

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home !

IMMOKALEE LOCAL ADVISORY BOARD MEETING

May 19, 2021

9:00 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency



2021

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January							February							March							April								
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S		
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31																													
May							June							July							August								
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30	31																												
September							October							November							December								
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S		
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12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18		
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25		
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				26	27	28	29	30	31				
							31																						

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- CRA Meeting
- MSTU Meeting
- Special Meeting
- Joint Meeting
- Cancelled

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.

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

CRA Board

Commissioner
William McDaniel, Jr.
Co-Chair

Commissioner
Rick LoCastro

Commissioner
Burt L. Saunders

Commissioner
Penny Taylor

Commissioner
Andy Solis, Esq

CRA Advisory Board

Frank Nappo
Chair

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Mark Lemke
Francisco Leon
Estil Null
Edward "Ski" Olesky
Yvar Pierre

**MSTU Advisory
Committee**

Bernardo Barnhart
Chair

Andrea Halman
Vice-Chair

Norma Garcia
Christina Guerrero
Peter Johnson
Cherryle Thomas
David Turrubiarz Jr.

CRA Staff

Debrah Forester
Director

Christie Betancourt
Operations Manager

Yvonne Blair
Project Manager

Monica Acosta
Administrative
Assistant

AGENDA

**Hybrid Remote Public Meeting
(*Please see details below)**

Immokalee Community Redevelopment Area
750 South 5th Street
CareerSource SWFL Conference Room 1
Immokalee, FL 34142
239.867.0025

May 19, 2021 - 9:00 A.M.

- A. Call to Order.
- B. Prayer and Pledge of Allegiance.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(Action Item)*
- CRA Board Action
- E. Approval of Agenda. *(Action Item)*
- CRA Board Action
- F. Approval of Consent Agenda. *(Action Items)*
 1. Minutes
 - i. CRA Advisory Board Meeting for April 21, 2021 (Enclosure 1)
 2. Budget Reports (Enclosure 2)
 3. Community Meetings (Enclosure 3)**- CRA Board Action**
- G. Announcements.
 1. Communications Folder
 2. Public Comment speaker slips
- H. New Business.
- I. Old Business.
 1. Immokalee Area Master Plan
 - i. IAMP Policies – LDC Amendments
 - a. **LDC Workshop Today @ 10:30 A.M.**
 2. Redevelopment Plan Updates
- J. Staff Reports
 1. Operations Manager Report (Enclosure 4)
 2. Project Manager Report (Enclosure 5)
- K. Other Agency.
 1. Code Enforcement updates (Enclosure 6)
 2. FDOT updates
 3. Collier EDO/Immokalee Culinary Accelerator
- L. Citizen Comments.
- M. Next Meeting Date. CRA will meet on June 16, 2021 at 9:00 at CareerSource SWFL.
- N. Adjournment.

*** Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Monica Acosta via email at Monica.Acosta@colliercountyfl.gov by May 17, 2021 at 4:00 P.M. You may attend the meeting in person on May 19, 2021 at the CareerSource SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142. **Space will be limited.**

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

Meeting of the Community Redevelopment Area Immokalee Local Redevelopment Advisory Board on April 21, 2021. The Advisory board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

Immokalee CRA
CareerSource SWFL
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by Dr. Frank Nappo, CRA Chair at 9:00 A.M.

B. Pledge of Allegiance and Prayer

Dr. Frank Nappo, CRA Chair, led the Pledge of Allegiance and Pastor Michael “Mike” Facundo opened with prayer.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Committee Members Present:

Dr. Frank Nappo, Patricia “Anne” Goodnight, Andrea Halman, Edward “Ski” Olesky, Estil Null, Francisco “Frank” Leon, Mark Lemke.

CRA Advisory Committee Members Present via Zoom:

Michael “Mike” Facundo.

CRA Advisory Committee Members Absent/Excused:

Yvar Pierre.

Others Present:

Staff: Debrah Forester, Christie Betancourt, Yvonne Blair, and Monica Acosta.

Other Present via Zoom:

Mark Beland, Megan Greer, Andrew Bennett, Crystal Kinzel, Mike Taylor, Richard Henderlong, and William “Bill” McDaniel.

D. Voting Privileges for Board Members via Zoom.

Staff announced that one board members was on by Zoom when the meeting started.

Action: *Ms. Anne Goodnight made a motion to allow board members on Zoom voting privileges. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 7-0*

E. Approval of Agenda.

Staff presented agenda to the board for approval with minor change, item I.2.i.a. LDC Workshop at 10:30 has been postponed and Mr. Richard Henderlong will give a brief update in place of the workshop.

Action: *Mr. Ski Olesky made a motion to approve the agenda with the minor change. Ms. Anne Goodnight seconded the motion and it passed by unanimous vote. 8-0.*

F. Approval of Consent Agenda.

1. Minutes
 - i. CRA Advisory Board Meeting for March 17, 2021 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Community Meetings (Enclosure 3)

Action: *Mr. Ski Olesky made a motion to approve the Consent Agenda as presented. Mr. Estil Null seconded the motion and it passed by unanimous vote. 8-0.*

G. Announcements.

1. Communications Folder

Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this meeting, a listing of the last two focus meetings to be held on April 27, 2021 and May 6, 2021, and the handout from the Bicycle/Pedestrian Advisory Committee (BPAC) meeting, "Building Bicycle Tourism with the U.S. Bicycle Route System."

Ms. Andrea Halman, Board member, addressed the board with an explanation of the handout. Long distance bike riders are trying to come up with a Bicycle Route System and proposed two routes through Naples to the BPAC Board. The locations that the bike riders wanted to use were not approved because the community members didn't want that many bike riders in their community. This could be a good activity for the community of Immokalee, it could be a good money maker. Another benefit would be if the route is coming through an area that needs to be worked on the thought is that the county would come in and improve that area. It will be discussed at the next BPAC meeting and it would be good if more people could show up and support the idea of a route through Immokalee.

Ms. Debrah Forester, CRA Director, suggested that staff coordinate with MPO Staff to get more background information and come up with an idea that Ms. Halman can take back to the BPAC Board.

2. Public Comment speaker slips
CRA staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
3. FHERO Redesignation (Enclosure 4)
Staff shared a copy of the FHERO Redesignation letter as shown on enclosure 4. The term is due to expire in June 2021.

H. New Business

1. Immokalee Regional Airport – Andrew Bennett, Executive Manager

Mr. Andrew Bennett addressed the board. He announced that Justin Lobb, the previous Executive Manager took a position with the Naples Airport Authority in early January. Since that time Mr. Bennett assumed the responsibilities as an interim Executive Manager and as of two weeks ago that position became a permanent one for him. He is excited to take on the new role. The airport activity has gone up 11%, sister locations in Naples and Marco are not seeing the same amount of activity since the pandemic started. Private aviation activity has gone up and hasn't stopped since the pandemic started, and the Immokalee Airport has seen that activity go up in our area.

There has also been more jet activity in the last three months as well. This is a positive outlook and result of the general economic conditions of the area. They have three significant projects under construction right now. Justin had briefed the board on the projects when they were in the design phase. They are now all in the construction phase. This first is the extension of taxiway Charlie, which is the eastern taxiway that will connect up to the primary runway. This project is 20% complete and anticipate having final paving scheduled for late May. Part of this project was the relocation of the raceway, that has already occurred. They have commenced their relocation operations and are finalizing their internal infrastructure and should be back within the next couple of months.

The second project is the rehabilitation of the North and South runway, this project has commenced in a small capacity, mainly because they want to open up the new taxiway that will allow traffic to access the FBO terminal facilities and the primary runway. This will allow the contractor to rehabilitate the runway without any interference of other traffic. This project should be in full commencement in June and hopefully wrap up shortly after August.

The third project is the security project, this project has been underway for a couple of months now and it is at 50% completion. This project should wrap up in the next couple of months. There are also some private developments in the works, there are currently two entities that are looking into doing lease agreements with the airport. They have one lease agreement drafted for Global Flight Training Solutions, they are the on-field flight school that has been operating out of Immokalee for little over a year and half now. Their business is booming, they recently acquired a third aircraft, and they are looking at constructing three 10,000-square foot hangars at the airport. That draft agreement is going to the FAA for final review, with anticipated return of the documents mid-next week. They are hoping to have that in front of their board on May 11th. The second entity that is looking at constructing is the Collier County Mosquito Control District. They are looking at the western parcel on the airfield on the southwestern portion of the area. They are looking at building a satellite facility that will ultimately become their permanent facility. The development is under review with the FAA pending lease negotiations. They are hopeful that once the FAA gives comments and direction that they will be able to push that lease through at the second meeting in May.

2. CRA Lease (Enclosure 5)

Staff reviewed the Lease Agreement as presented on Enclosure 5. Staff is looking at renewing the lease agreement for Suite C at the CareerSource building for two years with an option to opt out after one year or do a month to month if another location is found. This is a 3% increase in rent per year, we have not had an increase since initial lease began. Continuing with the lease would allow the use of the conference room and it would avoid expenses of moving to another location. This would include having to upgrade internet access if a move were to occur. Staff recommends staying at the CareerSource location and present to the BCC at the next available meeting.

Action: *Ms. Anne Goodnight made a motion to move forward with the lease agreement. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 8-0.*

I. Old Business

1. Immokalee Local Redevelopment Advisory Board - update

Staff announced the reappointment of Yvar Pierre, Patricia “Anne” Goodnight, and Estil Null.

2. Immokalee Area Master Plan

Mr. Richard Henderlong addressed the board with the Immokalee Area Master Plan LDC updates. Mr. Henderlong is requesting a different date for his presentation. He apologized for not having the necessary documents completed for today’s meeting. He wants to be able to prepare an overall phasing plan for all of the Immokalee urban area land development code. He will come back with the land development code and the form base code that will cover not just the central business district, but it would include the high, medium, and low residential areas. This will be a long process.

Board members agreed that it would be beneficial to allow the community to give their input and would rather Mr. Henderlong come back and present at the May 19th meeting.

Staff reminded the board that Mr. Henderlong will do his workshop after the board meeting like it was announced for this meeting. The procedures would be to adjourn the CRA meeting and then continue with the workshop right after.

Commissioner William “Bill” McDaniel stated that this is just the beginning of the process. It is important to engage the community. We need to make sure all the information is available to all community members even if they can’t be at the meeting.

Board members also agreed that more people need to get involved with the process. They would like for staff to reach Lupita Vasquez and Israel Peña to have them get the word out through social media to have more participation.

Board member Michael “Mike” Facundo stated that the problem is not getting the word out, it is that there is a disconnect in understanding the “why.” You tell people about the Area Master Plan, but they don’t understand what it is and why it is important or even what the purpose behind it is. We need to make it simpler. Maybe come up with three to five bullet points as to the why and purpose so that people can understand and be more engaged in the process.

Mr. Henderlong did state that as they are getting closer to the vetting process, they will set up a website for the Immokalee Land Development Code so that they can get as much input as possible. Their focus is the CRA Board Members input to establish a preliminary draft together and organize it so that it can be shared with the entire community for public input.

Ms. Megan Greer also stated that the simple language does help especially when you do face to face outreach. Blue Zones is willing to help and volunteer if necessary, to help get the word out.

Vice-Chair Anne Goodnight stated that it is important to get as many people as possible to participate. Past meetings have been an indicator that when you get to the final process you will have a hand full of complainers that will say that this doesn't benefit Immokalee, these people believe they can overrule the community by going to the elected officials and complaining. If we don't address their complaints on our level, then it will be up to the County Commissioners to address it. This is what has happened in the past and we need to learn from that. We need to inform the public and get them to these meetings. Maybe we should go make presentations at some of the churches or go to the Pastors association and present to them so that they can understand the benefits this will have on the community.

3. Redevelopment Plan Updates

i. Focus Groups

a. Economic Development & Community Facilities 4/27 @ 6:00 p.m.

b. Ecotourism & Agrotourism and Drainage & Lake Trafford – 5/6 @ 6:00 p.m.

Staff updated the board on the status of the focus group meeting. Staff has held two focus groups so far, the Cultural and Recreation meeting, and the Housing and Mobility meeting. Staff also presented the Housing information to the IUNC Housing Subcommittee. Staff stated that anyone that would like to see the presentations can go to www.immokaleecra.com and view the previous presentations. There are still two focus group meetings to be done. Staff invited the board members to attend if they can, they can also give feedback to staff if unable to attend.

J. Staff Reports

1. Operations Manager Report (Enclosure 6)

Ms. Christie Betancourt reviewed the operations manager report, enclosure 6. Staff will be presenting at tonight's town hall meeting and updates will also be reviewed. 7-11 will be going in front of the Planning Commission on May 6, 2021.

2. Project Manager Report (Enclosure 7)

Ms. Yvonne Blair reviewed the project manager report, enclosure 7. The project on Carver and South 5th had final completion on April 7, 2021. Now that the project is completed, staff noticed the need to fix West Delaware. Phase III should not only be Eustis Avenue but West Delaware as well. First Street Corridor Conceptual Plan is moving along but it was identified that a traffic count is needed. Staff has moved forward with a change order to include the traffic count as well as lighting strategies for the three stakeholders that have light poles in that area, DOT, LCEC, and FDOT. Main Street Improvements post FDOT project, Wright Construction will be addressing some of the banner arm issues as well as some of the curbing issues, once that is completed the MSTU board will be responsible for the banners and banner arms. A request for bids on banners has been made. Staff identified Mast Arm Poles that need to be painted. Quotes have been received and staff is recommending that one intersection be done a year.

K. Other Agencies

1. Code Enforcement update (Enclosure 8)

Staff reviewed the Code Enforcement update, enclosure 8. Demolitions were recently done at 308 Weeks Terrace and 409 Taylor Street.

2. FDOT updates (Enclosure 8)

Staff read an email by Ms. Victoria Peters with the FDOT updates. SR82/SR29: Collier County Traffic Ops was instrumental in assisting FDOT in the traffic timing of the signal, providing stop signs and personnel to facilitate the new right turn lane. Without their help the improvements would have taken much, much longer to complete. Also, the Secretary and his staff was able to quickly secure additional funding to fast track the construction of this new right turn lane and our contractors worked 7 days a week and extend hours daily. Real daylight and actual real traffic were essential in correcting the traffic situation. Victoria was able to obtain (and deliver) over 50 Safety Vests, thick workmen's gloves, and trash pickers to help out Immokalee's Earth Day event scheduled for this Thursday- kudos also to FDOT's Operations Center for coming through with these supplies when requested. Additionally, Ferrovial Services- who performs FDOT's road maintenance in Collier County- will do trash/litter pickup Thursday AM from 9th St to the Triangle to facilitate these tremendous Immokalee Earth Day efforts!!

3. Collier EDO/Immokalee Culinary Accelerator

No update

4. Other Agency

No update

L. Citizens Comments.

No Citizens Comments

M. Next Meeting Date.

CRA will next meet on May 19, 2021 at 9:00 A.M. at CareerSource SWFL., Conference Room 1.

N. Adjournment.

Meeting Adjourned @ 10:51 A.M.

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	1,888,200.00-	1,888,200.00-	133,266.00-		2,021,466.00-	110,138.87	399,784.38-	289,645.51
**	REVENUE Sub Total	12,000.00-	12,000.00-					981,365.49-	1,040,100.51-
*	REVENUE - OPERATING Su							3,065.49-	8,934.51-
	324102 DEF IMPCT FEE PAY							1,333.55-	1,333.55
	361170 OVERNIGHT INT							934.39-	934.39
	361180 INVESTMENT IN	12,000.00-	12,000.00-					2,131.10-	9,868.90-
*	CONTRIBUTION AND TRANS	1,876,200.00-	1,876,200.00-	133,266.00-		2,009,466.00-		978,300.00-	1,031,166.00-
	481001 TRANS FRM 001	728,400.00-	728,400.00-					728,400.00-	
	481111 TRANS FRM 111	164,900.00-	164,900.00-					164,900.00-	
	481162 TRANS FRM 162	85,000.00-	85,000.00-					85,000.00-	
	489200 CARRY FORWARD	898,500.00-	898,500.00-						898,500.00-
	489201 CARRY FORWARD			133,266.00-		133,266.00-			133,266.00-
	489900 NEG 5% EST RE	600.00	600.00			600.00			600.00
**	EXPENSE Sub Total	1,888,200.00	1,888,200.00	133,266.00		2,006,466.00	105,501.31	574,472.19	1,328,412.47
*	PERSONAL SERVICE	194,700.00	194,700.00			194,700.00	7,098.25	121,336.71	66,265.04
*	OPERATING EXPENSE	307,800.00	307,800.00			317,800.00	98,403.06	170,252.08	49,144.86
	634207 IT CAP ALLOCA	2,400.00	2,400.00			2,400.00	600.00	1,800.00	
	634210 IT OFFICE AUT	11,200.00	11,200.00			11,200.00	2,800.00	8,400.00	
	634970 INDIRECT COST	49,400.00	49,400.00			49,400.00		49,400.00	
	634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		5,012.23	14,987.77
	634999 OTHER CONTRAC	90,000.00	90,000.00			100,000.00	42,740.25	44,674.61	12,585.14
	639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00	26,823.38	18,178.62	2.00-
	639990 OTHER CONTRAC						1,919.97		1,919.97-
	640200 MILEAGE REIMB	500.00	500.00			500.00			500.00
	640300 TRAVEL PROF D	5,500.00	5,500.00			5,500.00			5,500.00
	641230 TELEPHONE ACC	600.00	600.00			600.00			600.00
	641400 TELEPHONE DIR	6,000.00	6,000.00			6,000.00	3,767.44	2,232.56	
	641700 CELLULAR TELE	3,000.00	3,000.00			3,000.00	2,072.46	927.54	
	641950 POST FREIGHT	200.00	200.00			200.00			200.00
	641951 POSTAGE	100.00	100.00			100.00			100.00
	643100 ELECTRICITY	1,000.00	1,000.00			1,000.00	373.50	626.50	
	643400 WATER AND SEW	3,800.00	3,800.00			3,800.00	1,200.92	2,599.08	
	644100 RENT BUILDING	35,000.00	35,000.00			35,000.00	11,663.52	23,327.04	9.44
	644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	1,086.50	913.50	
	645100 INSURANCE GEN	1,700.00	1,700.00			1,700.00	425.00	1,275.00	
	645260 AUTO INSURANC	500.00	500.00			500.00	125.00	375.00	500.00
	646180 BUILDING RM I	500.00	500.00			500.00			40.00
	646430 FLEET MAINT I	100.00	100.00			100.00		60.00	
	646445 FLEET NON MAI	200.00	200.00			200.00		19.52	180.48
	647110 PRINTING AND	2,000.00	2,000.00			2,000.00			2,000.00
	648160 OTHER ADS	200.00	200.00			200.00	200.00		

Fund 186 Immokalee Redevelopment

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
648170 MARKETING AND	5,000.00	5,000.00			5,000.00		2,109.50	2,890.50
649030 CLERKS RECORD	100.00	100.00			100.00			100.00
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00	1,000.00		
649990 OTHER MISCELL	300.00	300.00			300.00		210.00	90.00
651110 OFFICE SUPPLI	3,000.00	3,000.00			3,000.00		918.55	2,081.45
651210 COPYING CHARG	3,000.00	3,000.00			3,000.00	1,605.12	1,894.88	500.00-
651910 MINOR OFFICE	200.00	200.00			200.00		200.00	200.00
651930 MINOR OFFICE	1,000.00	1,000.00			1,000.00		764.25	235.75
651950 MINOR DATA PR	2,000.00	2,000.00			2,000.00			2,000.00
652210 FOOD OPERATIN	1,500.00	1,500.00			1,500.00			1,500.00
652490 FUEL AND LUB	500.00	500.00			500.00		167.86	332.14
652920 COMPUTER SOFT	1,000.00	1,000.00			1,000.00		933.90	66.10
652990 OTHER OPERATI	1,000.00	1,000.00			1,000.00		53.24	946.76
652999 PAINTING SUPP	1,000.00	1,000.00			1,000.00		53.42	946.58
654110 BOOKS PUB SUB	500.00	500.00			500.00			500.00
654210 DUES AND MEMB	3,500.00	3,500.00			3,500.00		3,265.28	234.72
654360 OTHER TRAININ	2,000.00	2,000.00			2,000.00			2,000.00
654370 ORGANIZATIONA	300.00	300.00			300.00		60.00	240.00
* CAPITAL OUTLAY	3,500.00	3,500.00			3,500.00			5,419.97
762200 BUILDING IMPROVEMENT								
763100 IMPROVEMENTS GEN								
764900 DATA PROCESSI	2,000.00	2,000.00			15,000.00		8,442.53	4,637.50-
764990 OTHER MACHINE	1,500.00	1,500.00			2,000.00			6,557.47
* GRANTS AND DEBT SERVIC	125,000.00	125,000.00			125,000.00			125,000.00
883100 PAY IN LIEU O	20,000.00	20,000.00			20,000.00			20,000.00
884200 RESIDENTIAL R	105,000.00	105,000.00			105,000.00			105,000.00
* TRANSFERS	257,900.00	257,900.00	133,266.00		391,166.00		282,883.40	108,282.60
910010 TRANS TO 001	53,800.00	53,800.00			53,800.00		53,800.00	
911870 TRANS TO 187	74,100.00	74,100.00			74,100.00		74,100.00	
917160 TRANS TO 716	100,000.00	100,000.00	133,266.00		233,266.00		124,983.40	108,282.60
921110 ADV/REPAY TO	30,000.00	30,000.00			30,000.00		30,000.00	
* RESERVES	999,300.00	999,300.00			974,300.00			974,300.00
991000 RESV FOR CONT	62,400.00	62,400.00			62,400.00			62,400.00
993000 RESV FOR CAPI	936,900.00	936,900.00			911,900.00			911,900.00

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						70,804.64	190,806.17-	120,001.53
** 162 IMMOKALEE BEAU							399,213.98-	1,063,443.82-
** REVENUE Sub Total	1,292,200.00-	1,292,200.00-	170,457.80-		1,462,657.80-		399,213.98-	1,063,443.82-
* REVENUE - OPERATING Su	437,000.00-	437,000.00-			437,000.00-		399,213.98-	37,786.02-
311100 CUR AD VALORE	430,000.00-	430,000.00-			430,000.00-		375,428.35-	54,571.65-
311200 DEL AD VALORE							347.92	347.92
361170 OVERNIGHT INT							807.16	807.16
361180 INVESTMENT IN	7,000.00-	7,000.00-			7,000.00-		1,936.82-	5,063.18-
361320 INTEREST TAX							40.87-	40.87
369130 INS CO REFUNDS							20,652.86-	20,652.86
* CONTRIBUTION AND TRANS	855,200.00-	855,200.00-	170,457.80-		1,025,657.80-			1,025,657.80-
486600 TRANS FROM PR								
486700 TRANS FROM TA								
489200 CARRY FORWARD	877,100.00-	877,100.00-			877,100.00-			877,100.00-
489201 CARRY FORWARD			170,457.80-		170,457.80-			170,457.80-
489900 NEG 5% EST RE	21,900.00	21,900.00			21,900.00			21,900.00
** EXPENSE Sub Total	1,292,200.00	1,292,200.00	170,457.80		1,462,657.80	70,804.64	208,407.81	1,183,445.35
* OPERATING EXPENSE	278,500.00	278,500.00	75,778.80		354,278.80	66,167.14	104,495.68	183,615.98
631400 ENG FEES	50,000.00	50,000.00	64,560.80		114,560.80	8,985.10	58,305.70	47,270.00
631650 ABSTRACT FEES	400.00	400.00			400.00			400.00
634970 INDIRECT COST	2,000.00	2,000.00			2,000.00		2,000.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		6,233.24	13,766.76
634999 OTHER CONTRAC	100,000.00	100,000.00	11,218.00		111,218.00	27,513.97	22,775.00	60,929.03
639990 OTHER CONTRAC						1,919.98		1,919.98-
643300 TRASH AND GA	1,000.00	1,000.00			1,000.00			1,000.00
645100 INSURANCE GEN	800.00	800.00			800.00	200.00	600.00	
646311 SPRINKLER SYS	15,000.00	15,000.00			15,000.00			15,000.00
646451 LIGHTING MAIN	85,000.00	85,000.00			85,000.00	27,115.09	12,749.74	45,135.17
649010 LICENSES AND	2,000.00	2,000.00			2,000.00			2,000.00
649100 LEGAL ADVERTI	200.00	200.00			200.00	433.00	567.00	800.00-
651110 OFFICE SUPPLI	500.00	500.00			500.00		31.75	468.25
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	100.00	100.00			100.00		1,233.25	1,133.25-
* CAPITAL OUTLAY	110,000.00	110,000.00			110,000.00	4,637.50	8,442.52	96,919.98
762200 BUILDING IMPR								4,637.50-
763100 IMPROVEMENTS	100,000.00	100,000.00			100,000.00		8,442.52	91,557.48
764990 OTHER MACHINE	10,000.00	10,000.00			10,000.00			10,000.00
* TRANSFERS	85,000.00	85,000.00	94,679.00		179,679.00		85,000.00	94,679.00
911860 TRANS TO 186	85,000.00	85,000.00			85,000.00		85,000.00	
917160 TRANS TO 716			94,679.00		94,679.00			94,679.00
Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
* TRANSFER CONST	13,500.00	13,500.00			13,500.00		10,469.61	3,030.39

Fund 111 Immok Rd SR29

C.C.163805

Fund 111 Immok Rd SR29

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 163805 IMMOK RD & SR 29	217,900.00	217,900.00	217,900.00	85,348.58	118,795.62	13,755.80
** EXPENSE Sub Total	217,900.00	217,900.00	217,900.00	85,348.58	118,795.62	13,755.80
* OPERATING EXPENSE	217,900.00	217,900.00	217,900.00	85,348.58	118,795.62	13,755.80
634990 LANDSCAPE INC	12,600.00	12,600.00	12,600.00	3,800.00	10,800.00	2,000.00-
634999 OTHER CONTRAC	175,000.00	175,000.00	175,000.00	66,861.00	93,323.00	14,816.00
643100 ELECTRICITY	9,000.00	9,000.00	9,000.00	4,821.65	4,678.35	500.00-
643300 TRASH AND GA	4,000.00	4,000.00	4,000.00	2,376.56	1,623.44	
643400 WATER AND SEW	10,000.00	10,000.00	10,000.00	6,562.74	5,437.26	2,000.00-
646311 SPRINKLER SYS	1,000.00	1,000.00	1,000.00	926.63	73.37	
646318 MULCH	6,000.00	6,000.00	6,000.00		2,860.20	3,139.80
652310 FERT HERB CHE	300.00	300.00	300.00			300.00

Upcoming Community Events

Updated 5/12/2021



Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 5/19/2021 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.

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

Passcode: 222971

Immokalee Water & Sewer District Board Meeting

Date: 5/19/2021 at 4:30 p.m.

Location: Immokalee Water & Sewer District Office
1020 Sanitation Road
Immokalee, FL. 34142

Immokalee Fire Control District Board Meeting

Date: 5/20/2021 at 6:00 p.m.

Location: Hybrid Remote Zoom/Fire Control District
502 E. New Market Road
Immokalee, FL 34142

Immokalee Community Task Force Meeting

Date: 5/24/2021 at 10:00 a.m.

Location: CareerSource Conference Room
750 South 5th Street
Immokalee, FL 34142

Immokalee Lighting & Beautification MSTU Advisory Committee Meeting

Date: 5/26/2021 at 8:30 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Immokalee Chamber of Commerce Meeting

Date: 6/02/2021 at 8:30 a.m.

Location: Lozano's Mexican Restaurant
405 New Market Road
Immokalee, FL

Immokalee Interagency Council Meeting

Date: 6/9/2021 at 11:30 a.m.

Location: Virtual

For more information contact: Mark Beland 239.285.9300

Immokalee Water & Sewer District Board Meeting

Date: 6/9/2021 at 4:30 p.m.

Location: Immokalee Water & Sewer District Office
1020 Sanitation Road
Immokalee, FL. 34142

Metropolitan Planning Organization (MPO)

Date: 6/11/2021 at 8:30 a.m.

Location: BCC Chambers
3299 Tamiami Trail E
Naples, FL 34112

Immokalee Local Community Redevelopment Advisory Board Meeting

Date: 6/16/2021 at 9:00 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 6/16/2021 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.

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

Passcode: 222971

If you have a community event you would like us to add to the list, please send to Christie.Betancourt@colliercountyfl.gov

Operations Manager Report

May 14, 2021

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.ImmokaleeToday.com website. Implementation schedule was provided at the November 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.

LDC Workshop will be held at 10:30 a.m. on May 20, 2021 following the CRA meeting.

2. CRA Office

CareerSource SWFL building is open by appointment only.

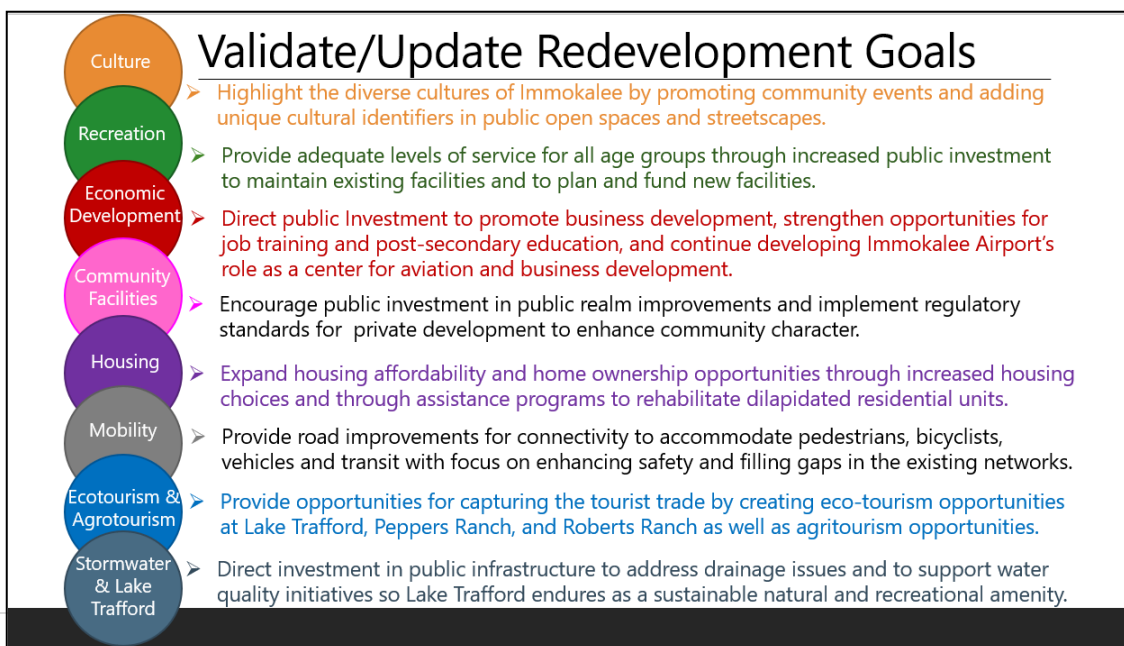
Job Bank Assistant – staff is continuing to use temp service until further action is taken.

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. Their proposal of \$79,710 is based on planning support services for the CRA staff’s update to 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. Completion of this project is set for March 31, 2022 (485 days).

On February 16, we began a weekly 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. If you haven’t taken the survey it is available on our website at <https://immokaleecra.com/redevelopment-plan>. A Community Kick-Off Hybrid Meeting was held on March 31, 2021 at the CareerSource SWFL.

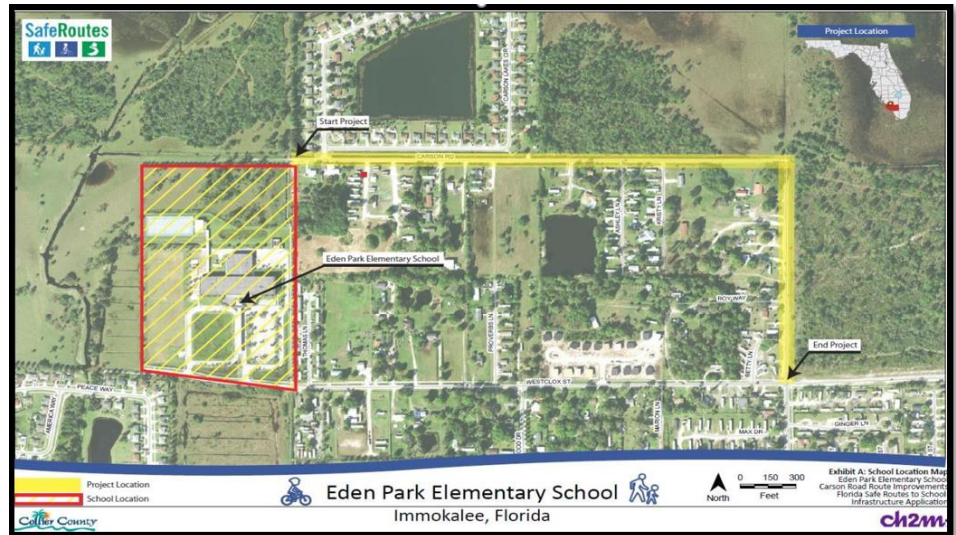
Over the next several months, there will be various public outreach events to gather additional input and comments on proposed changes.



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



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 18th Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19th Street, if required. Constrained right-of-way at 19th Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is discussed under Stormwater projects.

No update

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

Immokalee Complete Streets TIGER Grant – \$16,415,864 Project total. Funding sources are FHWA grand funds (80%) = \$13,132,691 County match funds (20%) = \$3,283,173.

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

Collier County has provided the CRA with an overview of estimated schedule with milestones. 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**

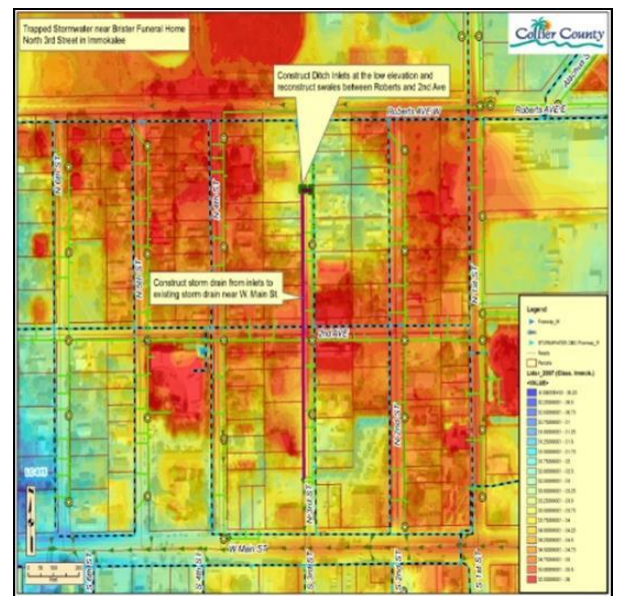
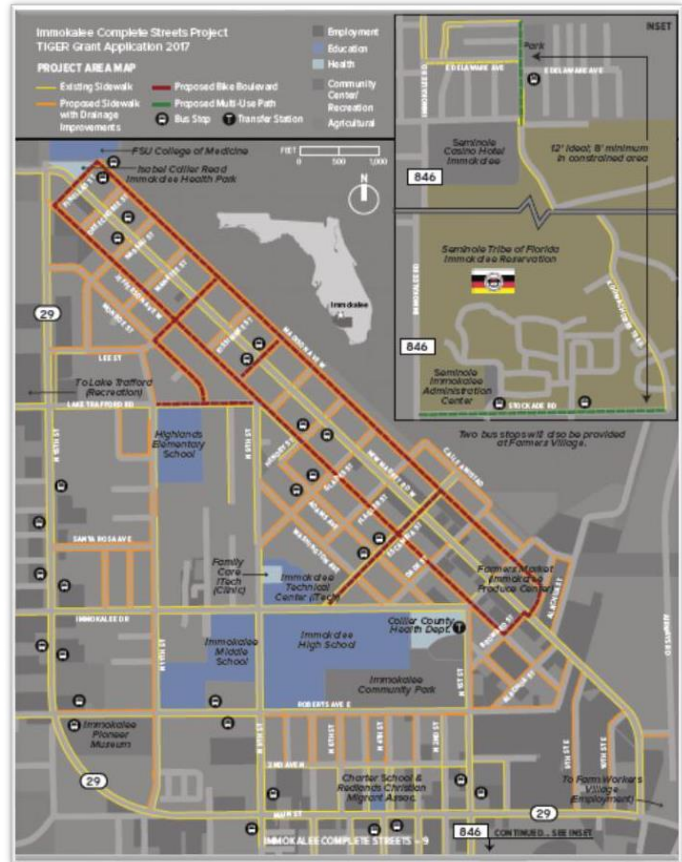
The original Immokalee Stormwater Master Plan (ISWMP) was prepared by H.W. Lochner (2005). Camp Dresser & McKee (CDM) was contracted in 2010 to prepare construction plans for the Downtown Immokalee and Immokalee Drive projects plus update the ISWMP. A draft update document was prepared but not finalized.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

**Immokalee Stormwater Project updates:
North 3rd Street Stormwater Improvements:**

The North 3rd Street Drainage proposed project is located on North 3rd Street between 2nd Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3rd 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 new project manager is Brittany Lazo with Collier County Stormwater Management. The contractor procurement process typically takes 5 or 6 months, but the process is moving forward.

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. They are still working through the closing with the owner. 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. So far, this coordination looks favorable.



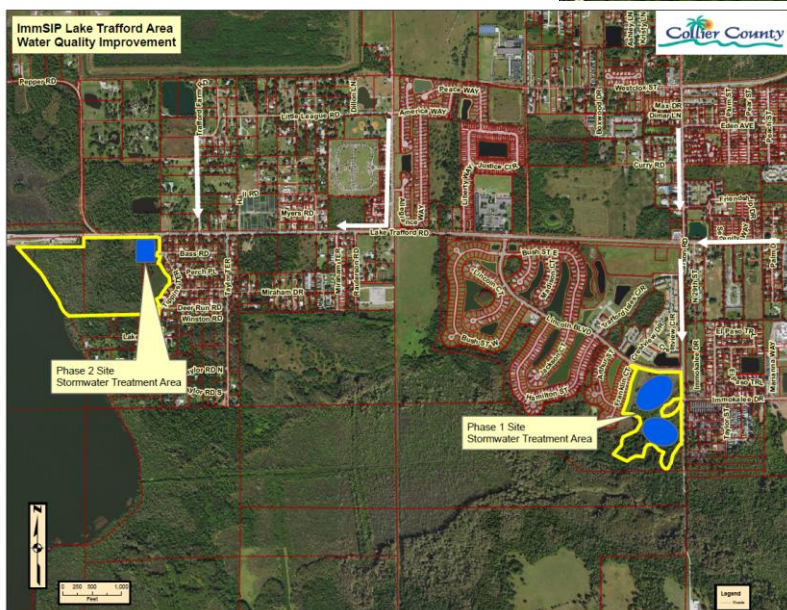


Eden Gardens project:

The County has again applied for CDBG-DR grant funding for this project. The application is now in the review and response to questions stage. 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.

Lake Trafford Road Area:

Consist of 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. 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. The goal is to get the Phase 1 design done so county staff can then start bidding for its construction start in FY 21. Staff plan on bidding the Phase 2 construction in the following fiscal year FY 22.

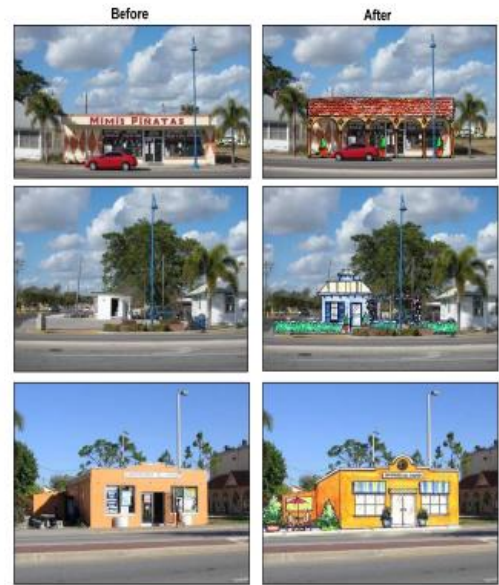


5. Commercial Façade Grant Program

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.

FHERO was awarded a \$22,000 grant to prepare an Economic Strategic Plan for Immokalee. Site Tour was conducted by VisonFirst on March 13, 2020. Staff provided VisionFirst with updates to draft Strategic plan. Final copy will be presented at a future meeting.



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

Staff processed annual membership fee in the amount of \$2,415.40. Pursuant to Executive Order 16-150, the RAO designation for the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County shall be in effect for five years and will expire on June 27, 2021.

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.

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. The Housing Committee is updating the Immokalee Disaster Recover Resiliency Plan and funding options for future projects on a quarterly basis. Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m.



8. EPA Brownfields Coalition Assessment Grant

Awarded to the Southwest Florida Regional Planning Council. Immokalee site identified in the grant was the **Immokalee Regional Airport** (165 Airpark Blvd., Immokalee, FL. 34142). Airport staff is coordinating with Terracon to complete assessment. Terracon provided staff with a draft report of the airport sites.

9. Development in Immokalee

1) *Guadalupe Center van Otterloo Campus for Learning*

The Guadalupe Center broke ground on October 30th 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



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 students in the foundation's program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor.



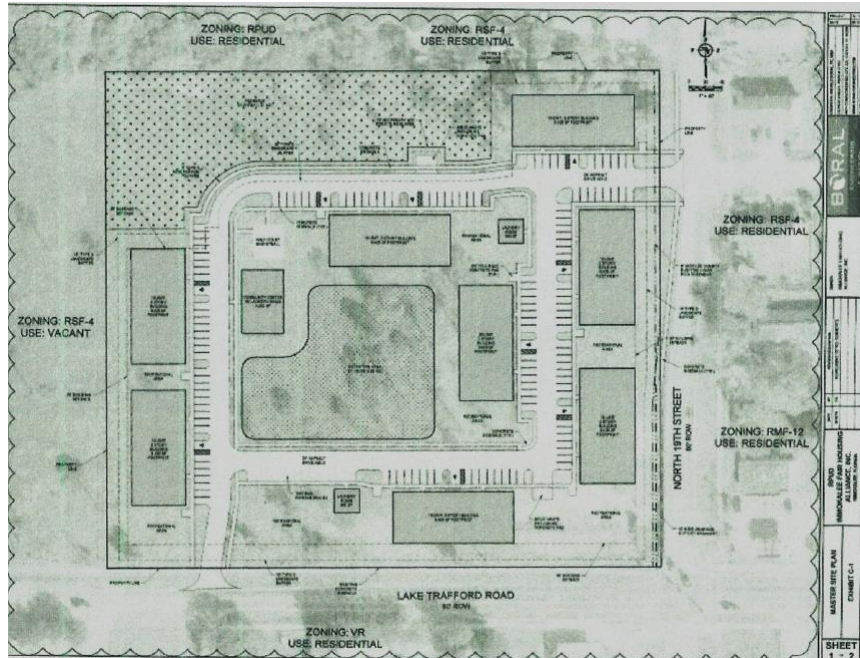
Lab Aerial



The Immokalee Foundation’s students gain hands-on experience at the Career Pathways Learning Lab.

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.



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. The development will be built within ten years in 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 300 homes, making it the largest Habitat subdivision in the country.



Projected Phase Progress:

(estimated to begin late 2021 or mid 2022)

Phase 1: approximately 126 home

Phase 2: approximately 110 homes

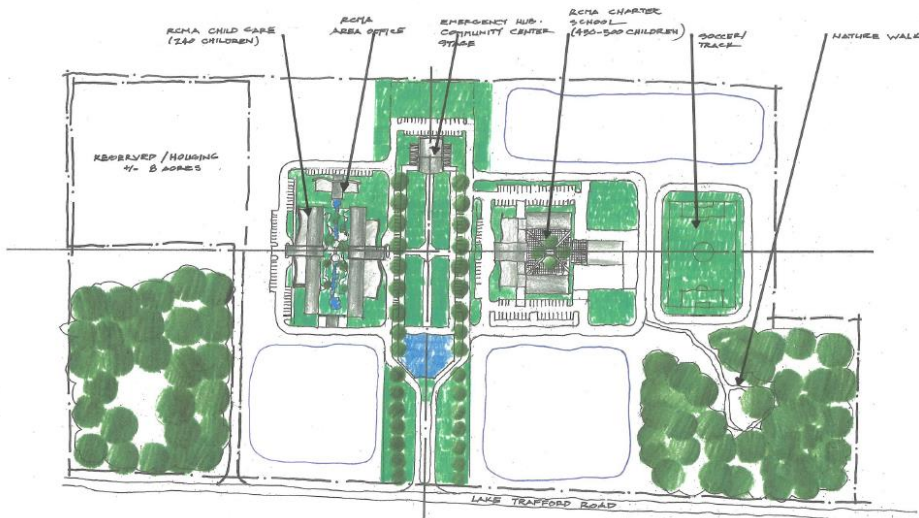
Phase 3: approximately 44 homes

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. Grady Minor will be presenting the updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021 Board Meeting @ 9:00 a.m.



HF RCMA at Lake Trafford Road
 Schematic Overall Site Plan
 January 14, 2021

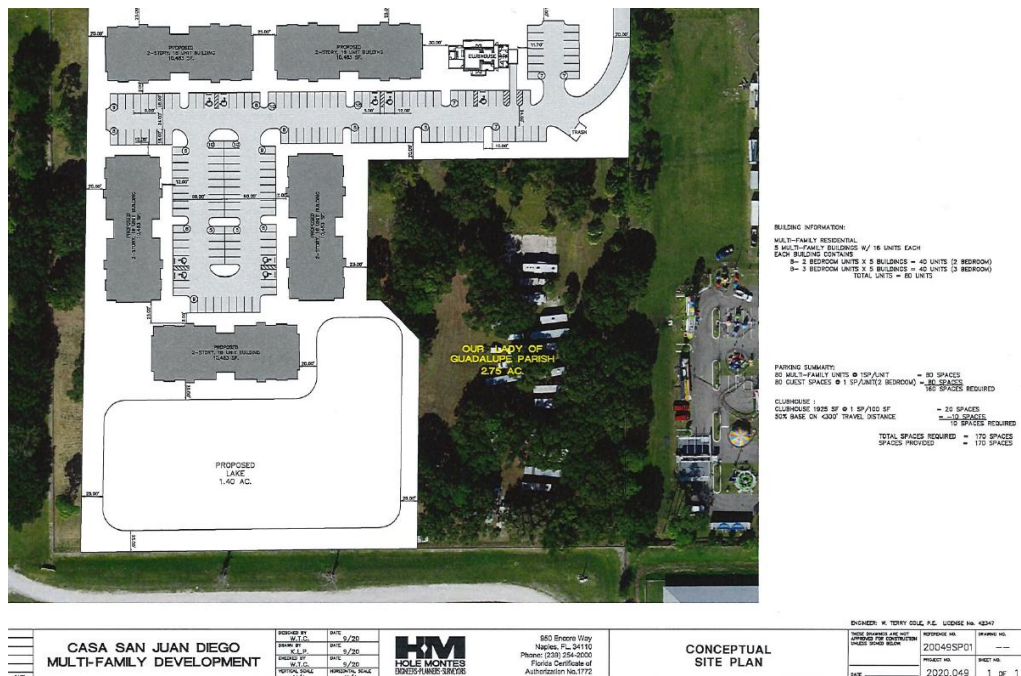
6) **Casa San Juan Diego Multi-Family Affordable Housing Development National Development of America, Inc.**

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. has applied for grant funding to build the Casa San Juan Diego development in Immokalee.

Sample Renderings for Casa San Juan Diego*



*Casa San Juan Diego will only be 2 story units



- 7) Proposed **7 Eleven** at corner of 9th and Main Street
Proposed development was approved by the CCPC on May 6, 2021. Pending BCC approval.



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 1st Street (Gadsden blue building), and the Zocalo plaza. Committee supported rendering provided by artist with minor changes. Ms. Tricca's photos were selected to be displayed at the BCC Chambers through February 29, 2020.

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](#).

11. Impact Fee Installment Payment Program

The program is for areas within the Immokalee CRA Boundary. The program took effect on October 2017.

- 1) Pay your impact fees in installments over 20 years.
- 2) Non-ad valorem special assessment on property tax bill.
- 3) One-time application fee:
 - o Residential Single Family - \$500.
 - o Residential Multi-Family or Commercial - \$1000.
- 4) Property Appraiser and Tax Collector Reimbursement:
 - o \$200 one-time fee.
- 5) An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- 6) For complete program requirements call Brandi Pollard at 239-252-6237 or email her at Brandi.Pollard@colliercountyfl.gov.

12. Collier County Opportunity Zone Program

A new 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 in 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.

U.S. investors hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone, a significant untapped resource for economic development!

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
5/13/2021



1. Community Development Block Grants (CDBG) Sidewalk Projects

i. Immokalee Sidewalk Project Phase II

Carver Street and S. 5th Street (funded with CDBG and CRA funds) Project #33588.1

In June 2019, through a competitive process, the Immokalee CRA was selected and awarded grant funds for additional sidewalk improvements along the southside of Immokalee. The CRA received a total of \$676,365 of HUD funding allocation for CDBG projects.

In June 2020, through a competitive bid process Coastal Concrete Products LLC d/b/a Coastal Site Development (Coastal Concrete) provided certification as a Section 3 Business and was awarded the contract in the amount of **\$821,756.00**. The Final Completion Date was 4.7.21.

Construction Budget	Amount	Percentage
CDBG Funds	\$676,365.00	82%
CRA Funds	\$145,391.00	18%
Awarded Bid	\$821,756.00	100%

11/30/2020 extended to 3/12/21

Current Activities:

The Contractor’s invoices totaled \$744,590.99. Staff is processing the CDBG reimbursement request to CHS for 100% of the CDBG \$676,365 funds for invoiced payments to the Contractor (less retainer). Application #6 is the final submittal.

Application #1 \$20,750	Application #2 \$56,353.35	Application #3 \$263,943.40
Application #4 \$255,612.45	Application #5 \$100,485	Application #6 Final \$47,446.79

All work and punch list items completed, the right-of-way permit approved and closed with a one-year warranty effective 4.7.21. Staff is investigating the signed off for the Letter of Acceptance by Road Maintenance.



Carver St December 2020

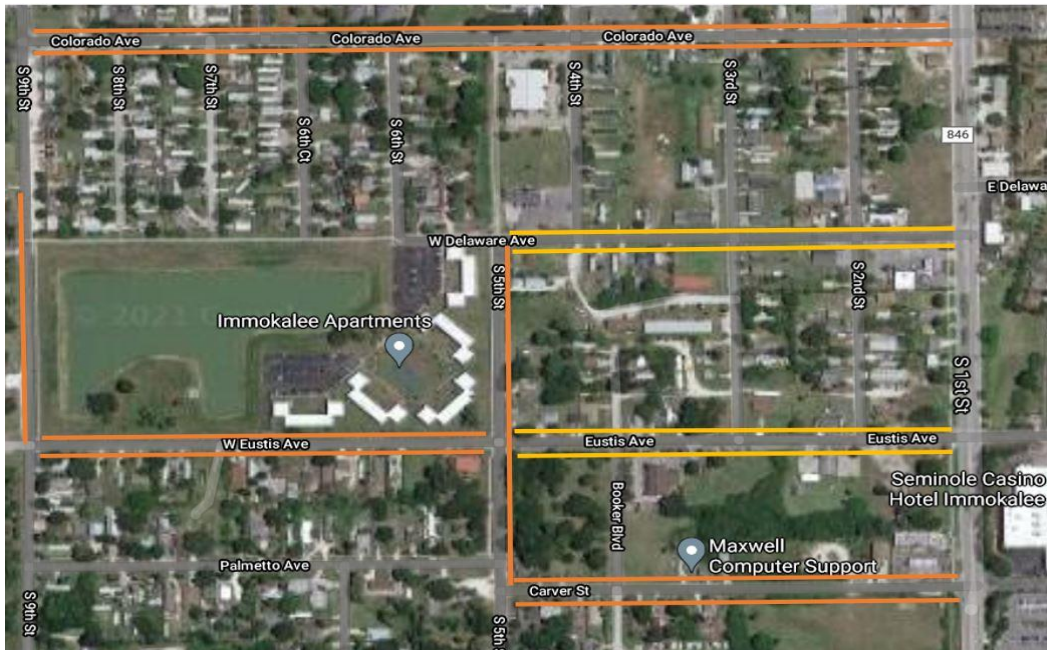


Carver St March 2021

Staff coordinating with Road Maintenance on the installation of raised RPMs at the S 5th St and Delaware St intersection with the erosion of turn due to some unskilled drivers in vehicles driving over improvements.



ii. *Immokalee Sidewalk Project Phase III – Eustis Avenue & West Delaware*



On February 6, 2020 the CRA applied for a Community Development Block Grant (CDBG) for the construction of sidewalks along Eustis Avenue and in April 2020, Staff was informed that they were not awarded the requested grant amount.

On 3.30.21 Staff identified the need for continuous sidewalks on West Delaware now that the S. 5th Street improvements have been completed. Agnoli, Barber and Brundage is the selected Contractor to prepare a Proposal for the design of this project to have it ready for consideration of grant funding. On 4.20.21, Staff applied for grant funding for the Project area highlighted in yellow on Eustis Street and W. Delaware from South 5th Street to South 1st Street (about 2,500 linear feet). Current and completed projects are highlighted in orange.

The total cost for the Eustis & Delaware Project (design and construction) was estimated at \$1.14M. The MSTU (Fund 162) was identified as the funding source to design the Project with an anticipated cost of \$114,400. Equally important, a Stormwater Analysis will need to be incorporated into the scope of the Project and the costs are to be determined. Mr. Robert Wiley recommends that when hiring an engineering design, the larger neighborhood stormwater impacts need to be evaluated, and not just for the stormwater along W. Eustis and W. Delaware. The street by street piecemeal approach often leads to unanticipated problems elsewhere in the system.

Beautification Enhancements

i. Welcome Sign (Monuments)

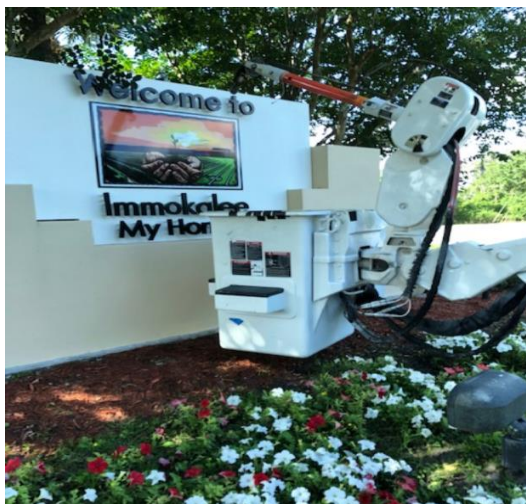
First Street/Eustis Sign:

On 5.12.21 Hannula Landscaping advised that we can remove the ties to open the trees now and the lower branches cut off, if needed. They received the replacement pots from the supplier and will install them the week of May 17th.



Triangle Welcome Sign:

Lykins has completed the ACM substrate and installed it to the Triangle sign with lighted lettering underneath. Staff prepared a Request for Purchase Order (PO) for \$1,050 for Hart's Electrical to remove the existing floodlight and rework the conduit to the back of the sign to connect to a J-box for the backlite lettering. The PO is being processed.



Panther Crossing Welcome 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 before Staff can proceed. The coordination of securing the required documentation is being managed by the Collier County Real Property Management Department (RPMD). On 5.12.21 RPMD reported the attorney for the Housing Authority will contact the Gainesville office of the USDA to follow up on the Subordination of their mortgage needed to close.

3. **First Street Corridor Conceptual Plan**

Q. Grady Minor & Associates, P.A (Grady Minor) is 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) in Immokalee. The work includes 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 includes reviewing and providing recommendations for the location of new pedestrian crosswalks and the location of new landscape and hardscape elements. Tom Hollis Engineering Consultants, Inc. will provide sub-consultant assistance for determining lighting requirements, light pole locations, and lighting specifications.

A 3.11.21 coordination meeting with Staff, Consultants, Traffic Operations and Transportation established the recommendation for the Consultants to conduct traffic counts and coordinate lighting strategies with three stakeholders in the existing light poles (DOT, LCEC and FDOT). A Proposal for additional services in the amount of \$8,497.00 was received and Change Order #2 was drafted for the additional costs with a six-month extension. The total project cost for the evaluation with the revised work is currently \$52,222.60.



LCEC lights south of Casino on S 1st St, DOT lights north of Casino on S 1st S to Main St, and FDOT lights at the corner of Main St and S 1st St

4. **Trash Cans and Garbage Pickup**

Staff is continuing cleanup efforts with our Maintenance Contractor. Many entities joined forces on Earth Day picking up trash to clean up Immokalee.

5. Main Street Improvements & Lighting (Post-FDOT’s completed lighting project)

Staff is in the process of ordering banners for the 30 new streetlight poles on W. Main Street from 1st Street to 9th Street. Of the four (4) vendors that provided quotes for the 30” X 62.5” flag banners, only two (2) would produce one (1) banner for staff to install to ensure the fit of the banner, top and bottom sleeves sizes and the quality before ordering banners for 30 poles. Request for bids for other seasonal banners will follow upon confirmation of the appropriate banner specs for these new streetlight poles.

Wright Construction is responsible for the replacement of three (3) lower banner arms and the streetlight pole knocked down 3.17.21. The delivery of these replacements is anticipated by 5.28.21.



Sample Flag Banners



On 5.4.21 Simmonds Electric started the installation of transformers on twenty-seven (27) blue poles on SR29 that had been identified to not have power for decorations. Simmonds Electric’s Purchase Order has been modified for their quote of \$24,237.80 to add power to these poles for holiday decorations.

6. Main Street Corridor Streetscape Design Plan

Johnson Engineering has been selected at the Contractor to prepare a Proposal for the design improvements to the streetscape of Main Street. The estimated engineering design costs are \$200,000 and the construction cost estimate is 2M. The proposed project is for a streetscape to enhance aesthetics of the Main Street corridor as a pedestrian friendly street and to promote downtown revitalization. New hardscape and landscape improvements are to be engineered on both sides of Main Street and the medians from 1st Street to 9th Street.

7. Zocalo Plaza

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 Staff

GEC, LLC's quote of \$4,514 was awarded as lowest bidder to purchase, permit and manage the installation of the kiosk together with the relocation of the pineapple bike rack and restoration of pavers. On 5.11.21 GEC advised that they are unable to secure the selected 30" X 36" single sided kiosk with the extended posts and LED lighting kit from the Supplier, Mailbox Makeovers, and suggested staff find another source.

Simmonds Electric is waiting on the kiosk installation to be completed to finalize connectivity to the kiosk and relocate the step-down transformer to an above-ground location to keep it waterproof. Simmonds provided a quote of \$2,680.27 to replace a damaged pull-box and relocate the existing low voltage transform to a concrete post above ground. The MSTU Board approved the quote on 3.24.21 and a Purchase Order has been provided to Simmonds Electric for the work.

On 5.7.21 Staff sent photos to Lykins Signtek (Lykins) for the permit and requested Lykins to install the big bird of paradise (55.5"W X 44"H) on the back wall on the Zocalo stage. On 5.11.21 Lykins requested a notarized Letter of Authorization and needs the measurements of three walls at the stage for the permit application.

8. Roadway Improvements

i. SR 29/Westclox Street

The design for a roundabout for this intersection is completed. FDOT reported that the project is approved and is being authorized for the equipment to be purchased for a full signal light for that intersection. It should be constructed sometime early next year.

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

The Florida Department of Transportation's (FDOT) contractor, Ajax Paving Industries of Florida, began work at the end of the year 2019 to widen SR 82 from Gator Slough Lane to SR 29, from a two-lane undivided roadway to a four-lane divided roadway, while allowing for a future six-lane roadway. Additional improvements on this 3.2-mile corridor include construction of 5-foot wide paved shoulders, which will also serve as bike lanes, a 54-foot wide median, a 10-foot multi-use trail along the south side, and a 5-foot sidewalk along the north side.

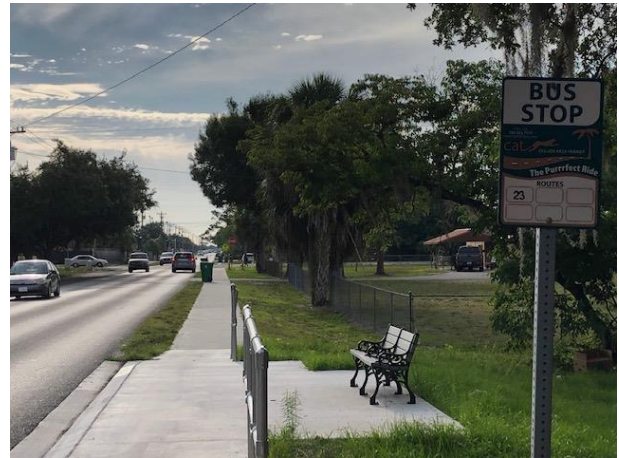


FDOT issued a Traffic Advisory on 4.5.21. Beginning at 5AM on 4.19.21, motorists will be able to access the newly constructed designated eastbound right turn lane from SR82 to SR29.

The construction is expected to be completed by summer of 2022. The community outreach manager is Lisa Macias. The Project Manager is Dennis Day.

9. CAT Bus Stop #353 located on Roberts Ave W in front of Roberts Senior Center

Bus stop 353 located on Roberts Avenue West in front of the Roberts Senior Center was originally planned for ADA improvement but after further review it was determined based on the counts it met the criteria for a bench to be incorporated into the improvements and a shelter. CAT did not have the funds to cover all the construction; and obtained support from the CRA and the MSTU for a total shared cost between the CRA and MSTU of \$30,000 with each paying a not-to-exceed amount of \$15,000 to complete bus stop improvement to include ADA compliance, bench, bike rack, trash can, stormwater improvements and a shelter. The Contractor is waiting on the permit and the delivery of shelter is anticipated the week of 5.17.21.



CAT Roberts Senior Center 5.13.21

10. Traffic Light Maintenance

On 3.10.21 Staff identified eleven (11) Mask Arm Poles (photo above) that need painted at intersections: (1) Main St/9th St – at the Handy Store and 2 on south side, (2) New Market Rd/Charlotte – all 4 poles, and Main St/1st St – all 4 poles. Staff received three quotes from Southern Signal with pricing good through September 2022:

- #1 \$27,108.10 Main St/9th Street (3 poles),
- #2 \$37,643.56 Main St/1st Street (4 poles), and
- #3 \$32,883.38 New Market Road/Charlotte.

Total \$97,635.04 or an average cost of \$8,876/pole for the 11 poles.



Signal Pole at Main St/9th St 3.10.21

On 5.12.21 Staff started investigating with FDOT the installation dates of the poles at these intersections to complete a price comparison worksheet for painting & maintenance vs. replacement. Sherwin Williams' warranty for paint is five (5) years. The County's typical painting schedule is every ten (10) years. The MSTU is responsible for the painting of these pole. The estimated replacement cost for a single pole is \$86,250. Once the life expectancy is confirmed a maintenance price comparison worksheet will be finalized.

Report by: Yvonne Blair, Project Manager Dated: May 13, 2021

Immokalee CRA
May 2021

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEV20210002733	V	Closed	03/22/2021	1283 Adams Court	Unlicensed/inoperable vehicle.
CENA20210002746	NA	Closed	03/22/2021	325 New Market	litter - commercial property
CEV20210002800	V	Closed	03/23/2021	1003 Jumper Lane	Unlicensed/inoperable vehicles.
CENA20210002825	NA	Closed	03/23/2021	209 N 4th St Immokalee	litter mattress and window frame
CES20210002844	S	Closed	03/24/2021	630 N. 15th Street	Banners and flutter flags.
CEROW20210002857	ROW	Open	03/24/2021	Collier Village (Hope Circle)	stop sign down
CEV20210002858	V	Closed	03/24/2021	in front of 584 Hope Circle	vehicle on blocks
CEV20210002859	V	Open	03/24/2021	623 Hope Circle	inoperable vehicle
CENA20210002860	NA	Closed	03/24/2021	Hope Circle at S. 5th St.	litter dumped in ROW
CEV20210002861	V	Open	03/24/2021	402 W. Delaware Ave.	white pick-up truck with no tag displayed
CEV20210002862	V	Closed	03/24/2021	402 W. Delaware Ave. (fronting on S 5th St.)	white SUV with flat tires
CEV20210002885	V	Closed	03/25/2021	705 Crestview Drive	Unlicensed/inoperable vehicles.
CEV20210002947	V	Closed	03/26/2021	715 Crestview Drive	Unlicensed/inoperable vehicles.
CEROW20210002956	ROW	Closed	03/26/2021	Escambia St. adjacent to 316 New Market Rd.	potential vending in ROW
CEV20210003014	V	Closed	03/29/2021	1359 Lancewood Lane	Unlicensed/inoperable vehicles.
CENA20210003015	NA	Closed	03/29/2021	near intersection of Madison Ave. W and Charlotte St.	mattress and miscellaneous litter dumped in ROW
CEPM20210003067	PM	Closed	03/30/2021	3650 Westclox Street	construction site, and knocked over on their side. Complainant called the company yesterday they said they would get it taken care of right away. This morning teachers and principle stated
CENA20210003084	NA	Closed	03/30/2021	1377 Durso Court	Litter.
CENA20210003183	NA	Closed	04/01/2021	325 New Market Rd.	Litter near dumpsters/mattress in ROW
CENA20210003185	NA	Closed	04/01/2021	1474 Durso Court	Litter.
CEV20210003245	V	Closed	04/05/2021	1365 Durso Court	Unlicensed/inoperable vehicle.
CENA20210003274	NA	Open	04/05/2021	302 Rose Ave. 56401320003	grass/weeds

Immokalee CRA

May 2021

CENA20210003275	NA	Open	04/05/2021	Rose Ave./School Dr. 56401280004	grass/weeds
CEV20210003284	V	Open	04/05/2021	312 Boston Ave. 25631080005	Vehicle with no tag displayed
CENA20210003285	NA	Closed	04/05/2021	312 Boston Ave. 25631080005	mattress
CENA20210003286	NA	Open	04/05/2021	Vacant lot -- W. Eustis/S. 5th St.	miscellaneous litter
CEV20210003287	V	Open	04/05/2021	601 W. Delaware Ave. 00126120000	vehicle with no tag displayed
CEV20210003288	V	Closed	04/05/2021	125600107	vehicle with no tag displayed
CENA20210003307	NA	Closed	04/06/2021	961 Hamilton Street	Litter.
CENA20210003346	NA	Open	04/06/2021	60181000008	high weeds and litter
CENA20210003365	NA	Closed	04/07/2021	1174 Bush Street E.	Litter.
CEV20210003400	V	Open	04/07/2021	1348 Lincoln Court	Unlicensed/inoperable vehicle.
CEPM20210003414	PM	Closed	04/08/2021	306 S. 1st Street	Unlicensed/inoperable vehicle.
CENA20210003457	NA	Open	04/08/2021	No site address/lot south of 1408 Carson Road	Overgrown weeds/grass.
CENA20210003466	NA	Open	04/09/2021	684 Clifton Road	Litter.
CENA20210003518	NA	Open	04/09/2021	25582680004	litter plastic paper cans bottles
CENA20210003525	NA	Open	04/12/2021	Bethune RD 00133240009	couch dumped in ROW/vacant lot
CEROW20210003526	ROW	Open	04/12/2021	W. Main St. at N. 4th St	street sign down in ROW
CEV20210003527	V	Open	04/12/2021	1366 Patriot Court	Unlicensed/inoperable vehicle.
CEOCC20210003541	OCC	Closed	04/12/2021	209 W Main St Immokalee	Code received a letter (letter attached to case) requesting whether or not the shoe store at this location has a business license. Please see letter attached.
CES20210003556	S	Open	04/12/2021	W. Main St. in front of 102 N. 2nd St	flutter flag
CEV20210003568	V	Open	04/12/2021	1351 Patriot Court	Unlicensed/inoperable vehicle.
CEV20210003580	V	Open	04/13/2021	1376 America Way	Unlicensed/inoperable vehicle.
CENA20210003597	NA	Open	04/13/2021	1135 Allegiance Way	Litter.

Immokalee CRA

May 2021

CENA20210003606	NA	Closed	04/14/2021	233 New Market Rd. 63865320001	litter/unsecured material -- construction site
CEROW20210003608	ROW	Closed	04/14/2021	N. Main St. south of Jefferson Ave.	white truck with no license plate and flat tire parked in swale
CENA20210003671	NA	Open	04/15/2021	1259 Allegiance Way	Litter.
CENA20210003717	NA	Open	04/15/2021	3906 Justice Circle	Litter.
CENA20210003747	NA	Open	04/16/2021	5103 Quail Roost Road	Litter.
CES20210003772	S	Closed	04/16/2021	801 N. 15th Street	flutter flag
CEAU20210003782	AU	Closed	04/16/2021	709 Habitat Center	Fence put up with out permit. right up against the sidewalk.
CENA20210003789	NA	Open	04/16/2021	1160001	litter fridge and plywood
CENA20210003794	NA	Open	04/16/2021	56403760001	construction debris
CENA20210003802	NA	Open	04/16/2021	900 Taylor Terrace	Litter.
CENA20210003804	NA	Open	04/16/2021	73181560001	litter
CESD20210003846	SD	Open	04/19/2021	609 El Paso Trail	New wooden fence erected without a permit.
CENA20210003871	NA	Open	04/20/2021	4710 Mirraham Drive	Accumulation of litter.
CEPE20210003930	PE	Closed	04/21/2021	near intersection of S 1st St. and Main St.	Vehicle parked on sidewalk
CES20210003931	S	Open	04/21/2021	intersection of New Market Rd. and Alachua	flutter-flags
CEPM20210003941	PM	Open	04/21/2021	parking lot of 1602 Lake Trafford Rd.	white SUV with expired tag parked in commercial parking lot
CEV20210003943	V	Open	04/21/2021	Crestview Park Bldg. 3 715 Crestview Dr.	unlicensed vehicle
CEV20210003948	V	Open	04/21/2021	Crestview Park Bldg. 3 22430000522	white van with no tag displayed
CEV20210003949	V	Open	04/21/2021	Crestview Park Bldg. 9 22430000522	gray ford PC with no tag
CEV20210003951	V	Open	04/21/2021	Crestview Park Bldg. 9 22430000522	inoperable vehicle (red pickup with flat tire)
CEV20210003953	V	Open	04/21/2021	Crestview Park Bldg. 10 22430000522	black Scion with no tag
CEV20210003954	V	Open	04/21/2021	Crestview Park Bldg. 2	vehicle with expired tag (2019) Ford Taurus

Immokalee CRA

May 2021

CEV20210003955	V	Open	04/21/2021	Crestview Park Bldg. 1 22430000522	inoperable vehicle -- black pickup truck with flat tire
CEROW20210003959	ROW	Open	04/21/2021	Alachua St. at New Market Rd.	stop sign partially down in ROW
CEROW20210003962	ROW	Open	04/21/2021	Dade St. and Jefferson Ave.	4-way stop sign down -- intersection of Dade St. and Jefferson Ave.
CENA20210003964	NA	Closed	04/21/2021	Colorado Ave. west of S. 2nd St. in front of vacant lot at 203 Colorado Ave.	litter dumped in ROW
CEV20210003965	V	Open	04/21/2021	601 W. Delaware (W. Eustis entrance)	inoperable vehicle (green pickup truck with flat tire)
CEV20210003966	V	Open	04/21/2021	601 W. Delaware (W. Eustis entrance)	unlicensed vehicle - blue Honda SUV
CEV20210003967	V	Open	04/21/2021	601 W Delaware (W. Eustis entrance)	unlicensed vehicle - silver Honda Odyssey
CENA20210003968	NA	Open	04/21/2021	523 Eustis Ave (primarily in ROW) 65071520004	grass/weeds - vacant lot