697.95	418,697.95	134,656.50	104,873.29	179,168.16									
	634207 IT CAP ALLOCA	7,900.00	7,900.00	7,900.00	7,900.00	3,950.00	3,950.00										
	634210 IT OFFICE AUT	11,700.00	11,700.00	11,700.00	11,700.00	5,850.00	5,850.00										
	634970 INDIRECT COST	52,200.00	52,200.00	52,200.00	52,200.00	26,100.00	26,100.00										
	634980 INTERDEPT PAY	20,000.00	20,000.00	20,000.00	20,000.00		5,499.14	14,500.86									
	634999 OTHER CONTRAC	150,000.00	179,740.25	179,740.25	179,740.25	63,305.36	34,054.89	82,380.00									
	639967 TEMPORARY LAB	45,000.00	45,000.00	45,000.00	45,000.00			45,000.00									
	639990 OTHER CONTRAC																
	640200 MILEAGE REIMB																
	640300 TRAVEL PROF D	5,500.00	5,500.00	5,500.00	5,500.00		2,214.54	3,285.46									
	640410 MOTOR POOL RENTAL	6,600.00	6,600.00	6,600.00	6,600.00			6,600.00									
	641230 TELEPHONE ACC	200.00	200.00	200.00	200.00			200.00									
	641400 TELEPHONE DIR	6,000.00	6,000.00	6,000.00	6,000.00	4,834.95	1,165.05										
	641700 CELLULAR TELE	3,000.00	3,000.00	3,000.00	3,000.00	2,060.56	939.44										
	641950 POST FREIGHT	200.00	200.00	200.00	200.00			200.00									
	641951 POSTAGE	100.00	100.00	100.00	100.00			100.00									
	643100 ELECTRICITY	1,200.00	1,200.00	1,200.00	1,200.00	650.20	349.80	200.00									
	643400 WATER AND SEW	5,000.00	5,000.00	5,000.00	5,000.00	3,100.34	699.66	1,200.00									
	644100 RENT BUILDING	37,200.00	37,200.00	37,200.00	37,200.00	18,020.16	18,020.16	1,159.68									
	644620 LEASE EQUIPME	2,000.00	2,000.00	2,000.00	2,000.00	1,341.04	658.96										
	645100 INSURANCE GEN	1,600.00	1,600.00	1,600.00	1,600.00	800.00	800.00										
	645260 AUTO INSURANC	500.00	500.00	500.00	500.00	250.00	250.00										
	646180 BUILDING RM I																
	646430 FLEET MAINT I	200.00	200.00	200.00	200.00		40.00	160.00									





## Fund 162 Immokalee Beautification

Fund 162 Immokalee Beautification									
Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Carryf Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available	
**** Grand Total-Fund/CI									
*** 162 IMMOKALEE BEAU						82,051.89	(216,322.00)	134,270.11	
** REVENUE Sub Total	1,518,400.00-	5,518,400.00-			1,847,664.21-	82,051.89	362,548.96-	1,485,115.25-	
* REVENUE - OPERATING Su	465,800.00-	4,465,800.00-			465,800.00-		362,548.96-	103,251.04-	
311100 CUR AD VALORE	460,800.00-	4,460,800.00-			460,800.00-		360,067.66-	100,732.34-	
311200 DEL AD VALORE							34.07	34.07-	
361170 OVERNIGHT INT							220.92-	220.92	
361180 INVESTMENT IN	5,000.00-	5,000.00-			5,000.00-		2,271.40-	2,728.60-	
361320 INTEREST TAX							23.05-	23.05	
369620 MISCELLANEOUS REV							71,514.46-	71,514.46	
* CONTRIBUTION AND TRANS	1,052,600.00-	1,052,600.00-			1,381,864.21-			1,381,864.21-	
486600 TRANS FROM PR									
486700 TRANS FROM TA									
489200 CARRY FORWARD	1,076,000.00-	1,076,000.00-			1,076,000.00-			1,076,000.00-	
489201 CARRY FORWARD							329,264.21-	329,264.21-	
489900 NEG 5% EST RE	23,400.00	23,400.00			23,400.00			23,400.00	
** EXPENSE Sub Total	1,517,900.00	1,517,900.00			1,847,164.21	82,051.89	217,741.42	1,547,370.90	
* OPERATING EXPENSE	473,300.00	473,300.00			710,387.95	82,051.89	208,289.55	420,046.51	
631400 ENG FEES	150,000.00	150,000.00			264,763.00	65,339.75	54,978.50	144,444.75	
631650 ABSTRACT FEES									
634970 INDIRECT COST	2,700.00	2,700.00			2,700.00	1,350.00	1,350.00	1,350.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		5,499.16	14,500.84	
634999 OTHER CONTRAC	200,000.00	200,000.00			200,789.00	7,231.23	31,314.32	162,243.45	
639961 PAINTING CONTRAC					97,635.04		97,635.04		
639990 OTHER CONTRAC									
643100 ELECTRICITY	10,000.00	10,000.00			10,000.00			10,000.00	
645100 INSURANCE GEN	800.00	800.00			800.00	400.00	400.00		
646311 SPRINKLER SYS									
646451 LIGHTING MAIN	85,000.00	85,000.00			92,730.91	7,730.91		85,000.00	
649010 LICENSES AND PERM	1,000.00	1,000.00			1,000.00			1,000.00	
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00			1,000.00	
651110 OFFICE SUPPLI	100.00	100.00			100.00			100.00	
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00			1,000.00	
652210 FOOD OPERATIN	500.00	500.00			500.00			500.00	
652990 OTHER OPERATI	1,200.00	1,200.00			173,370.00		17,112.53	257.47	
652999 PAINTING SUPPLIES	500.00	500.00			500.00			500.00	

## Fund 162 Immokalee Beautification

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Carryf Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>* CAPITAL OUTLAY</b>	<b>500,000.00</b>	<b>500,000.00</b>			<b>500,000.00</b>			<b>500,000.00</b>
762200 BUILDING IMPR	500,000.00	500,000.00			500,000.00			500,000.00
763100 IMPROVEMENTS	<b>92,800.00</b>	<b>92,800.00</b>			<b>92,800.00</b>			<b>92,800.00</b>
<b>162</b>								
911860 TRANS TO 186	92,800.00	92,800.00			92,800.00			92,800.00
917160 TRANS TO 716								
<b>* TRANSFER CONST</b>	<b>15,100.00</b>	<b>15,100.00</b>			<b>15,100.00</b>		<b>9,451.87</b>	<b>5,648.13</b>
930600 PA BUDGET TR	4,400.00	4,400.00			4,400.00		1,751.20	2,648.80
930700 TC BUDGET TR	10,700.00	10,700.00			10,700.00		7,700.67	2,999.33
<b>* RESERVES</b>	<b>436,700.00</b>	<b>436,700.00</b>			<b>528,876.26</b>			<b>528,876.26</b>
993000 RESV FOR CAPI	436,700.00	436,700.00			528,876.26			528,876.26

## Fund 111 Immok Rd SR29

Fund 111 Immok Rd SR29

C.C.163805

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 163805 IMMOK RD & SR 29	218,000.00	218,000.00	218,000.00	122,933.61	94,539.99	526.40
** EXPENSE Sub Total	218,000.00	218,000.00	218,000.00	122,933.61	94,539.99	526.40
* OPERATING EXPENSE	218,000.00	218,000.00	218,000.00	122,933.61	94,539.99	526.40
634990 LANDSCAPE INC	15,000.00	15,000.00	15,000.00	4,550.00	10,450.00	
634999 OTHER CONTRAC	175,000.00	175,000.00	175,000.00	101,344.00	73,656.00	
643100 ELECTRICITY	9,000.00	9,000.00	9,000.00	6,810.11	2,689.89	500.00-
643300 TRASH AND GA	4,000.00	4,000.00	4,000.00	1,554.34	1,445.66	1,000.00
643400 WATER AND SEW	11,000.00	11,000.00	11,000.00	8,675.16	3,324.84	1,000.00-
646311 SPRINKLER SYS	500.00	500.00	500.00	500.00		500.00
646318 MULCH	3,000.00	3,000.00	3,000.00		2,973.60	26.40
652310 FERT HERB CHE	500.00	500.00	500.00			500.00

Fund 786 Immokalee CRA Proj

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Carryf Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 786 IMMOKALEE CRA PROJ							(97,622.19)	97,622.19
** REVENUE Sub Total								
* REVENUE - OPERATING Su								
361170 OVERNIGHT INTEREST							8.13-	8.13
361180 INVESTMENT IN	6,300.00-	6,300.00-			6,300.00-		14.06-	6,285.94-
* CONTRIBUTION AND TRANS								
481186 TRANS FROM 186 IMM	97,600.00-	97,600.00-			97,600.00-		97,600.00-	
489201 CARRY FORWARD		1,451,700			1,451,700.00-			1,451,700.00-
489900 NEG 5% EST RE	300.00	300.00			300.00			300.00
** EXPENSE Sub Total								
* OPERATING EXPENSE								
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC		268,000.00			268,000.00			268,000.00
* CAPITAL OUTLAY	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
763100 IMPROVEMENTS	83,600.00	1,167,300.00			1,167,300.00			1,167,300.00
* GRANTS AND DEBT SERVIC		100,000.00			100,000.00			100,000.00
884200 RESIDENTIAL REHAB		100,000.00			100,000.00			100,000.00

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENNA20220001980	NA	Open	02/24/2022	410 Booker Blvd	Caller was from DAS and said the property is full of trash
CEA20220001981	A	Open	02/24/2022	410 Booker Blvd	Caller was from DAS and said they have chickens in cages on the property
CENNA20220001984	NA	Open	02/24/2022	Folio 63861680004 Vacant Unimproved	Litter, Prohibited Outdoor Storage Unlicensed/Inoperable Vehicles Junked Vehicles
CENNA20220001986	NA	Open	02/24/2022	405 11th St SE	Litter and Prohibited Outdoor Storage
GES20220002054	S	Closed	02/28/2022	119120004	Abandoned Notice of Hearing Sign (Frame)
CENNA20220002114	NA	Open	03/01/2022	326 E Delaware Ave	Litter
CENNA20220002123	NA	Open	03/02/2022	30734120006	litter couches, fridge
CENNA20220002126	NA	Closed	03/02/2022	22430018569	litter appliances
CENNA20220002127	NA	Open	03/02/2022	77162520008	litter truck parts
CENNA20220002191	NA	Open	03/02/2022	86640002	litter buckets, toilets, chairs, pile of bicycles
CENNA20220002195	NA	Open	03/02/2022	22430018284	litter bed post, cabinet
CENNA20220002253	NA	Closed	03/04/2022	612 Jefferson Ave W	Litter, Prohibited Outdoor Storage DUPLICATE CASE: CENNA20220002255
CENNA20220002254	NA	Open	03/04/2022	602 Jefferson Ave W	Litter, Prohibited Outdoor Storage
CEL U20220002255	LU	Open	03/04/2022	612 Jefferson Ave W	Litter, Prohibited Outdoor Storage
CENNA20220002304	NA	Closed	03/07/2022	550 Hope Cir	Litter
CENNA20220002305	NA	Open	03/07/2022	912 New Market Rd W	Litter, Prohibited Outdoor Storage
CEROW20220002312	ROW	Open	03/08/2022	1319 S Apple St	Put in two driveways that do not have any drainage
CEL U20220002314	LU	Closed	03/08/2022	65800009	having special events/parties
CENNA20220002342	NA	Open	03/08/2022	307 Rose Ave	Multiple appliances being stored on vacant property (refrigerators, washers, dryers, tv's etc.)
CENNA20220002345	NA	Open	03/08/2022	313 B Price St	Litter
CENNA20220002346	NA	Closed	03/08/2022	313 A Price St	

CENNA20220002349	NA	Open	03/08/2022	313 A Price St	Tires on property and in ROW
CENNA20220002350	NA	Closed	03/08/2022	25630200006	litter refrigerator washer, dryer
CENNA20220002352	NA	Open	03/08/2022	124920008	litter pile of construction debris
CELU20220002419	LU	Open	03/10/2022	806 Charlotte St.	Complaint to County Managers Office--Health Safety Welfare--Excessive outside storage of old tires at this tire repair facility.
CENNA20220002455	NA	Open	03/10/2022	30684240007	litter wood pallets, rolls of plastic, cardboard boxes, plastic bags
CENNA20220002456	NA	Open	03/10/2022	30684360000	junk truck
CENNA20220002509	NA	Open	03/11/2022	22430009303	Litter stove,metal cover
CENNA20220002515	NA	Open	03/11/2022	30732440005	litter couch, tires
GESD20220002537	SD	Open	03/14/2022	607 Booker Blvd	Unpermitted porch
CENNA20220002629	NA	Open	03/15/2022	76850000624	litter tires
CEPM20220002677	PM	Open	03/16/2022	217 N 1ST ST	Appears fence has been damaged due to a vehicle driving through it. Sharp jagged edges and sections of fence are crumpled and left on the ground allowing for possible safety hazard.
CENNA20220002691	NA	Open	03/16/2022	218 N 5th St	Vacant/Unimproved Property- ground is covered with litter
CENNA20220002729	NA	Open	03/17/2022	50120000066	litter tires
CENNA20220002733	NA	Open	03/17/2022	52651320006	litter washing machines
CENNA20220002734	NA	Open	03/17/2022	30680920004	litter piles of metal
CENNA20220002736	NA	Open	03/17/2022	77163440006	tires
CESD20220002770	SD	Open	03/18/2022	Folio: 70690000505	R Roberts Estates PUD has failed to submit their required monitoring report.
CENNA20220002851	NA	Open	03/21/2022	22430009921	litter tires, plywood, metal
CENNA20220002854	NA	Open	03/21/2022	22430008388	litter tires
CENNA20220002855	NA	Open	03/21/2022	56400320004	litter doors and windows

**Operations Manager Report**

**April 15, 2022**

1. Immokalee Area Master Plan (IAMP) Restudy

(PL201880002258) Approved by BCC for final adoption on 12/10/2019.

Copy of IAMP as amended by Ordinance 2019-47 can be found at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com) website.

- Implementation schedule was provided at the November 2020 Meeting.
- County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021, CRA Meeting.
- First LDC Workshop was held on May 19, 2021, following the CRA meeting.
- Next steps are being coordinated with county staff.

2. CRA Office

CareerSource SWFL building is open with mask requirements.

Job Bank Assistant – staff is continuing to use KeyStaff temp service until further action is taken.

3. Redevelopment Plan

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. The Immokalee Community Redevelopment Plan will be prepared consistent with the policies of the Immokalee Area Master Plan adopted as part of the County's Growth Management Plan on December 10, 2019. Change Order #2 was approved for additional funding and more days. Completion of this project is now set for May 31, 2022 (546 days).

From February 16, 2021, through August 2021, staff conducted 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. All surveys were available in English, Spanish, and Creole. A Community Kick-off Hybrid Meeting was held on March 31, 2021. Focus Group meeting were held the month of April and May. Smaller Focus Group Meetings were held with Guadalupe Staff, RCMA parents, RCMA staff, Chamber Board Members, Coalition of Immokalee Farm Workers (Spanish), Church of the Nazarene (Creole), and the Rotary Club.

On October 20, 2021, staff provided CRA & MSTU board a copy of the Section 4 language and the Immokalee Sidewalk Master Plan for review. Staff requested the board and public to review and provide comments prior to next meeting.

At the November 17, 2021, Joint CRA & MSTU Meeting staff announced that final public comments were submitted, and a presentation would be held on December 14, 2021.

Staff presented at the CRA Advisory Board meeting at 9:00 a.m. on December 14, 2021, and at the Community Input Meeting at 6:00 p.m. at the CareerSource on the same day. Presentation highlighted the goals, objectives, and strategies. Goals included Celebrating Culture, Economic Development, Housing, Infrastructure, and Plan Implementation/Admin.



Staff presented a draft Amendment to the Redevelopment Plan on February 16, 2022. CRA board approved the plan with two additions.

Collier County Planning Commission approved the proposed plan amendment on April 7, 2022.

The next step is to take plan to Collier County Board of County Commissioner for adoption on May 10, 2022.

4. Infrastructure Projects in Immokalee

1) *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 CO is approved.



2) *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' sidewalk on the south side of the roadway from Carson Road to Krystal Lane and from North 18<sup>th</sup> Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19<sup>th</sup> Street, if required. Constrained right-of-way at 19<sup>th</sup> Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is discussed under Stormwater projects. No update

3) **TIGER (Transportation Investment Generating Economic Recovery) Grant**

*Immokalee Complete Streets TIGER Grant – \$22,869,280 Construction total.*

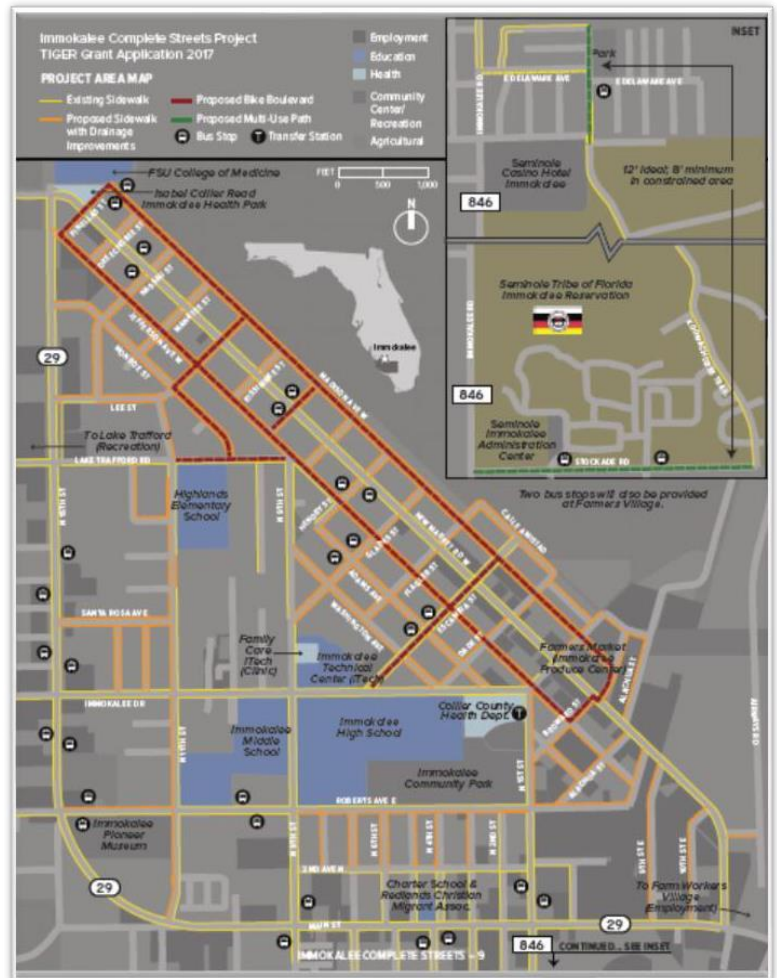
*Funding sources are FHWA grand funds (80%) = \$13,132,691 County match funds (20%) = \$9,736,589*

This project Includes design and construction of 20 Miles of concrete sidewalks, a bike boulevard network, a shared-use path, street lighting, 7 Collier Area Transit (CAT) bus stops, a new transit center, landscaping, enhanced drainage improvements (\$8,535,606), intersection and traffic calming retreats, and roadway and intersection lighting. – 5 corridors and 38 intersections were recommended for lighting.

On December 14, 2021, the board accepted the selection committee ranking and authorized staff to negotiate an agreement with the top ranked firm, Quality Enterprises USA, Inc. for the design build of the Immokalee Area Improvements – TIGER Grant project solicited under RFP #20-7811.

On December 15, 2021, staff negotiated and reach a proposed agreement with Quality Enterprises for a contract in the amount of **\$22,869,280** to provide all professional services and construction of the project.

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.



At the April 12, 2022, Board of County Commissioner Meeting Request for Professional Services (“RPS”) No. 21-7877, “Construction Engineering and Inspection (CEI) Services for TIGER Grant,” to Kisinger Campo & Associates Corp., for a total not to exceed amount of \$1,946,572.96, for Project 33563.

The design/build portion of this project is set to start early 2022 and construction is set to be completed early **2024**.



4) **Stormwater Improvements**

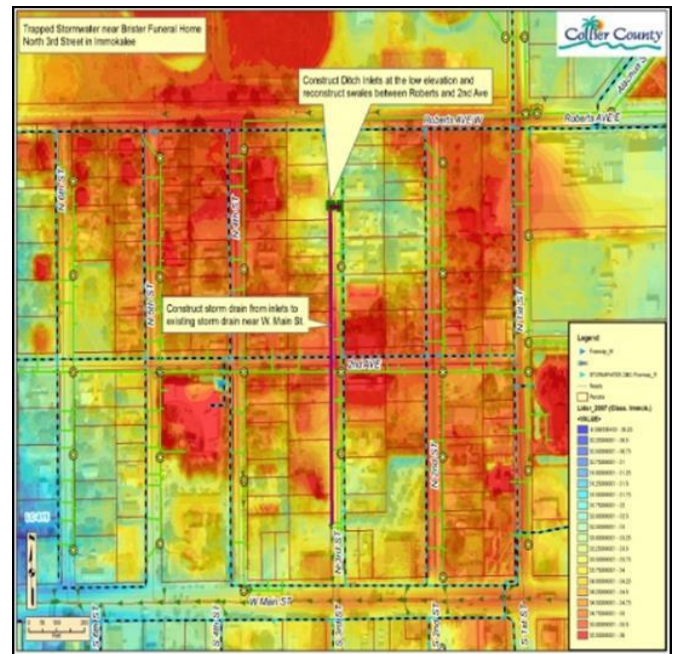
The original Immokalee Stormwater Master Plan (ISWMP) was prepared by H.W. Lochner (2005). Camp Dresser & McKee (CDM) was contracted in 2010 to prepare construction plans for the Downtown Immokalee and Immokalee Drive projects plus update the ISWMP. A draft update document was prepared but not finalized. 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 would include roadside swales, installation of inlets on 3<sup>rd</sup>. Street, construction of a storm drainpipe 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. The project manager is Brittany Lazo with Collier County Stormwater Management.

No update.



**Madison Avenue Channel project:**

On the northeastern side of Immokalee, county staff obtained Board of County Commissioners approval to purchase a 6-acre parcel just to the 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.





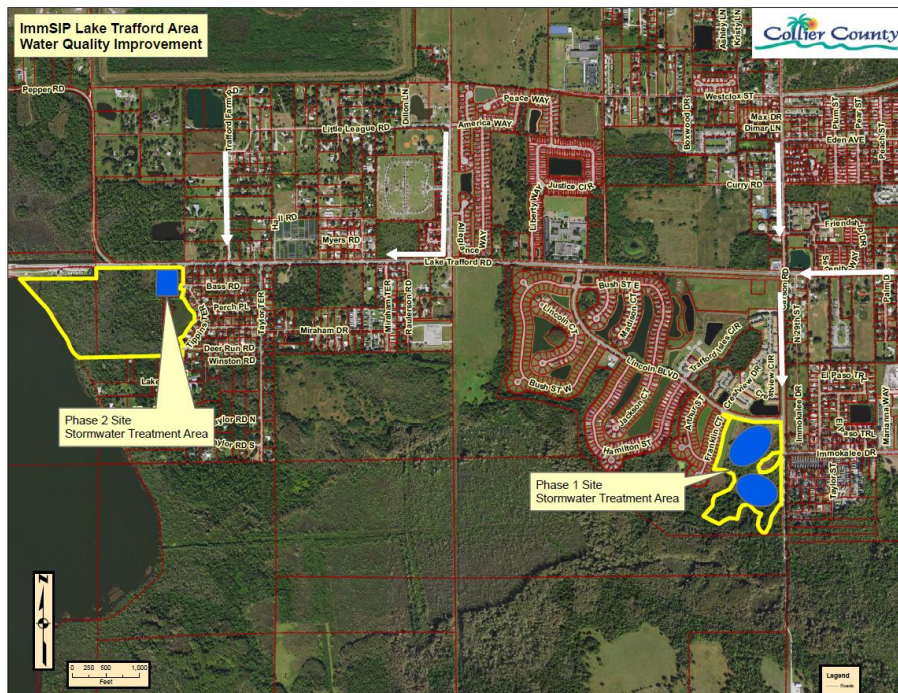
**Eden Gardens project:**

The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., 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 Dr. 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 a stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and 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 the last quarter of 2022. Phase 2 design is anticipated to begin in 2022.



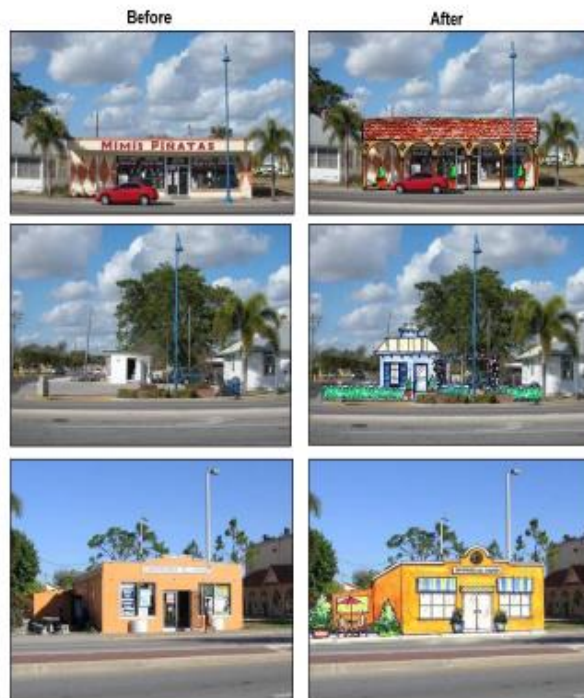
5. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA implanted 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 (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures.

Program is in place and being reviewed for revisions.



6. FHERO

Florida Heartland Economic Region of Opportunity – updates Staff continues to attend monthly meetings.

The new digital flip-book edition of the **FHERO Guide** is live, active, and public. For complete 32-page guide please visit [http://passportpublications.com/FHERO\\_Guide.html](http://passportpublications.com/FHERO_Guide.html)



The CRA was awarded through FHERO a Site Improvement Plan DEO Grant totally 13,540 for Professional Services for Airpark Blvd. The Proposed scope of work include general consulting, engineering, planning, and survey services to evaluate the subject site for commercial development.

The CRA was also awarded through FHERO a Retail Demand Analysis DEPO Grant totally \$7,700 for Professional Services for assessment of retail demand in the Immokalee Community. Retail Demand Analysis has been finalized.

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South-Central RAO for another five-year term with an expiration date of June 28, 2026.

Staff attend monthly FHERO board meetings via Zoom or in person . The last meeting was held in person on March 14, 2022, in Sebring.

7. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet of Immokalee residents impacted by disaster. They plan to have an annual meeting in June 2022.

The Housing Committee is updating the Immokalee Disaster Recover Resiliency Plan and funding options for future projects on a quarterly basis.





The Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m. The next meeting is scheduled for May 13, 2022 @ 10:00 a.m. via Zoom.

## 8. Development in Immokalee

### 1) *Guadalupe Center van Otterloo Campus for Learning - 3655 Westclox Street*

The Guadalupe Center broke ground on October 30<sup>th</sup> for a new educational campus that will create lasting, transformational change for students in Immokalee. The van Otterloo Family Campus for Learning will feature two academic buildings with multiple classrooms, a library, learning lab, cafeteria and kitchen, playground, administrative offices, mentor lounges, commons areas, a medical and dental suite, outdoor gardens, and a student wall of fame.

The campus will accommodate up to 154 students in Guadalupe Center's Early Childhood Education Program, as well as 125 high school students in the college-preparatory Tutor Corps Program. Guadalupe Center named the campus in honor of Rose-Marie and Eijk van Otterloo, whose generous \$5 million matching gift helped launch the project and inspired others to give. Within the campus, Brynne & Bob Coletti Hall will become the new home for the Tutor Corps Program. Barron Collier Companies donated 9.5 acres for the new campus. For more information please visit [www.guadalupecenter.org](http://www.guadalupecenter.org). Grand Opening ceremony for the campus will be held April 21, 2022, at 11:00 a.m.



**2) 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 will serve as a hands-on learning laboratory for student in the foundation's program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor.

On July 13, 2021, BCC board meeting (Agenda item 16.F.10) 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. They also had a celebration for the Career Pathways program and the subdivision on Friday, January 14<sup>th</sup> from 3 p.m. to 6 p.m.





**3) Immokalee Fair Housing Alliance (IFHA)**

The Immokalee Fair Housing Alliance proposed housing development consist 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/>. Revised rendering will be provided at a future meeting. 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 @ 10:00 a.m. Construction is under way. The infrastructure is almost complete they had delays due to conduit issues. IFHA is continuing to fundraise for the construction of the buildings.



**4) 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 Farm Workers Village: subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions. Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country.

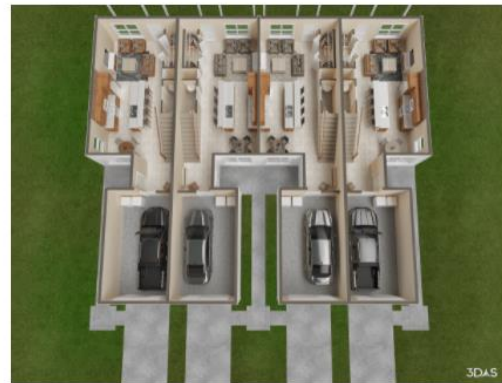


Homes:

- Two-story home design
- Three & Four-unit configurations
- Contemporary style architecture
- Affordable, no-interest mortgages
- Three and four-bedroom, two-bath homes
- Great room design
- Single-car garage



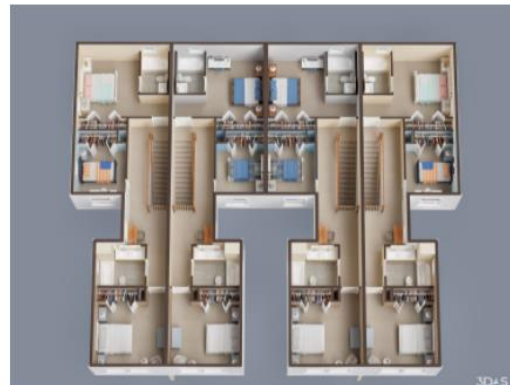
First Floor



First Floor



Second Floor



Second Floor

- Estimated 280 homes when complete
- Permit-monitored parking
- Designated visitor parking
- Premium landscaping
- Homeowners Association
- Roughly 3 acres of recreational area with a large central playground and two smaller playgrounds for convenient access
- Access to Village Oaks Elementary via pedestrian walkway & bridge to keep children safe





**Ten years. Three Phases.**

Initial infrastructure will soon begin for this sprawling community, with additional infrastructure added as the phases progress. We anticipate phase one construction to last for about 16 months, with families moving into their homes as certificates of occupancy are secured. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country.

**Projected Phase Progress:**

*(Estimated to begin late 2022)*

Phase 1: approximately 123 homes

Phase 2: approximately 110 homes

Phase 3: approximately 44 homes



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

5) *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 designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. CRA Board supported the proposed development. At the February 16, 2022, H&F Architects provided updated renderings of the proposed development.



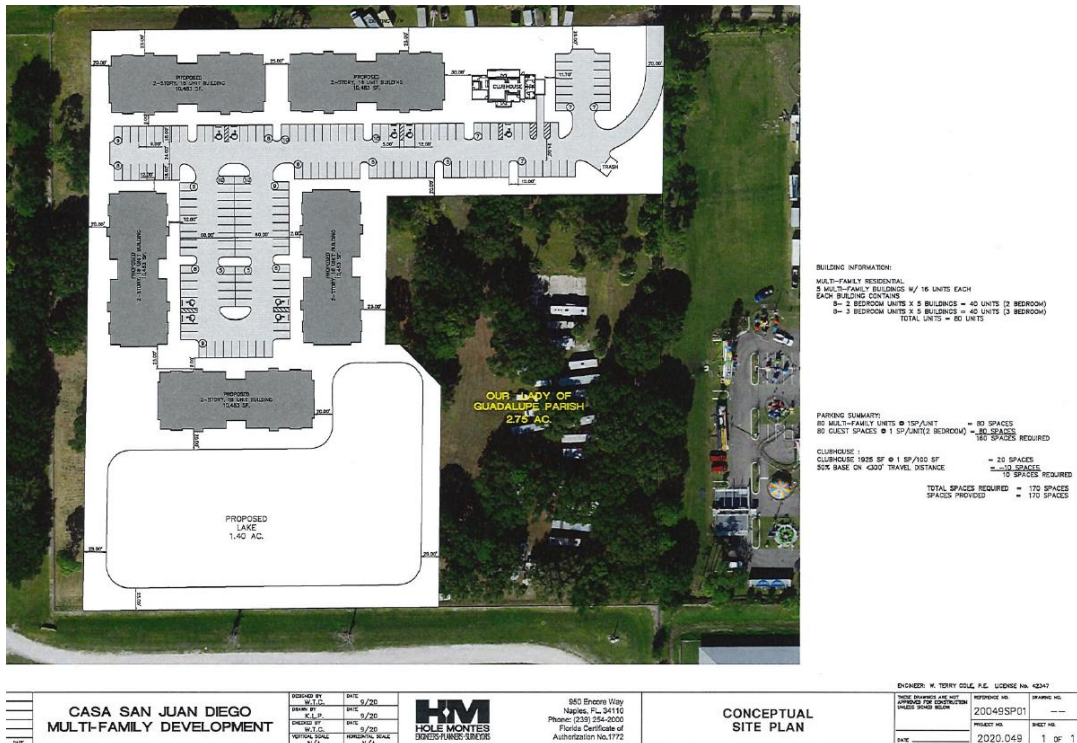


6) **Casa San Juan Diego Multi-Family Affordable Housing Development National Development of America, Inc.**

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee 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. National Development of America, Inc. applied for grant funding but didn't receive. They will continue to look for other funding to build Casa San Juan Diego development in Immokalee.

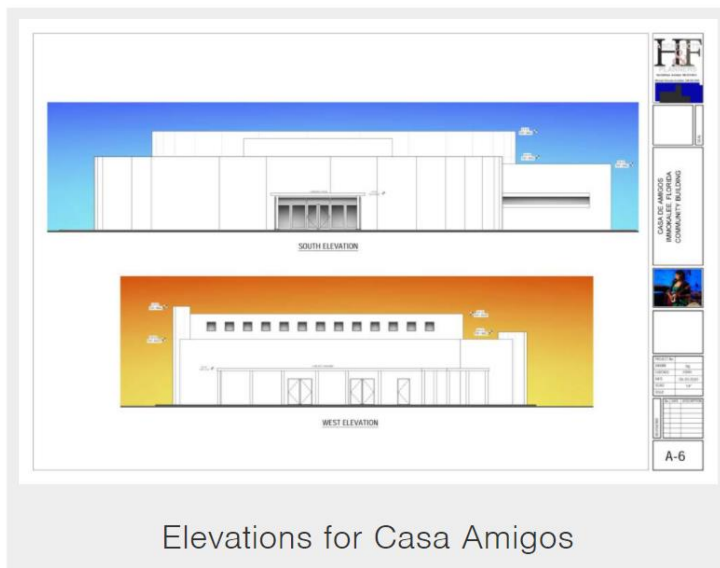


\*Casa San Juan Diego will only be 2 story units



7) Casa Amigos – Farmworker units at Esperanza Place

A 96-bed, 24-unit rental community at Esperanza Place. The shared-housing model enables unrelated adults to share rental apartments through individual rather than household leases. Residents enjoy landlord-paid utilities, basic furnishings and service-enriched living at a monthly cost ranging from \$225 to \$250 per month per person. This is Rural Neighborhood’s 4<sup>th</sup> shared housing venture.



Elevations for Casa Amigos





### 8) Century Communities

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



#### Inspired home designs

Check out quality layouts that may be available for purchase at this community today!



9) O'Reilly Auto Parts – 1004 North 15<sup>th</sup> Street (SR29)

Construction started in July 2021. Updated construction pictures were taken on 4.15.22.

Construction is expected to be complete within this month. Grand opening will be 4.16.2022.











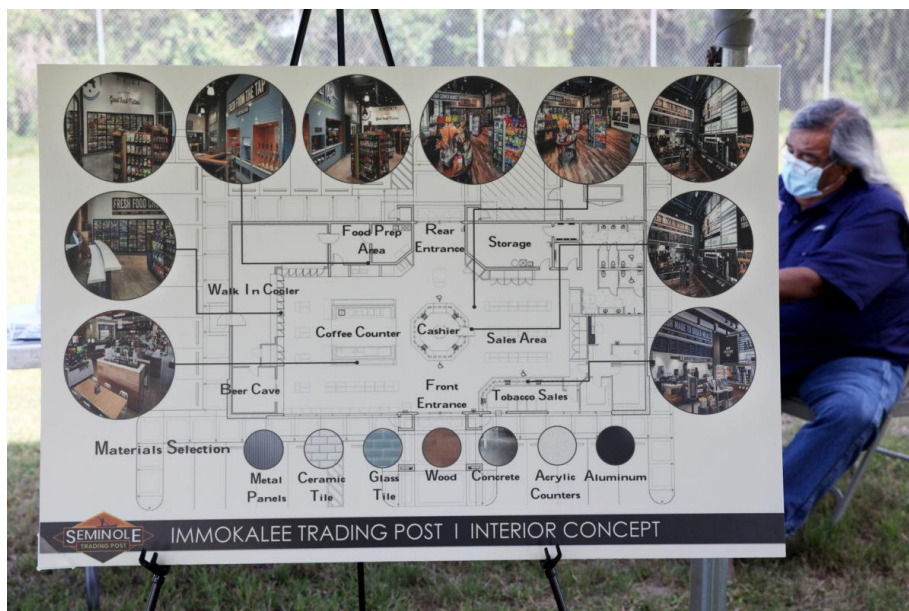
13) Seminole Trading Post

The Immokalee Trading Post will feature 10 gas pumps, five electric vehicle (EV) charging stations and a 7,200-square-foot 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.

On April 29, 2021, the Seminole Tribe of Florida held the groundbreaking ceremony. Construction is underway.



Pictures by Beverly Bidney





## 14) Immokalee Fire Control District

Groundbreaking was held on September 27, 2021, for Fire Station 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 December 2022.



## 15) Budget Inn (PL20220001199 CU)

On March 16, 2022, a pre-application meeting was held with 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 do a two or 3 story hotel. They are in the early preliminary stages and don't have a conceptual plan yet.

9. Pathways Early Education Center of Immokalee

Pathways held a pep rally on April 5, 2022, to remove the existing building at 410 Colorado Avenue. Fundraising is underway to construction an additional facility.





#### 10. The Face of Immokalee

On December 12, 2018, Michelle Tricca, a local Artist, presented The Face of Immokalee, a proposed outdoor photography installation celebrating the soul of Immokalee. CRA board supported the project and have formed a subcommittee to move the project forward.

The subcommittee last met on December 9, 2019, to discuss the art wall options for the old McCrory's building (S&O Grocery), Lipman Produce (trucks/building), site on 1<sup>st</sup> Street (Gadsden blue building), and the Zocalo plaza. Committee supported rendering provided by artist with minor changes.

On October 22, 2020, CRA staff and Lipman staff met with Michelle Tricca to discuss project status. On October 29, 2020, WGPU did a story on Ms. Tricca's public art installation for the Phase 1 portion of the project. Please see link to the WGPU Face of Immokalee story. [WGPU Face of Immokalee Story.](#)

On November 18, 2020, both the CRA and MSTU board supported The Face of Immokalee project and made a motion to allow the use of Zocalo Plaza Art Wall as a canvas for the project.

In May 2021 Ms. Tricca provided project updates to staff and announced that the project has started to received donations via her fiscal sponsorship with ASMP Foundation. She also noted that the project was featured in [Florida Weekly.](#)

Visit project page for more information <https://www.michelletricca.com/projects/the-face-of-immokalee>



### 11. Impact Fee Installment Payment Program

The program is for areas within the Immokalee CRA Boundary. The program took effect on October 2017. Program was modified July 2021.

- Pay your impact fees in installments over 30 years.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 2.24% fixed interest rate (2021 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.

#### **Growth Management Department**

#### **Capital Project Planning, Impact Fees and Program Management Division**

2685 Horseshoe Drive South, Unit 103

Naples, Florida 34104

Phone: 239-252-6237

E-Mail: [Brandi.Pollard@colliercountyfl.gov](mailto:Brandi.Pollard@colliercountyfl.gov)

### 12. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing, and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee.

Low Tax 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 these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments Low Tax 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. The zones enhance local communities' 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.

It's an economic and community development tax incentive program that provides a new impetus for private investors to support distressed communities through private equity investments in businesses and real estate ventures. The incentive is deferral, reduction, and potential elimination of certain federal capital gains taxes. To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing [Form 8996](#), Qualified Opportunity Fund, with its federal income tax return.

Three areas in and around Immokalee, from Lake Trafford to the west to the county line to the east

- 1) [Census Tract 112.05](#) area surrounding Immokalee
- 2) [Census Tract 113.01](#) area surrounding Immokalee
- 3) [Census Tract 114](#) Immokalee

**Report by: Christie Betancourt, Operations Manager**

Project Manager Report  
04/15/2022

**1. Carver Street and S. 5<sup>th</sup> Street (funded with CDBG and CRA funds) Project #33588.1 Immokalee Sidewalk Project Phase II**

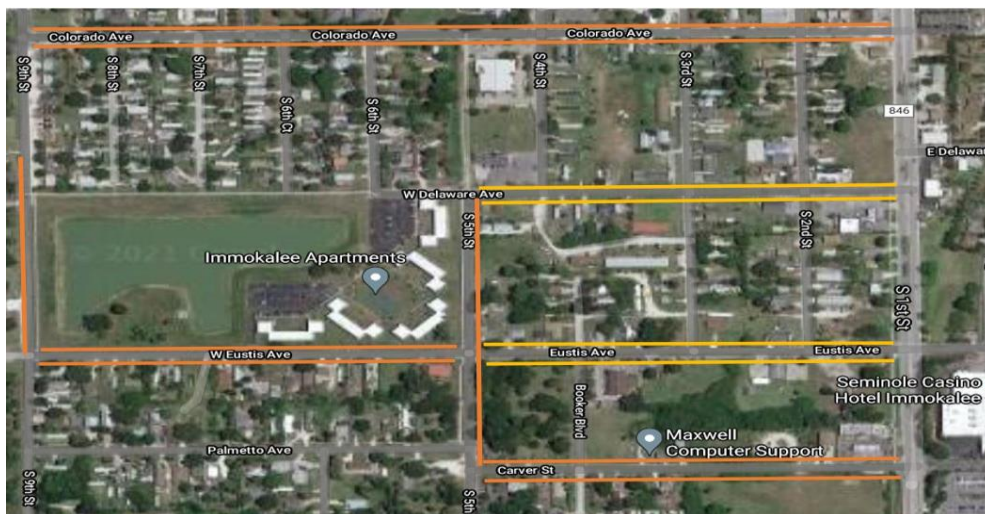
Coastal Concrete Products LLC d/b/a Coastal Site Development completed the project. Staff accompanied Road Maintenance Inspector Frank Franklin on 3.17.22 for a Warranty Inspection of the project. In addition to expansion joints missing in some spots, two cracked sidewalk locations and a recommended handrail were identified as items to be addressed. The Contractor is coordinating the review of the warranty work and providing Staff with a quote for the unwarranted handrail on S 5<sup>th</sup> Street.



03.17.22 crack under ADA mat NE corner of Eustis/S 5<sup>th</sup> and S 5<sup>th</sup> St requires a handrail on stem wall

As a proposed post-project improvement, Staff has coordinated with Road Maintenance the paving of Carver Street in the 2022 Maintenance Overlay Schedule.

**2. Eustis Avenue & West Delaware - Immokalee Sidewalk Project Phase III**



On 4.20.21, Staff moved forward on an opportunity for federal grant funding for the construction of the Project area highlighted in yellow on Eustis Street and W. Delaware Avenue from South 5<sup>th</sup> Street to South 1<sup>st</sup> Street (about 2,500 linear feet). An award is forthcoming for construction. Completed projects are highlighted in orange.

The MSTU (Fund 162) was identified as the funding source for the design of the Project with an anticipated cost of \$114,400. Agnoli, Barber and Brundage (ABB) completed a set of 60% plans; and internal county departments and outside agencies have completed their review of the plans on 3.11.22. ABB provided the 60% cost estimates totaling \$670,135.25. Conflicts were identified with driveways; and an outreach to the community is needed and will be scheduled. The current target date for the completion of design and permitting is 6.12.22.

### **3. First Street Corridor Safety Improvements – (First Street Conceptual Plan)**

In 2020, Q. Grady Minor & Associates, P.A (Grady Minor) was hired to provide professional services for future street lighting and pedestrian safety improvements along South First Street (from Main Street to School Road/Seminole Crossing Trail). This work included feasibility studies and conceptual plans for the purpose of relocating existing decorative light poles, considering the future street lighting and pedestrian safety improvements. Additionally, it included reviewing and providing recommendations for the location of new pedestrian crosswalks, and the location of new landscape and hardscape elements. Estimated construction costs and long-term maintenance costs were included with the feasibility studies.

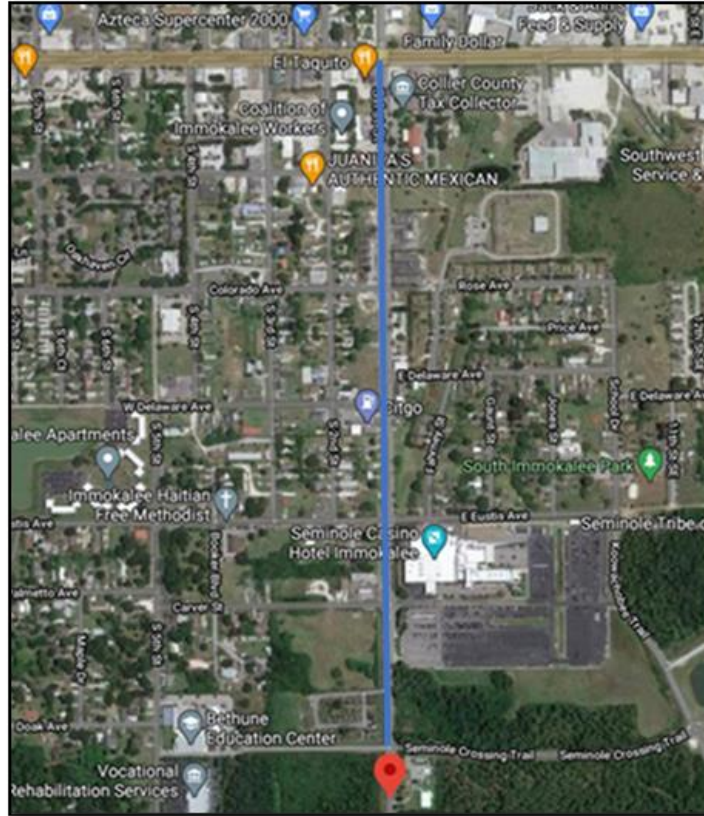
In 2021, Grady Minor provided the final Conceptual Plan Report that recommends the installation of Rectangular Rapid Flashing Beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles. Staff coordinated with Collier County Traffic Operations and Public Transit during the development of the conceptual plan and their input is reflected in the final plans.

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. Staff applied for a Community Development Block Grant on 2.10.22 and attended an award ranking meeting on 3.10.22 for Case #27662 with Community and Human Services, Grants and Housing Division.

On 4.11.22 Staff was advised that the request will be recommended to the BCC in the amount of \$250,000 in CDBG funds for safety improvements. This recommendation is Pending State and Federal final award. The Community and Human Services staff will initiate the Pre-award Risk Assessment.



If awarded the grant, funding will be available in October 2023. Having 100% design plans will allow this project to be considered shovel ready which will better position the CRA to leverage funds with other funding opportunities for construction.



#### 4. Trash Cans and Garbage Pickup

Staff is continuing cleanup efforts for weekends on Main Street utilizing the Weekend Warriors while our Maintenance Contractor picks up trash during the week. A&M performs street cleaning and trash removal on the ROW on Wednesdays and street sweeping on Thursdays. Waste Pro's schedule to pick up trash on West Main Street is Mondays for the North side and Wednesdays for the South side. Main Street is experiencing excessive trash. A&M provided an Estimate of \$300/week for additional trash pick up and the removal of trash from bins. Additional services may be utilized until end of May when the population decreases in the Summer.

The Immokalee CRA, Conservation Collier and Parks & Recreation are hosting Earth Day, April 22 9-11 AM will be W. Main Street trash pick up and an evening of exhibits, activities, food and an outdoor movie at Pepper Ranch Preserve (6315 Pepper Road) 5:30-8:30 PM. Participants are welcome to join the Earth Day activities. Door hangers were distributed door-to-door in the neighborhoods to generate volunteers.

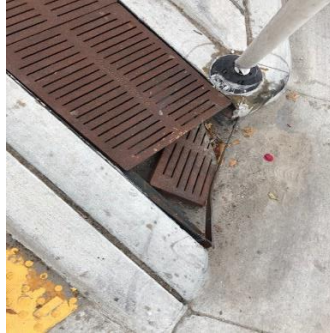
### 5. Main Street Improvements

Grates: On 4.7.22 FDOT advised their Engineer provided two solutions to the grate breakage: #1 remove the non-rectangular or shorten grate and segments at the return or #2 welding the two end grates together (which was done and did not work).

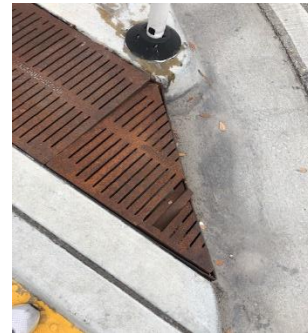
Ferrovail Services, FDOT's subcontractor, repaired the three damaged grates with welded in support legs at the end grates within the radius on N 3<sup>rd</sup> St, S 2<sup>nd</sup> St and S 4<sup>th</sup> St grates. They are monitoring how well they hold up.



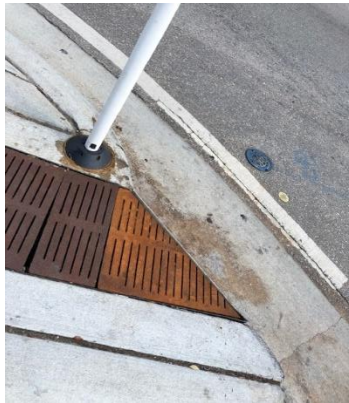
02.07.22 2<sup>nd</sup> St S



02.07.22 3<sup>rd</sup> St N



02.07.22 4<sup>th</sup> St S



04.07.22 2<sup>nd</sup> St S



04.07.22 3<sup>rd</sup> St N



04.07.22 4<sup>th</sup> St S

Banners: Staff sent out Request for Quotes to 17 vendors for the pricing of cornucopia banners on the 30 new street light poles on W. Main Street from 1<sup>st</sup> to 9<sup>th</sup>. The dimensions and design are 30” in width by 62 1/2” in height, full color, double sided, 18 oz vinyl with a cream-colored background. Design work shall be by the vendor (samples below). The banner quotes are due 4.15.22, 5PM.

**IMMOKALEE**



**MY HOME**

**IMMOKALEE**

**6. Main Street Corridor Streetscape Design Plan**



Johnson Engineering (Johnson) has been selected as the Consultant to prepare a Proposal for the design improvements to the streetscape of Main Street (1<sup>st</sup> St to 9<sup>th</sup> St).

The project will consist of conceptual site planning and 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.

The project has been expanded to include the E Main/1<sup>st</sup> to E Main/2<sup>nd</sup> (proposed Dollar Store Site – additional 0.09 miles) and attendance at additional public meetings. Staff received the Proposal of \$205,338 and is researching underground utilities and FDOT’s as-built/plans from the recent streetlighting project. Upon Staff’s final review of asbuilt to the Proposal with the recommended revisions, Staff will prepare a Request for Purchase Order to initiate the design process.

**7. First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street)**

*i. Parks & Recreation Monthly Maintenance*

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of plaza; and Staff is billing CRA & MSTU quarterly. Staff is monitoring the quality of maintenance services being provided.

*ii. CRA*

Bougainvillea.



03.14.22 Before Bougainvillea Trimmed



04.11.22 After Bougainvillea Trimmed

A&M dramatically trimmed back the climbing trunks on the trellis 8 posts to open sightlines and illumination.

Palmettos. The palmettos on the east side of the stage are overgrown and need to be trimmed back to help reduce the occupation by the homeless and chickens. A Work Order has been issued on 3.11.22 for the trimming of palmettos and to turn off the power at the receptacles.



03.14.22 Work Request created for Park & Rec to trim the palmettos on the east side of the stage

Bird of Paradise. A claim was submitted for the damaged bird of paradise logo sign. Lykins Signtek provided a proof and a \$660 quote for the repairs. Repair work is being scheduled.

Fencing. On 4.1.22 Request for Quotes were sent to vendors to fence in the electrical panel boxed area. Quotes are due 4.22.22.

Lighting. Three (3) Scopes for Work were sent to Simmonds on 3.30.22 for Quotes.

#1 Only the lights on the stage are working; and need to get all lights operational on the band shell, trellis and string of lights over the diagonal walk.

#2 An analysis on the replacement of light fixtures versus the replacement of bulbs on the existing fixtures located on band shell, the trellis and overhead string of lights.

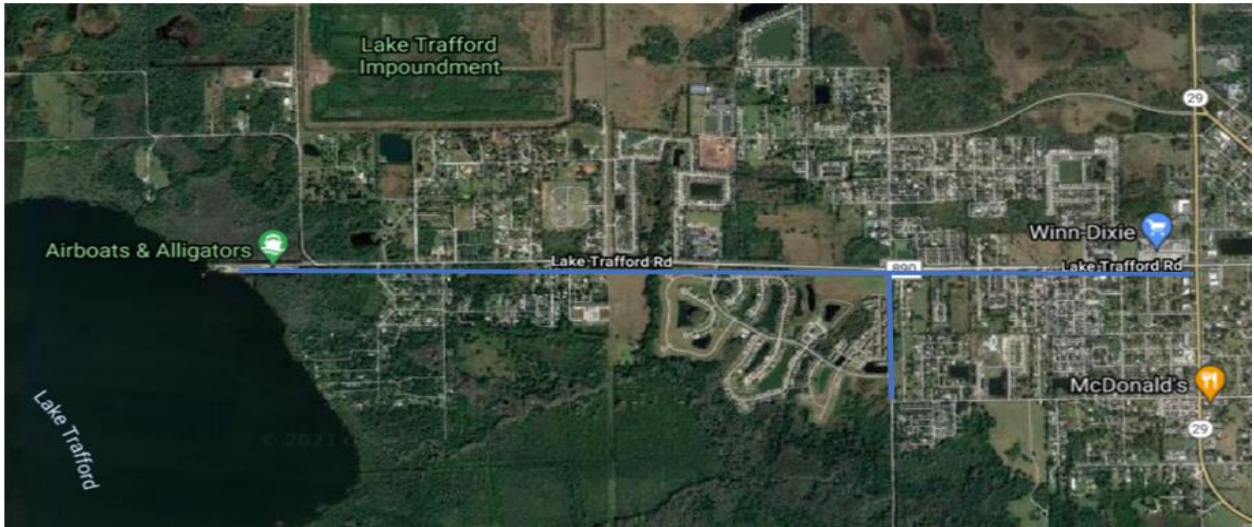
#3 Installation of two lights for the exterior rear of the band shell as recommended by the Landscape Architect when Zocalo was built, but never installed.

Memorial Benches. Two 6' memorial benches were ordered on 3.28.22 with delivery in 3-4 weeks. Plaques for Frankie Leon and Monica Ayala have been shipped. A Request for Quotes for the installation of the benches under the trellis is being finalized.

Wooden Benches. The existing eight (8) benches have been sanded down and a coating applied.

Container. Staff temporarily put on-hold the raising of the storage container 6” and adding a vent until Parks & Recreation moves the existing fence at South Park to accommodate Parks & Recreation’s utilization of their field.

## 8. Lake Trafford Road & Carson Road Street Lighting



No Update.

Staff sent a Direct Select to Jacobs Engineering Group (Jacobs) as the selected consultant to prepare a lighting justification 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 Street to Lake Trafford Road (.5 miles).

Consultant shall compare roadway lighting versus pedestrian lighting to recommend the system that will satisfy the needs of the community. Staff researched traffic counts and accidents (vehicle, animal, and pedestrian) for the past three years have been obtained for the Consultant’s analysis.

The project area is marked in blue on above map. This project will be completed in phases to coordinate with the Transportation Division’s project consisting of sidewalks, bike lanes and drainage improvements on both sides of Lake Trafford Road from Little League Road to Laurel Street.

An estimate for the proposal is \$250,000 and project is 2.5M. Staff had a conference call with Jacobs Representatives to discuss the need for them to identify the design and equipment options to be shovel ready on the project for funding and to incorporate elements from the Blue Zone Study for Lake Trafford Road.

**9. Triangle Welcome Sign**

On 3.18.22 Lykins Signtek filled the gaps, repaired and painted the holes around the perimeter edges of the stucco on the sign and applied pest treatment. A&M Maintenance installed new plants on 4.11.22.

**10. SR 82 Road Widening Project Gator Slough Lane to SR 29 (Project #430849-1)**

No Update.

FDOT's contractor, Ajax Paving, has been working to widen SR 82 from a two-lane undivided roadway to a four-lane divided roadway, while allowing for a future six-lane. The construction of the roundabout at the intersection of SR 82 and SR 29 is open. The estimated completion of the project is the end of Summer 2022. Eventually as part of FDOT's 5 Year Plan, the construction of the 4-lane southbound on CR 29 will commence.

**11. Welcome Sign - Farm Worker's Village Sign**

The Farm Worker's Village sign (Panther Crossing/SR 29) is pending the recording of the conveyance of an easement and the subordination, consent and joinder documents. Real Property Management (RPM) only has the Easement. A draft Executive Summary was prepared for the BCC authorizing the recording of the easement without the subordination or title insurance policy and continued efforts to secure the release document. RPM is providing the draft Executive Summary to the County Attorney's Office for review.

*Report by: Yvonne Blair, Project Manager Dated: April 15, 2022*







## Upcoming Community Events

*Updated 4/15/2022*

### **Collier County Parks & Recreation Advisory Board Meeting (PARAB)**

**Date:** 4/20/2022 at 2:00 p.m.

**Location:** Hybrid Remote Zoom/North Collier Regional Park, Conference Room A  
15000 Livingston Road  
Naples, FL 34109

For more information contact Miguel Rojas 239.252.4031.

Zoom Link:

<https://us02web.zoom.us/j/85487046953?pwd=dDdxQjQydTBTMUxhRGt3MjFwTVN3dz09>

Passcode: 222971

### **Immokalee Water & Sewer District Board Meeting**

**Date:** 4/20/2022 at 4:30 p.m.

**Location:** IWSD Office  
1020 Sanitation Road  
Immokalee, FL 34142

For more information call 239-658-3630

### **Immokalee Fire Control District Board Meeting**

**Date:** 4/21/2022 at 6:00 p.m.

**Location:** IFCD Headquarters  
Fire Station #32  
5368 Useppa Drive  
Ave Maria, FL 34142

For more information go to: <https://immfire.com/fire-commission/>

### **Annual Earth Day Festival**

**Date:** 4/22/2022 at 9:00 a.m.

**Location:** Main Street Trash Pick-Up (9:00 a.m. to 11 a.m.)  
6315 Pepper Road (5:30 p.m. to 8:30 p.m.)  
Immokalee, FL 34142

For more information contact: Melissa Sielaty at 239.252.8781

FREE Event

### **Immokalee Community Task Force Meeting**

**Date:** Tentatively set for 4/25/2022 at 10:00 a.m.

**Location:** CareerSource Conference Room 1

750 South 5<sup>th</sup> Street

Immokalee, FL. 34142

### **Immokalee Lighting & Beautification MSTU Advisory Committee Advisory Board Meeting**

**Date:** 4/27/2022 at 8:30 a.m.

**Location:** CareerSource SWFL, Conference Room 1

750 South 5<sup>th</sup> Street

Immokalee, FL. 34142

For more information contact: Marilyn Gijon 239.867.0025

### **Immokalee Local (CRA) Advisory Board Annual Workshop**

**Date:** 5/3/2022

**Location:** Collier County Board of County Commissioners Chambers

3299 Tamiami Trail East, 3rd Floor

Naples, FL 34112

### **Collier County Parks & Recreation Cinco De Mayo Event**

**Date:** 5/7/2022 at 12:00 p.m.

**Location:** 505 Escambia ST

Immokalee, FL 34142

For more information contact: 239-675-1873

FREE Event

### **Immokalee Lighting & Beautification MSTU Advisory Committee Meeting Walking Tour**

**Date:** 5/9/2022 at 9:00 a.m.

**Location:** Zocalo Park

107 North 1<sup>st</sup> Street

Immokalee, FL. 34142

For more information contact: Marilyn Gijon 239.867.0025

### **Collier County Public School Regular Board Meeting**

**Date:** 5/10/2022 at 4:30 p.m.

**Location:** Collier County Public Schools DR Martin Luther King Jr ADM Center

5775 Osceola Trl, Naples, FL 34109

### **Immokalee Interagency Council Meeting**

**Date:** 5/11/2022 at 11:30 a.m.

**Location:** CareerSource SWFL, Conference Room 1

750 South 5<sup>th</sup> Street

Immokalee, FL. 34142

Zoom: <https://us02web.zoom.us/j/83373246983?pwd=OVJwcjk1TmMrUllja2tsR21zVGdFQT09>

For more information contact: Mark Beland at 239.285.9300

### **Immokalee Local (CRA) Advisory Board Meeting**

**Date:** 5/18/2022 at 9:00 a.m.

**Location:** CareerSource SWFL, Conference Room 1

750 South 5<sup>th</sup> Street

Immokalee, FL. 34142

For more information contact: Marilyn Gijon 239.867.0025

If you have a community event you would like us to add to the list or a correction that needs to be made please send to [Christie.Betancourt@colliercountyfl.gov](mailto:Christie.Betancourt@colliercountyfl.gov) or call at 239-867-0025







# COLLIER COUNTY COMMUNITY REDEVELOPMENT PLAN AMENDMENT

# Collier County CRA

## **Resolution 2000-83 - Established Collier County Community Redevelopment Agency**

- Declared BCC as Community Redevelopment Agency
  - *Separate, legal entity*
- Established Two Redevelopment Areas: Bayshore Gateway Triangle and Immokalee
- Two local advisory boards

## **Resolution 2000-181- Adopted Collier County Community Redevelopment Plan**

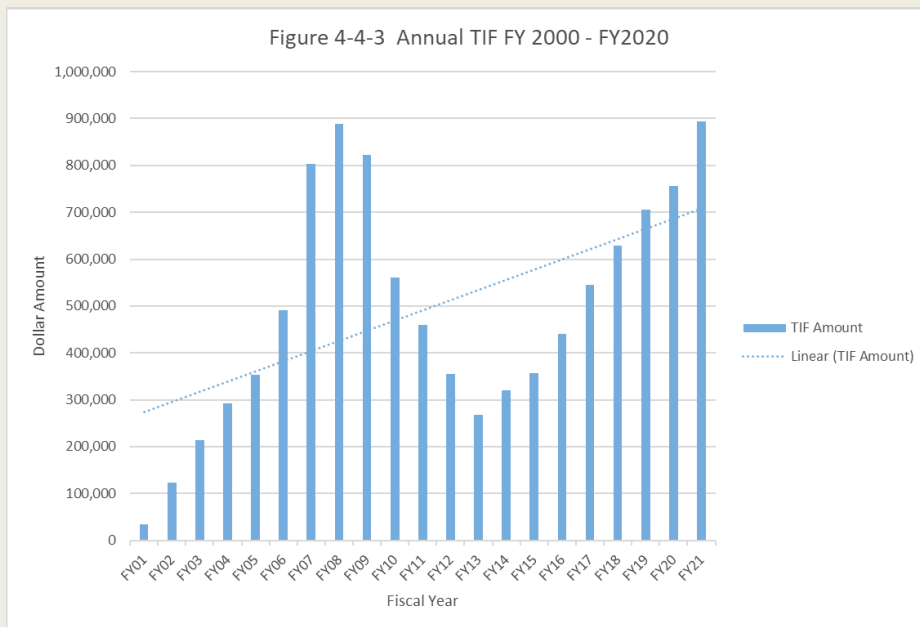
- *Section 4 - Immokalee Redevelopment Area Plan*
- *Section 5 - Bayshore Gateway Triangle Redevelopment Area Plan*
- *CCPC found the plan consistent with the Collier County Comprehensive Plan*
- *Duration - 30 years*

## ***Resolution 2019-75 - Adopted First Amendment to Collier County Community Redevelopment Plan***

- *Section 5 - Bayshore Gateway Triangle Area Plan + Administrative updates*
- *CCPC found the plan consistent with the Collier County Comprehensive Plan*

# Tax Increment Financing

- Ordinance 2000-42 – Authorized the use of tax increment financing and established two separate trust funds – Bayshore Gateway Triangle and Immokalee



2000 Base Year

Annual TIF – increase in revenues above the base year.

# Proposed Plan Amendment

## Proposed Changes

### Section 1:

- 1.1 - Added reference to 2019 Plan Amendment
- 1.6 - Duration of Immokalee CRA – extended time frame to 30 years (Maximum allowed under F.S. 163, Part III)

### Section 4:

Immokalee Redevelopment Area Plan - Complete Update

## Appendices

Added Resolution 2019-75





# Proposed Plan Amendment 2

## Section 4:

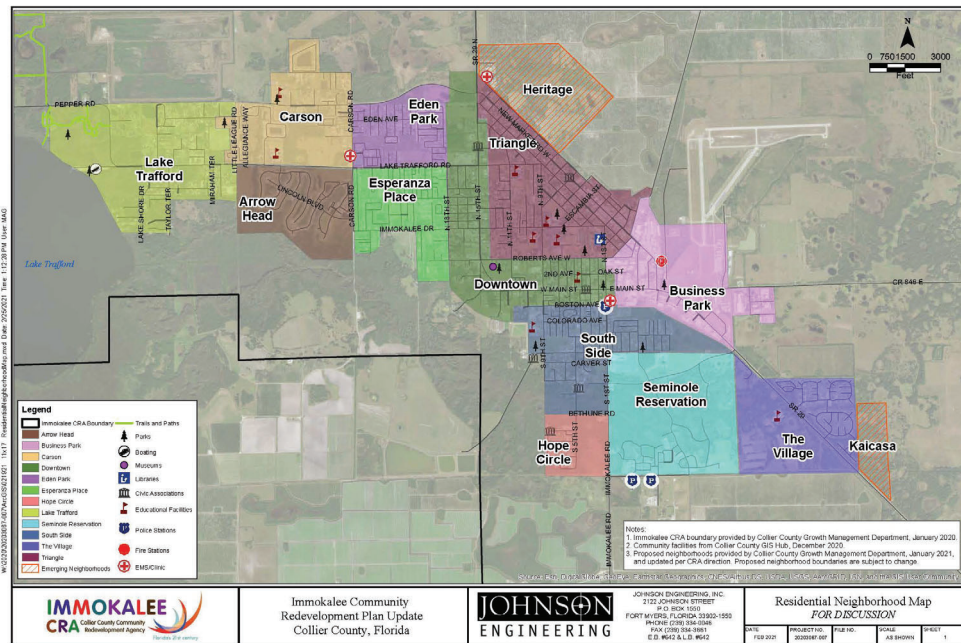
### Immokalee Community Redevelopment Area Plan Update



# Redevelopment Plan



# Neighborhood Focus Initiative



# Action Plan Phasing

- Short Term – 5- year planning horizon
- Mid-Term – 10-year planning horizon
- Long-Term – Year 15 – sunset of CRA

PLAN AMENDMENT – EXTENDS LIFE FOR THE IMMOKALEE CRA UNTIL 2052



## Capital Projects & Programs

Funding Strategies:

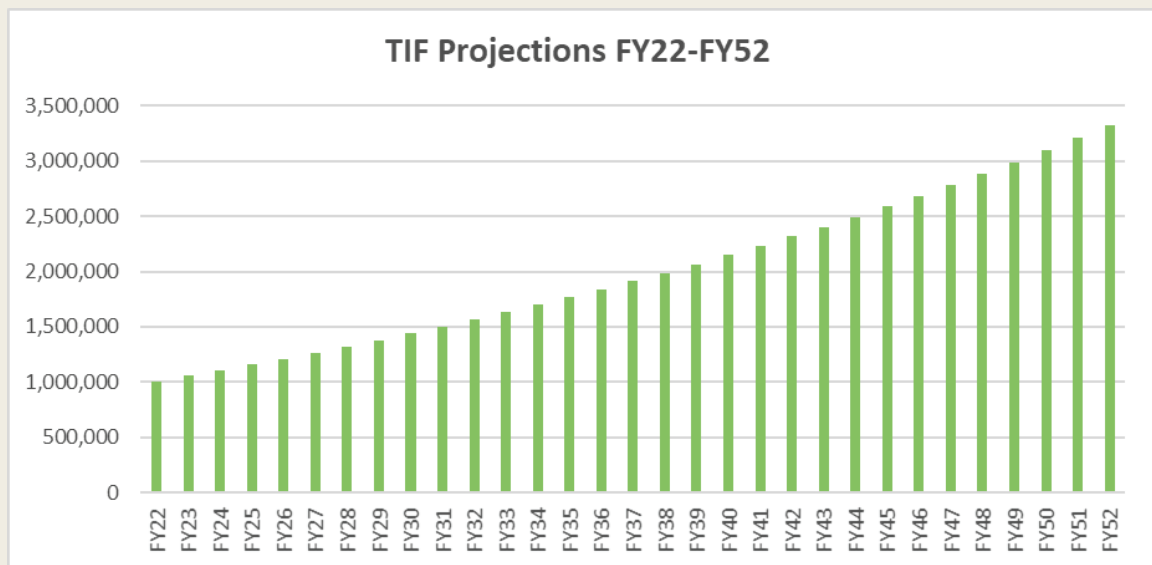
TIF

MSTU

GRANTS

COLLABORATION/PARTNERSHIPS

# TIF Projections – 3% Growth Rate



Total TIF Estimate = \$62M    Estimated Capital Improvements - \$71M

## Planning Process

Data Analysis	Dec. 2020 - Feb. 2021
Online public survey & Community Kick off Meeting	March/April 2021
Goal Validation Focus Group Meetings	April/May 2021
CRA AB Workshop with Framework Maps Develop Capital Project List for CRA funding	May 2021
Redevelopment Plan Update Drafting	Summer 2021
Community Review Meeting & ICRA AB review Draft Redevelopment Plan	Oct. – Dec. 2021
ICRA AB endorse Final Redevelopment Plan GMD Review Planning Commission	February 16, 2022 March 2022 April 7, 2022

# QUESTIONS

Acknowledgments:

**Immokalee CRA Staff:**

Christie Betancourt, ICRA Manager  
Yvonne Blair, Project Manager  
Marilynn Gijon, Administrative Assistant

**Consultants: Johnson Engineering**

Laura DeJohn, Director of Planning  
Christine Fisher, Principal Planner  
Marina Guirguis, Planner II



REDEVELOPMENT GOALS/OBJECTIVES	PLAN PAGE REFERENCE	RELEVANT PROJECTS	INITIATED	STATUS	CRA AMOUNT*	MSTU BUDGET	OTHER**
<b>ECONOMIC DEVELOPMENT GOAL</b>							
<b>LAND USE PLANNING</b>							
Collier County Community Redevelopment Plan	4.4 -27	Immokalee Redevelopment Plan updates	Initiated in 2020.	Efforts specific to Section 4 of the plan, amended in 2019. Public Hearing Process February 2022. Adoption scheduled for May 2022.	\$95,310		
Collier County Growth Management Plan	4.4 -27	Immokalee Area Master Plan adopted updates	County staff prioritized implementation schedule.	County staff initiated according to priority.			
<b>DEVELOPMENT</b>							
Streamline and clarify development process	4.4 -27	Commercial Façade Grant Program	Initiated in 2008. CRA provides financial façade incentives to businesses in Immokalee area up to \$20,000.	On-going; will be revising grant policies.	\$80,000		
Streamline and clarify development process	4.4 -27	Sweat Equity Commercial Grant Program	Initiated in 2015. CRA provides financial material cost incentives to businesses in Immokalee area up to \$1,000.	On-going; will be revising grant policies.	\$20,000		
Streamline and clarify development process	4.4 -27	Economic Development Incentive Program			TBD		
Streamline and clarify development process	4.4 -27	Florida Heartland Economic Region of Opportunity (FHRO) Site Improvement Plan DEO Grant					\$13,540
Streamline and clarify development process	4.4 -27	Florida Heartland Economic Region of Opportunity (FHRO) Retail Demand Analysis DEO Grant	Initiated in February 2021	Retail Demand Analysis Study was completed in August 2021.			\$7,770
Economic Development Strategy	4.4 -27	Economic Development Strategy					
<b>INFRASTRUCTURE (TRANSPORTATION, CONNECTIVITY, &amp; WALKABILITY)</b>							
Increase safety, comfort, and connectivity for pedestrians	4.4 -27	Immokalee Sidewalk Project - Phase II - Carver & S. Fifth Street	Design was completed in 2020.	Construction began in September 2020 and was completed in April 2021.	\$133,554	\$94,679 (FY20)	\$676,365
Increase safety, comfort, and connectivity for pedestrians	4.4 -27	Immokalee Sidewalk Project - Phase III - W. Eustis Ave. and Delaware Ave.	Design was started in August 2021.	Design is expected to be completed June 2022.	\$250,000	\$114,763	
Increase safety, comfort, and connectivity for active transportation modes	4.4 -27	TIGER Grant Coordination - Lighting Improvements	MSTU to pay for Utility fees.	Construction fund allocated for upcoming years from CRA and MSTU.			
Increase safety, comfort, and connectivity for active transportation modes	4.4 -27	Main Street Conceptual Plan Project: SR29 from 1st Street North to 9th Street North	Design will start in 2022 with MSTU Funds. Develop concept plan for revitalizing Main Street Corridor.	Construction fund allocated for upcoming years from CRA and MSTU.	\$423,700	\$200,000	
Increase safety, comfort, and connectivity for active transportation modes	4.4 -27	First Street Corridor Conceptual Plan Project - South First Street from Main Street to School Road/Seminole Crossing Trail.	Initiated in September 2020. Completed concept design plan in September 2021.	Applied for CDBG Grant to move forward with Design plan for First Street Corridor Project. If awarded design will start in FY 2023.	\$250,000		\$250,000 (applied for CDBG Grant)
Increase safety, comfort, and connectivity for active transportation modes	4.4 -27	Lake Trafford Road Corridor Project - Lake Trafford Road from Ann Olesky Park to SR29 and Carson Road from Lake Trafford to Immokalee Drive.	Design will start in 2022 with MSTU Funds. Develop lighting justification study to determine lighting requirements	Construction fund allocated for upcoming years from CRA and MSTU.		\$250,000	
Ensure infrastructure will effectively achieve its primary purpose.	4.4 -27	Refurbish 3 Mast Arm Poles at the Intersection of 1st and Main, 9th and Main and Charlotte and New Market Road)	Initiated in September 2021.	Mast Arm refurbishing was completed in December 2021.		\$97,635	
Ensure infrastructure will effectively achieve its primary purpose.	4.4 -27	Stormwater Improvement Program	Allocate CRA funds for priority project.		\$278,000		
<b>COMMUNITY IMAGE GOAL</b>							
<b>PUBLIC SPACE, PARKS, &amp; OPEN SPACE</b>							
Ensure a clean and well maintained public realm	4.4 -27	CRA Property Maintenance South 9th Street	Ongoing maintenance of CRA property.	Maintained by Landscape Contract.	\$6,500		
Ensure a clean and well maintained public realm	4.4 -27	CRA Property Maintenance First Street Zocalo Park	Ongoing maintenance of CRA property.	Maintained by Park staff.	\$10,000	\$10,000	\$20,000
Ensure a clean and well maintained public realm. Improve the public area.	4.4 -27	First Street Corridor Zocalo Improvements	Design completed in 2020.	Electrical upgrades, installation of the kiosk and the relocation of the bike rack were completed in 2021.	\$50,000	\$20,425	
Ensure a clean and well maintained public realm. Improve the public area.	4.4 -27	Parks and Recreation Partnership	Initiated evaluation of Zocalo Park and Dreamland Neighborhood Park in 2021.	Pending direction.	\$70,000		
<b>COMMUNITY SAFETY AND CLEANUP</b>							
Improve Community Neighborhoods	4.4 -27	Prioritize Neighborhood initiative		Community events are being produced to aim for neighborhood initiative.	\$183,600		
Improve Community Safety	4.4 -27	Community Safety and Clean Up Strategy- code enforcement issues and safety	Develop Education Program.	communication was conducted all 2021 with other organizations to continue to improve safety.			
<b>COORDINATION</b>							
Improve range of Human Services	4.4 -27						
Improve approaches and tools for communicating	4.4 -27	5 Year Capital Improvement Plan					
Coordinate with Collier County & Regulatory Agencies	4.4 -27						
Coordinate with MSTU	4.4 -27						
Seek Grant Funds/Leverage Funds	4.4 -27						

Note:

\* GRANT FUNDS

TBD - Funding amount and funding source is to be

\*Estimates based on 2021 Budget Amounts or Purchase Orders

\*\* Other includes Community Development Block Grant funds