



2015 Annual Report

Cultivating for the Future

Immokalee Pioneer Museum at
Robert's Ranch

CRA Governing Board



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CRA Vice Chair



District 5
Commissioner Tim Nance
CRA Chair



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Commissioner Georgia Hiller



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Commissioner Tom Henning



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MSTU Board

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VISION STATEMENT

Those of us who live and work in Immokalee envision a future for our town. We see new business and job opportunities in international trade and distribution, retail, agri-business, ecotourism, recreation and entertainment, and the construction industry. We see Immokalee as an attractive, sustainable community with affordable workforce housing, parks and outstanding schools – a place where people safely walk and bicycle to do their errands, and where parents are returning to school to finish their education and master new job skills. Main Street will have colorful plazas, outdoor cafes, shops and entertainment – attracting both the local community and the tourists who come to explore our unique ecology or entertainment at the Casino.

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Letter from the CRA Advisory board Chairman:

Redevelopment means building the vision, fulfilling our hopes for a vibrant Immokalee that we set out upon many years ago. In the past year, we have seen continued progress toward reaching the objectives of the Immokalee Community Redevelopment Area with the help of our local advisory board, concerned citizens and other stakeholders. It is truly exciting to watch as the visions we dreamed about are now beginning to come to fruition. Of particular significance, we continued to progress with our updated Immokalee Stormwater Master Plan and the amendment to the Immokalee Land Development Code Main Street Overlay Sub-district.

We also saw the completion of the two Stormwater Drainage Projects on Immokalee Drive and Colorado Avenue. These two efforts merely highlight a year that was filled with exciting progress as we strived to reach our redevelopment goals in Immokalee. It has been an honor for me to serve as Chair of the Board of the Immokalee Community Redevelopment Area. I look forward to another year of working with the dedicated members of our advisory committee, involved citizens, and staff as we continue to build the vision.



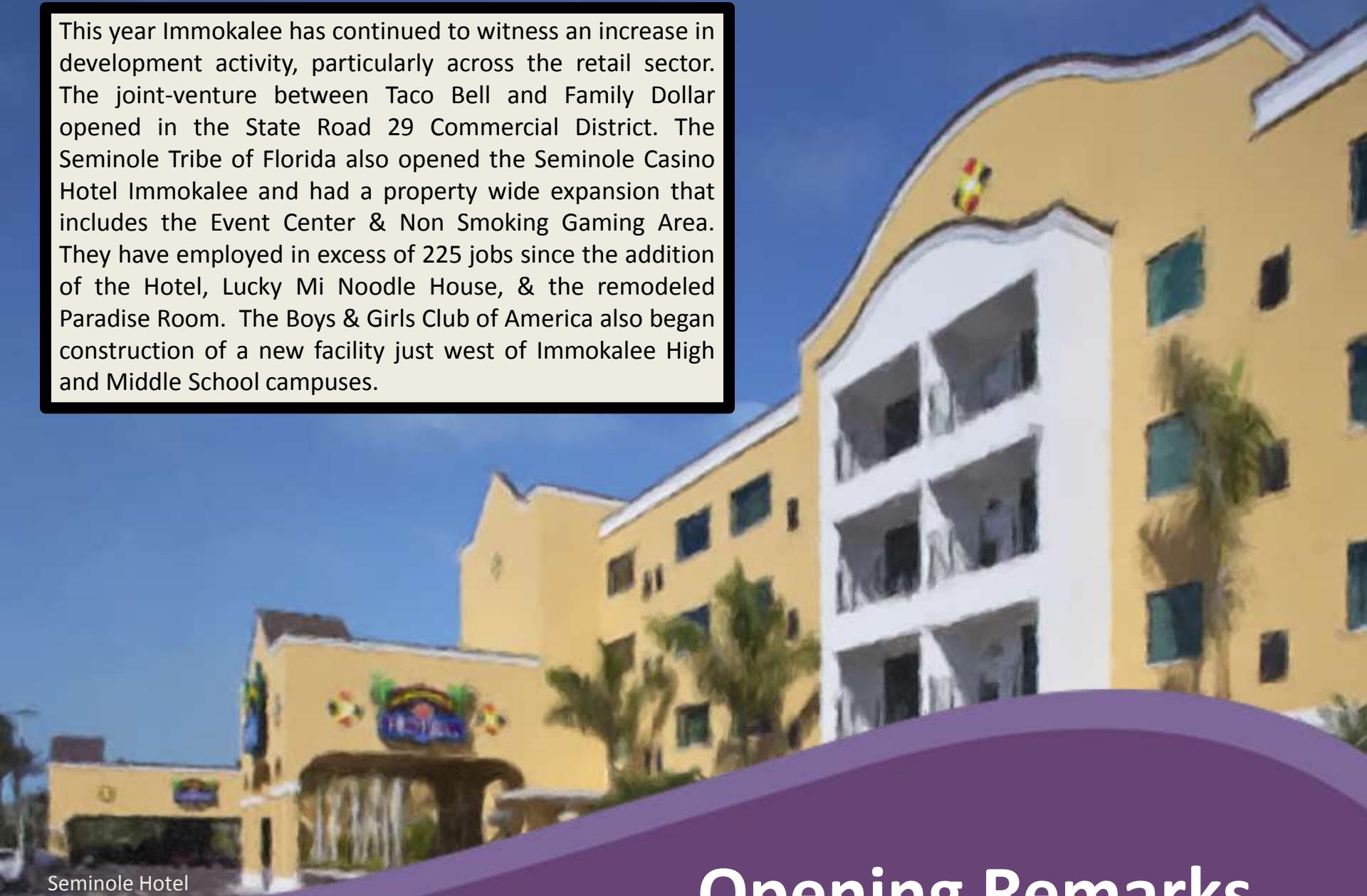
Michael "Mike" Facundo, Chairman
Immokalee CRA Advisory Board
& Enterprise Zone Development Agency



**Greetings from the CRA
Advisory Board Chairman**

RCMA

This year Immokalee has continued to witness an increase in development activity, particularly across the retail sector. The joint-venture between Taco Bell and Family Dollar opened in the State Road 29 Commercial District. The Seminole Tribe of Florida also opened the Seminole Casino Hotel Immokalee and had a property wide expansion that includes the Event Center & Non Smoking Gaming Area. They have employed in excess of 225 jobs since the addition of the Hotel, Lucky Mi Noodle House, & the remodeled Paradise Room. The Boys & Girls Club of America also began construction of a new facility just west of Immokalee High and Middle School campuses.



Seminole Hotel

Opening Remarks



Christie Betancourt

The Immokalee CRA has continued to provide one-on-one technical assistance to developers regarding available land and economic incentive programs; improving the local roads, pedestrian facilities and drainage infrastructure; constructing attractive public space through strategic partnerships; and tenaciously maintaining an attractive Downtown Business District through its Municipal Services Taxing Unit (MSTU). As we continue to make great strides throughout the community in the realms of economic development, environmental sustainability and humanitarian efforts, we set the stage for a community in which families will inevitably want to work, live and play.



James Sainvilus

CRA staff

Balloons Over Paradise Event

What is a CRA?

A “Community Redevelopment Agency” is a legal separate legal entity charged with undertaking and implementing community redevelopment as allowed under Chapter 163, Part III of the Florida Statutes.

Who is the CRA?

In Collier County, the members of the Board of County Commissioner (BCC) serve as the CRA. This was determined by adoption of Resolution 2000-83 by the BCC on March 14, 2000.

What are the CRA area in Collier County?

Unincorporated Collier County currently has two designated areas – Bayshore/Gateway Triangle and Immokalee. The Collier County BCC designated these areas as redevelopment areas under the authority of Florida Statutes Chapter 163, Part III, Community Redevelopment Act.



CRA office



Questions & Answers

What is the idea behind a CRA?

The overall goal of the CRA is to encourage local initiative in downtown and neighborhood revitalization and to provide maximum opportunity for private enterprise to participate in the redevelopment/revitalization of the designated area. Redevelopment means improving the physical environment (building, streets, utilities, parks) through rehabilitation, conservation or replacement of structures by providing incentive and flexibility to the private sector while concentrating public resource in the area.

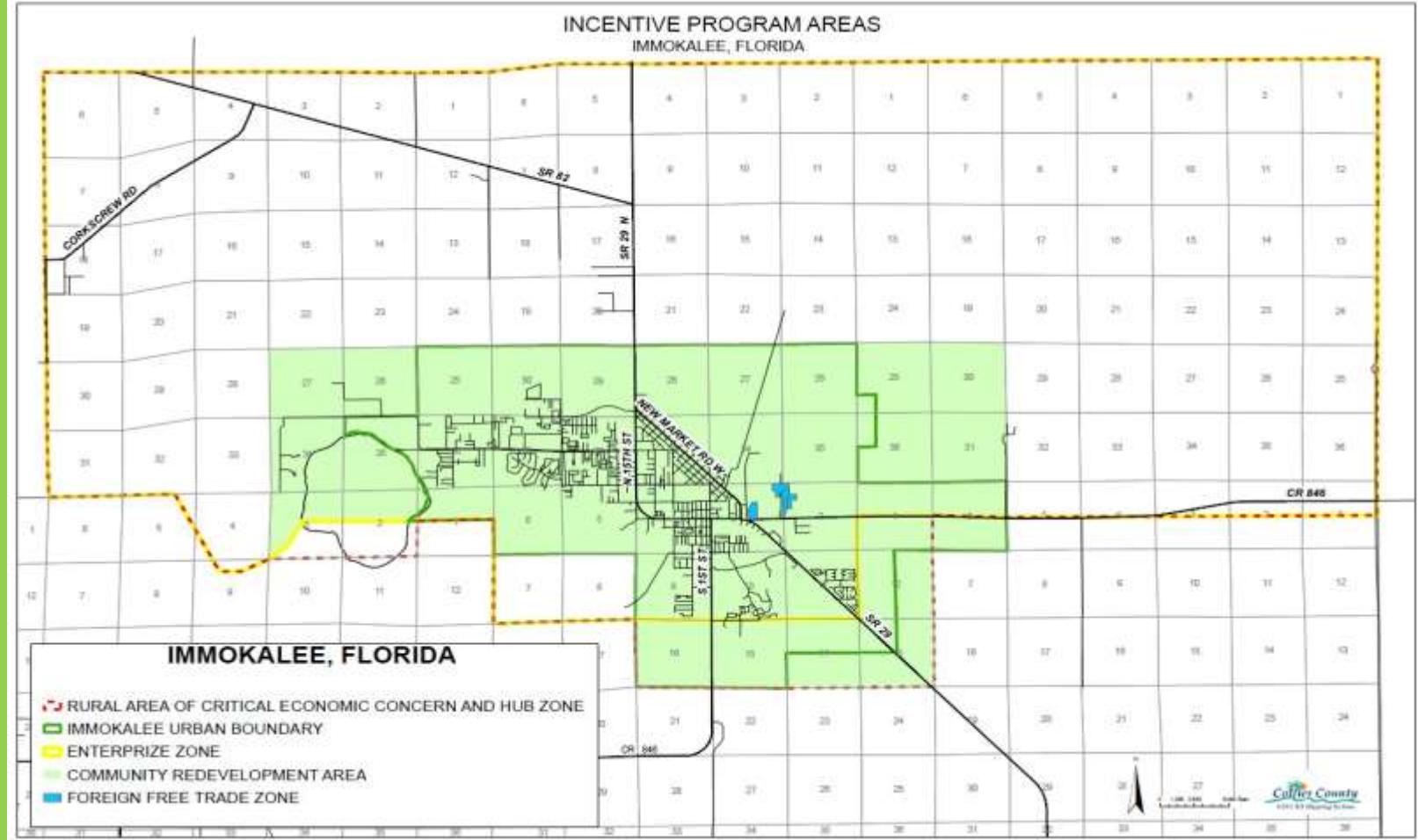


**For Community
Redevelopment in Collier County**

RCMA Charter School

Task List in Priority Order

- Develop a written Immokalee Economic Development Plan.
- Explore opportunities for additional medical facilities.
- Advocate for fully staffed government services satellite office.
- Monitor land/incentives/outreach opportunities to attract new businesses.
- Increase marketing efforts with the Seminole Casino and Pepper Ranch to attract and expand tourism .
- Review and update Redevelopment Plan to sync with finalized Master Plan.
- Pursue funding for bike paths, sidewalks, crosswalks, other walk ability improvements.
- Explore feasibility of developing bike trails through Pepper Ranch & conservation lands.
- Continue to improve & maintain street lighting.
- Develop annual priority list of infrastructure improvements (CPS) and lobby County, FDOT, and other agencies to include in their CIP, transportation plans, walkability plans, etc.
- Advocate for expansion of medical services including a hospital in Immokalee.
- Promote investment in Immokalee and expenditure of capital on Immokalee projects.
- Expand incentives and/or assistance for business development and location in Immokalee.
- Promote tourism as a way to diversify the economy.
- Maximize and continue partnerships with SFWMD.
- Adopt Master Plan.
- Meet with Commissioners regularly.
- Continue to Invest in supporting infrastructure: utilities, stormwater, broadband.
- Create Business Attraction to Immokalee.
- Advocate for the development and enhancement of bike/ped facilities in Immokalee.
- Enhance access to natural resources for ecotourism
- Develop Immokalee Leaders.
- Maintain an on-going transportation sub-committee & ensure active participation.
- Regularly attend BOCC meetings.
- Monitor land/incentives/economic growth opportunities for existing businesses.
- Coordinate with Code Enforcement to eliminate unsafe or unsanitary housing.
- Promote and foster leadership via training and partnerships.



Immokalee CRA Boundary Map



Roberts Ranch

Prior to the adoption of Resolution 2000-82, the BCC adopted Resolution No. 95-22 establishing the unincorporated Immokalee area of Collier County as a State designated Enterprise Zone (#1101). The BCC sits as the governing Board of the CRA. Members of the Enterprise Zone Development Agency (EZDA) are appointed by the BCC, but serve dual roles as both EZDA Board members and CRA Advisory Board members.

There are over 60 Enterprise Zones throughout the State of Florida, all having quarterly and annual reporting requirements to the Florida Department of Revenue. These Enterprise Zones are created to induce private investment into distressed areas through specific economic incentives. Each EZDA provides the same financial incentives to companies that choose to establish or expand operations in any of the Florida EZDA's.

CRA staff provides one-on-one technical assistance to these companies related to the EZDA programs. They also process applications and compile/submit the required activity reports to the Department of Revenue. The State of Florida Enterprise Zone Program was allowed to sunset on December 31, 2015.



Lipman Farm

Enterprise Zone Development Agency (EZDA)

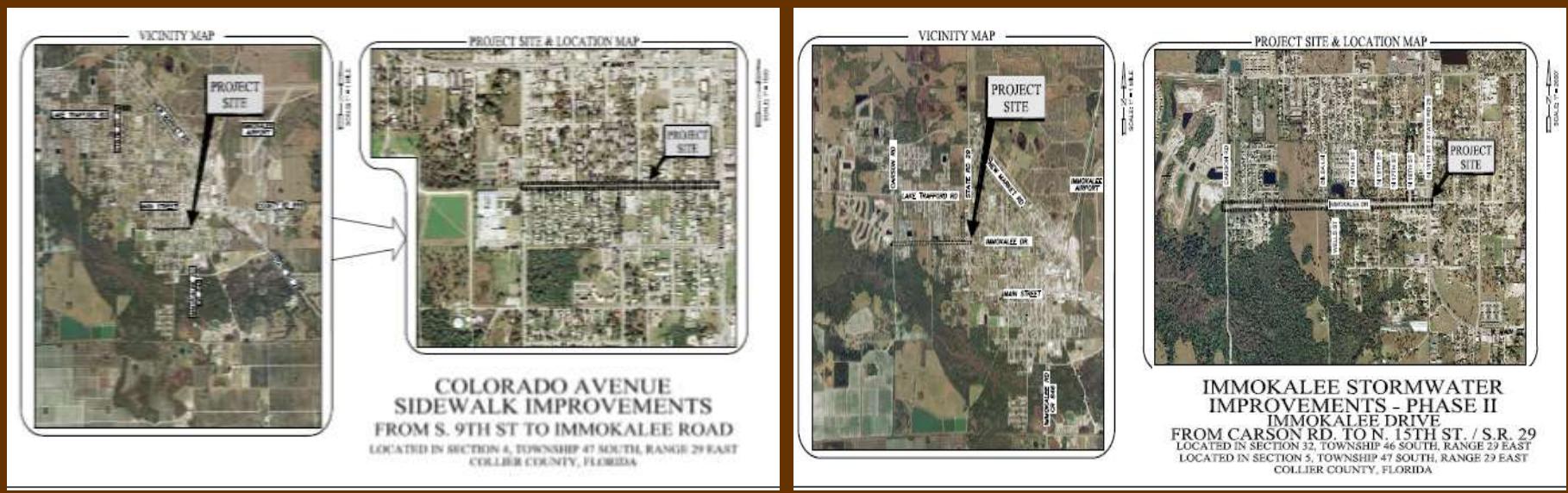


In 2015, the Immokalee CRA processed approximately \$47,044 worth of incentive applications for businesses operating in the Rural Enterprise Zone #1101.

Enterprise Zone Incentives

In 2004, due to historical concerns regarding storm water contaminants and flooding, the Big Cypress Basin performed a comprehensive drainage study of Immokalee, known as the Immokalee Stormwater Master Plan. Over the past seven years, the Immokalee CRA has invested over \$7 million dollars implementing the six projects, or problem areas, identified in that overarching Plan.

The South Florida Water Management District has been a huge supporter of the CRA's mission to improve the water quality and flow rates of the storm waters throughout Immokalee. The District contributed \$200,000 to the design of the Immokalee Drive Drainage Improvement project and is a potential partner for future projects. The Collier County Growth Management Division, Florida Department of Economic Opportunity, US Department of Housing & Urban Development and the Collier County Community & Human Services Department have also been huge contributors by assisting the CRA in bringing this Plan to fruition. In 2014, the Immokalee CRA awarded two construction contracts related to the further implementation of the Immokalee Stormwater Master Plan construction began on March 2015 and was completed on August 2015.



Immokalee Stormwater

Immokalee Drive Improvements

The Immokalee Drive corridor in west Immokalee was first identified as an area of concern by The South Florida Water Management District in its original Immokalee Master Drainage Improvement Plan back in 2005. Their concerns were based primarily on the nuisance flooding along the corridor in this densely populated residential area. As the stormwater flows from east to west along Immokalee Drive between State Road 29 and Carson Road, the absence of modernized drainage conveyance system allowed debris to clog the system. This caused dramatic flooding, particularly on the west end at the intersection of Immokalee Drive and Carson Road.

This \$2.5 million project addressed these concerns through the installation of a series of drainage structures connected via a piped conveyance system that meets current design standards. As a pedestrian safety measure, the scope also included the installation of concrete sidewalks on both sides of the roadway. The CRA also installed a comprehensive asphalt overlay, constructed new driveway aprons and replaced all effected right-of-way features.

Colorado Avenue Improvements

In 2011 the CRA invested \$4 million dollars in improving the drainage conveyance systems in the Downtown District. The Colorado Avenue project consist of the CRA going back in to this project area to install additional drainage structures and pipe along Colorado Avenue to further improve the hydrology of the area.

Although this project addresses drainage issues, of equal importance is the pedestrian safety improvement component of the project. The Colorado Avenue corridor from South First to South Ninth Streets consists of drainage ditches in some areas which force pedestrians and vehicles to share the roadway.

The Immokalee CRA worked feverishly over the summer to complete its Colorado Avenue Improvements project in time for the start of the fall school season.

The project included concrete sidewalks, grading & new sod on both sides of Colorado Avenue from South First to South Ninth Streets in the densely populated downtown Immokalee area. Prior to installing the sidewalks, the CRA filled the open drainage ditches with concrete drainage pipe and fill dirt in order to create a level area for the sidewalks along the roadway.

Colorado Avenue is the primary pedestrian access facility for families accessing both Pinecrest Elementary School and the Immokalee Daycare Center. In an area where families generally escort their young children to and from school, the sidewalks were vital to ensuring pedestrian safety. Prior to the project, families were forced to share the roadway with vehicles due to deep open drainage ditches along both sides of the roadway.

The CRA funded the project using a combination of local CRA Tax Revenue and Florida Department of Economic Opportunity grant funds totaling approximately \$500,000. The project was designed by Edward Tryka III, PE of Naples based Agnoli, Barber & Brundage and constructed by Marquee Development out of Tampa Florida. The Immokalee CRA continues to work on projects – major and minor – to improve the physical surroundings of Immokalee and its quality of life.

Drainage System Improvements



Before



After



During



**Construction of Immokalee
Drive & North 16 St.**



During

Before



After



Construction of Colorado Avenue



Collier County Community Redevelopment Agency

IMMOKALEE CRA

The Place to Call Home!

[Home](#)[Business Resources](#)[Projects](#)[About the CRA](#)[MSTU](#)[News](#)[Properties](#)

Although the Immokalee area CRA has scaled back its web marketing presence in an effort to reduce overhead, the Agency has continued to maintain a strong position on social media outlets.

During 2015 the emphasis and effort for the Immokalee CRA marketing campaign was to maintain what we built over the last five years, while looking for innovative and economical ways to expand our online presence. The underlying focus has always been to promote the efforts of the Immokalee CRA and the community of Immokalee as a whole. Our efforts have been directed towards increasing positive community exposure whenever possible.

Marketing



The CRA hosted the 2nd Annual Christmas Tree Lighting event again this year with the help of the MSTU, the Seminole Casino, Collier County Parks & Recreation, the Immokalee Chamber of Commerce, the Sheriffs Department and all the participants. We are looking forward to next year.

First Street Zocalo

Letter from the MSTU Chairwoman:

Our committee decided to enhance all of our Community Banners on all of the Blue lighted Poles to reflect "Immokalee is my HOME" with homegrown fruits and vegetables only grown in the Immokalee area with our Traditional Cornucopia. With the guidance of our MSTU Project Manager, our committee selected different Christmas Themes for our Holiday Banners to represent Christmas in Immokalee. We had a very successful event with our 2nd Annual Lighting of the Tree Ceremony held on December 3, 2015 at Zocalo Plaza; Santa came early from the North Pole to join us with his new mailbox that was designed for the kids of Immokalee to send their letters directly to Santa! We had lots financial and physical help from the Immokalee Seminole Casino & Hotel, Collier County Parks & Recreation and our local Sheriff Office in making a winter wonderland of various Themes for our Zocalo Plaza beautiful. Our Tree was over 20 ft, with lights shining everywhere with a shining star on top of our beautiful tree. This was a special Kodak moment for our community of Immokalee. We added extra decorations this year along with our previous decorations for all of our Blue Poles on Main Street and State Road 29 for the Christmas season. All of our Blue Poles had different Christmas Themes for the residents to view! The MSTU committee make great strides in installing lights as needed for ample wattage in different sections of Immokalee. MSTU had some minor defects in 1 or 2 sidewalks that were greatly improved to make the walking/bike traffic safer.

FY 2015 was a great year for accomplishing some of our 3 to 5 years goals that were previously sited by our committee. We are moving on to complete other goals that are needed in the community of Immokalee. We are hoping our community will joins us with our community changes when needed.

My wishes for FY 2016 on the MSTU Board:

- Coordinate with the MPO or the CAC advisory board to discuss our concerns with the Department of Transportation report on the Immokalee Traffic Study for Main Street. The report recommends the installation of conventional traffic lights on 3rd and 7th Streets. This is not supported by local residents. The community prefers to install signal lights in the asphalt as part of the street that will signal vehicles to stop and go! Take down the lime-colored SIGNS from 1st & Main Street to 9th & Main Street for walking, crossing and bike traffic. Install a better and updated parking system to allow 45 degree parking on Main Street (1st to 9th Street).
- Purchase a beautiful **TOWN CLOCK** for Zocalo Plaza that has the right design (decor) and look for the Plaza and can be seen in all 4 directions of the Plaza.
- Work on another evacuation route for residents of the Lake Trafford Road area to get to State Road 82.
- Add beautifully designed wall **Murals** all over Immokalee highlighting our various cultures.
- Work on the **Town Monuments** depicting the organizations, clubs and etc presently in our community at the two entryways.



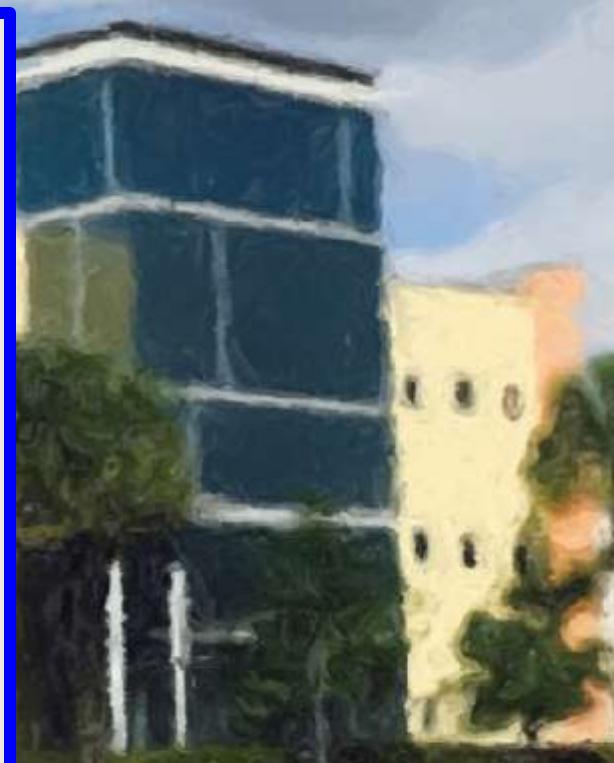
Cherryle Thomas, Chair
Immokalee Lighting and Beautification
Municipal Taxing Unit (MSTU) Committee

**Greetings from MSTU
Committee Chair**

The Immokalee Lighting and Beautification MSTU consist of a five Advisory member committee. Every year through group discussion (Operational Plan Workshop) and monthly meetings the MSTU developed consensus regarding the top priorities projects and maintenance for the current year and next five years for Immokalee. The MSTU Advisory Board critically assesses what was accomplished and what was not, and discuss how the existing plan needs to be modified.

2015 Goals and Action Steps in Priority Order

- Continue to improve the appearance of local businesses.
- Provide additional security lighting to improve public safety.
- Install median Improvements along 1st Street.
- Add lighted Christmas decorations on street poles during holiday season.
- Increase the number of trash receptacles on Main Street and 1st Street.
- Provide bathrooms in all county parks in Immokalee.
- Add a third entry point monument and improve the two existing ones.
- Expand street lights in residential areas
- Continue to support the annual Christmas Tree lighting.
- Add a clock tower and improve pedestrian crossings on Main Street.
- Replace pole banners.
- Move light poles from the medians.
- Replace or repair public benches, as needed.
- Pursue additional drainage improvements.
- Construct sidewalks on N. 9th St., Eustis Ave, Jefferson Ave, Carson Rd. and Westclox St.

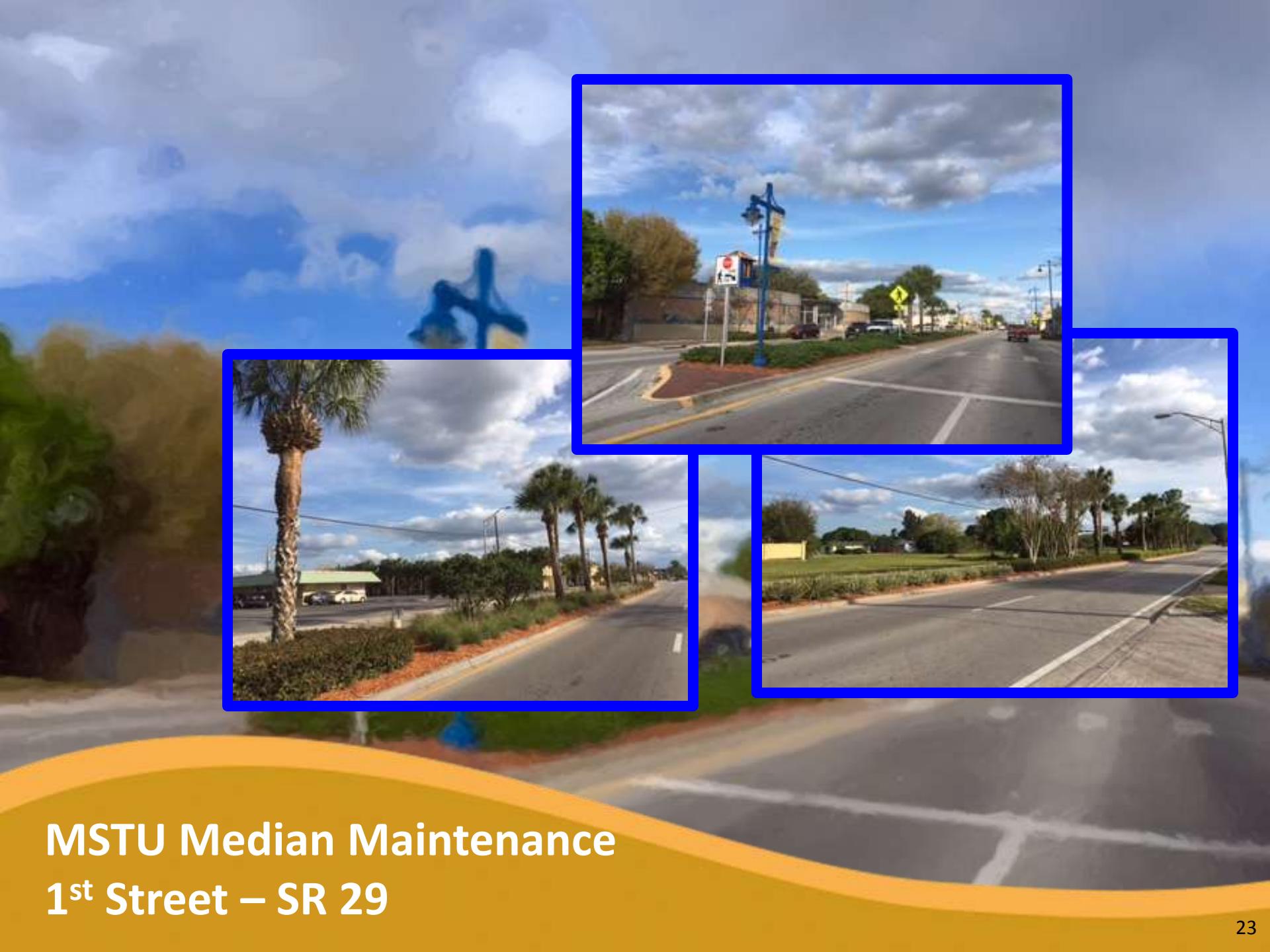


MSTU Annual Operational Plan Workshop Outcomes

Our daily, routine services of the Immokalee Beautification MSTU consist of managing the maintenance of all public areas along Main Street (SR 29) and 1st Street (CR 846) within the limits of the Immokalee Urban Area. A&M Property Maintenance, a local Immokalee vendor, has been providing great service by performing various maintenance and repair services, such as lawn mowing, sidewalk and gutter cleaning, landscape maintenance, irrigation system management, and installing banners and Christmas decorations.

MSTU Highlights





MSTU Median Maintenance 1st Street – SR 29

• Before



• After



Main Street Pruning



MSTU Triangle Area maintenance

Collier Code Enforcement

Throughout the year, the Collier County Code Enforcement Department conducts Immokalee Clean-Up Days on designated Saturday mornings. CRA staff joins forces with Code Enforcement staff to collect the debris which is taken by roll-off dumpster to the local landfill. Assisted with community clean-up events throughout the year hosted by the County Code Enforcement Department.



Immokalee Office

Community Representation

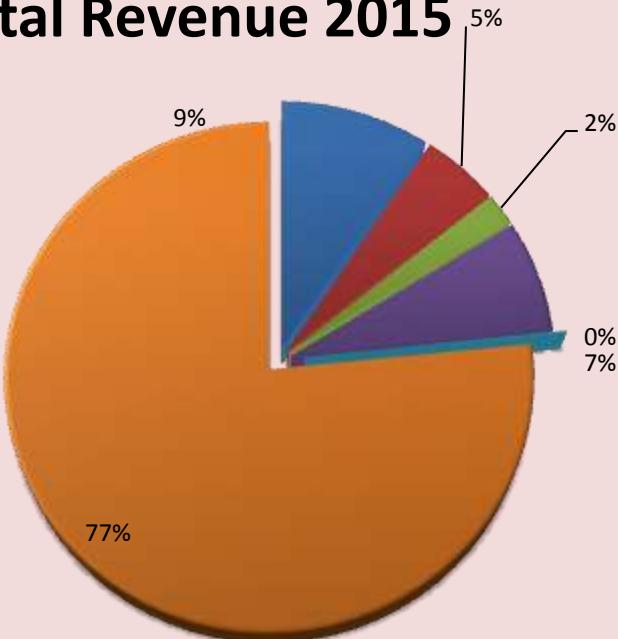


Staff in Action



CRA Total Revenue 2015

- CRA TIF Proceeds
- Carry Forward
- Management Fee from 162
- Advance from 111 Grant Refunding
- Interest & Misc.
- Grant Funding

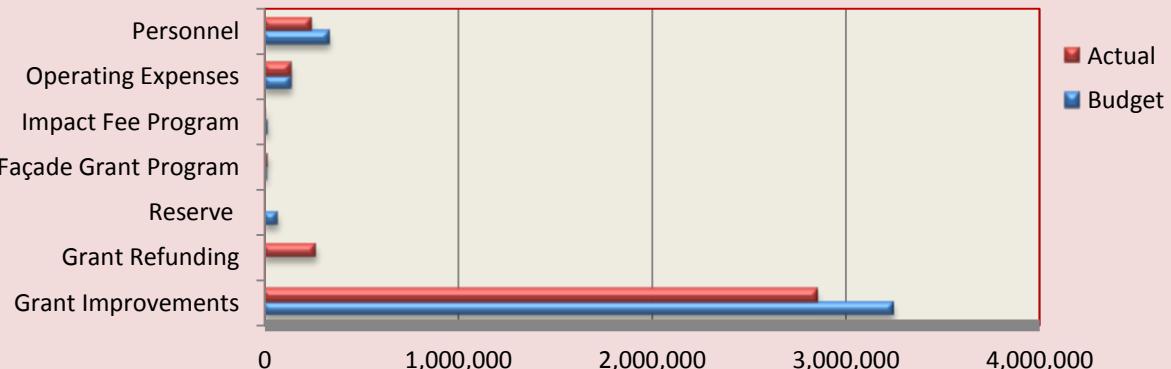


CRA Total Revenue

CRA Total Revenue	
CRA TIF Proceeds	\$356,000
Carry Forward	\$183,200
Management Fee from 162	\$76,000
Advance from 111 Grant Refunding	\$268,901
Interest & Misc.	\$3,022
Grant Funding	<u>\$2,903,388</u>
Total	\$3,790,511

In accordance with s. 163.356.(3) Fla. Stat., the annual report for Immokalee Community Redevelopment Agency (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2015. Complete financial statements setting forth assets, liabilities, income and operating expenses as of the end of the fiscal year are contained in the 2015 Collier County Comprehensive Annual Financial Report (CAFR) that is on file with the Collier County Clerk of Courts.

CRA Expenditure - Budget to Actual 2015



CRA Expenditure – Budget to Actual

Fund 186/715 Expenditures	<u>Budget</u>	<u>Actual</u>
Personnel	\$335,200	\$242,272
Operating Expenses	\$136,700	\$135,808
Impact Fee Program	\$20,000	\$10,976
Façade Grant Program	\$15,000	\$20,000
Reserves	\$70,500	\$0
Grant Refunding	\$0	\$268,902
Grant Improvements	<u>\$3,246,007</u>	<u>\$2,852,977</u>
Totals:	\$3,823,406	\$3,530,935

CRA Expenditures

Pepper Ranch

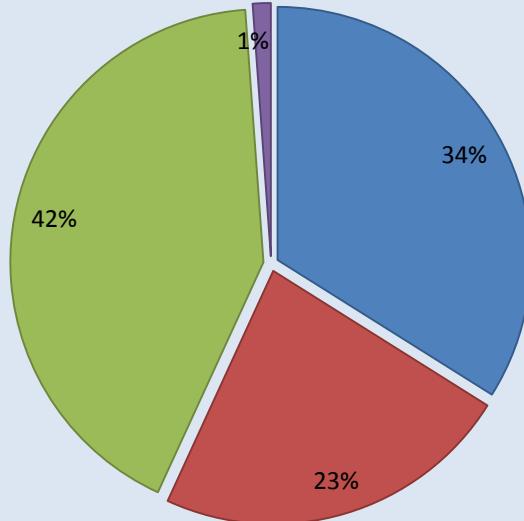
MSTU & MSTD Total Actual Revenue - 2015

■ Advalorem (162)

■ Advalorem (111)

■ Carry forward

■ Interest & Misc.



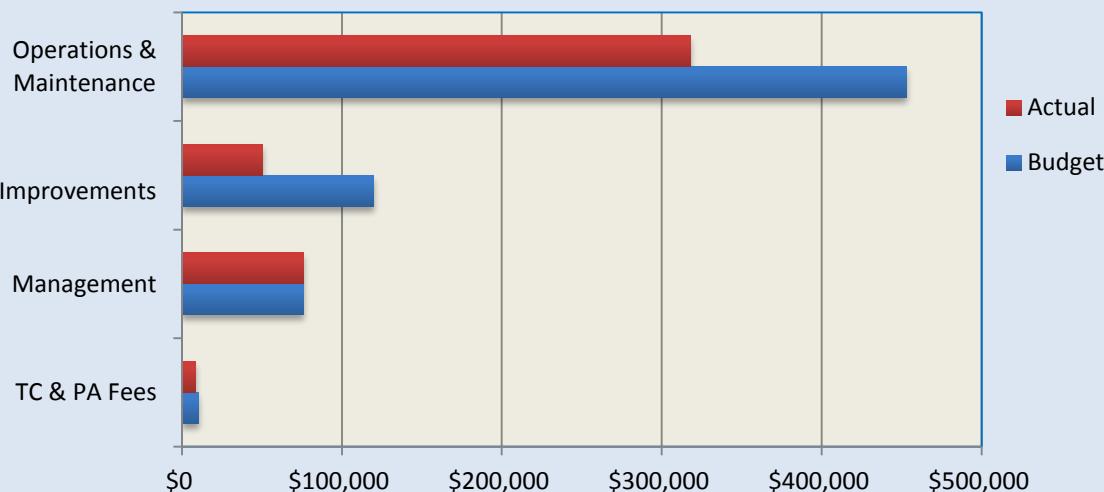
MSTU & MSTD Actual Revenue 2015

Advalorem (162)	\$279,654
Advalorem (111)	\$188,939
Carry forward	\$346,200
Interest & Misc.	\$9,478
Total	\$824,271

Immokalee Airport

MSTU Revenue Budget

MSTU Expenditures - Budget to Actual 2015



MSTU & MSTD Expenditures – Budget to Actual 2015

Budget to Actual Expenditures (162 – 111)	<u>Budget</u>	<u>Actual</u>
Operations & Maintenance	\$452,700	\$317,843
Improvements	\$119,900	\$50,300
Management	\$76,000	\$76,000
Transfers to TC & PA	\$10,200	\$8,595
Totals:	\$658,800	\$452,738

Immokalee CRA Statement of Activity FY2015

	Debit	Credit
Revenues Fund 186		
Tax Increment Financing (TIF)	\$356,000	
CRA 186 Carryforward	\$183,200	
Advance from (111)	\$268,901	
MSTU Fund 162 Transfer	\$76,000	
Interest	\$2,841	
Subtotal:	\$886,942	

Revenues Fund 715

Grant Funding	\$2,903,388
Interest	\$181
Total Revenue:	<u>\$3,790,511</u>

Expenses Fund 186

Personnel	\$242,272
Operating	\$135,808
Impact Fee Reimbursements	\$10,976
Façade/Sweat Rehab Program	\$20,000
Grant Refunding	\$268,902
Subtotal:	\$677,958

Expenses Fund 715

Grant Funding	\$2,852,977
Total CRA Expenses:	<u>\$3,530,935</u>

Estimated fund balance at Year End, CRA:

\$259,576

Immokalee MSTU Statement Activity, FY2015

	Debit	Credit
MSTU Fund		
Revenues 162/111		
Current Ad Valorem Fund 162		\$279,654
County Fund 111 (Maintenance) Transfer		\$188,939
Carryforward 162		\$346,200
Interest/Misc		\$9,478
		<u>\$824,271</u>

MSTU Fund
Expenses 162/111

Operations & Maintenance	\$317,843
Capital Improvements	\$50,300
Transfer to 186	\$76,000
Transfer for Officers Expenditures	\$8,595

Subtotal Fund 162:	\$452,738
Total MSTU Expenses:	<u>\$452,738</u>

**Estimated fund balance at Year End,
MSTU:**

\$371,533

Immokalee CRA & MSTU Income Statement

A painting of a single-story house with a light-colored exterior and a dark roof. The house has several windows and a small porch area. It is set in a lush, green landscape with large trees and a lawn in the foreground.

Public Meetings for the Immokalee CRA are held the third Wednesday of every month. Public Meetings for the Immokalee MSTU are held the fourth Wednesday of every month. All meetings are held at 750 South 5th Street, Immokalee, FL, 34142 at 8:30 AM unless otherwise noticed.

Public Meetings

Pepper Ranch Preserve



Collier County Redevelopment Agency - Immokalee
Southwest Florida Works Building
750 South Fifth Street
Immokalee, FL 34142
(239) 867-0025
www.ImmokaleeToday.com