



2020 Annual Report





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Mission 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, 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 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 a Latin flavor – 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.”

-Immokalee Area Master Plan 2019



My Home Immokalee

History

Immokalee is an unincorporated area in Collier County. Originally known as Gopher Ridge by the Seminole and Miccosukee Indians, Immokalee means “My Home” in the Mikasuki language, and also in Miccosukee, Mikisúki or Hitchiti-Mikasuki, a Muskogean language. The area is one of the major tomato growing centers in the United States.

Transportation

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

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

Community & Education

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

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

Demographics

U.S. Census Bureau, 2015 - 2019 American Community Survey

- Population – 26,597
- Median age - 29 years
- Median household income - \$30,885

Collier County

Board of County Commissioners



Rick LoCastro
District 1



Andy Solis
District 2



Burt Saunders
District 3



Penny Taylor,
District 4,
BCC Chair & CRA
Board Co-Chair



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

Local Redevelopment Advisory Board

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

Lighting and Beautification MSTU

Bernardo Barnhart, Chair
Peter Johnson, Vice-Chair
Norma Garcia
Andrea Halman
Cherryle Thomas

Meetings

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

CRA

Board Co-chair



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

William L. McDaniel, Jr. was born in Franklin, Pennsylvania. He majored in accounting and computer programming with a minor in economics from Clarion State University. To pay for college, William worked as a carpenter. In 1981, William moved to Naples for a job building a stable for Naples Therapeutic Riding Center - he has lived in the area ever since.

William has founded multiple companies including; Reality Company, in 1987; Big Island Excavating, Inc in 1988; and Marine National Bank, in 1999. William currently owns and operates Lazy Springs Recreational Park and employs more than 30 people.

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

William has two children: Kelley Marie, a 24-year-old graduate of Florida Gulf Coast University, and William III, who is a 20-year-old carpenter/contractor. In their free time, the family enjoys outdoor activities like hunting, fishing, and boating.

Advisory Board Chairs



Dr. Frank Nappo
Immokalee CRA Chair

- Board Member Emeritus Residential Options of Florida
- Past President of Immokalee Housing and Family Services
- Past President of Drug Free Collier
- Past President of the Naples Art Association



Bernardo Barnhart
Immokalee MSTU Chair

- Board Member of Immokalee Chamber of Commerce
- Past President of Immokalee Chamber of Commerce
- Member of Rotary Club of Immokalee
- Member of IHS Booster Club

CRA

Staff



Christie Betancourt



Monica Acosta



Yvonne Blair



Debrah Forester

Debrah Forester
Director, Collier County CRA

Debrah has over 25 years experience in redevelopment, community planning, and economic development. She joined the team in 2017, coming from Charlotte County CRA.

Christie A. Betancourt
Operations Manager

Christie has worked for Collier County a total of 20 years. She joined the team in 2008 and manages the day to day operations.

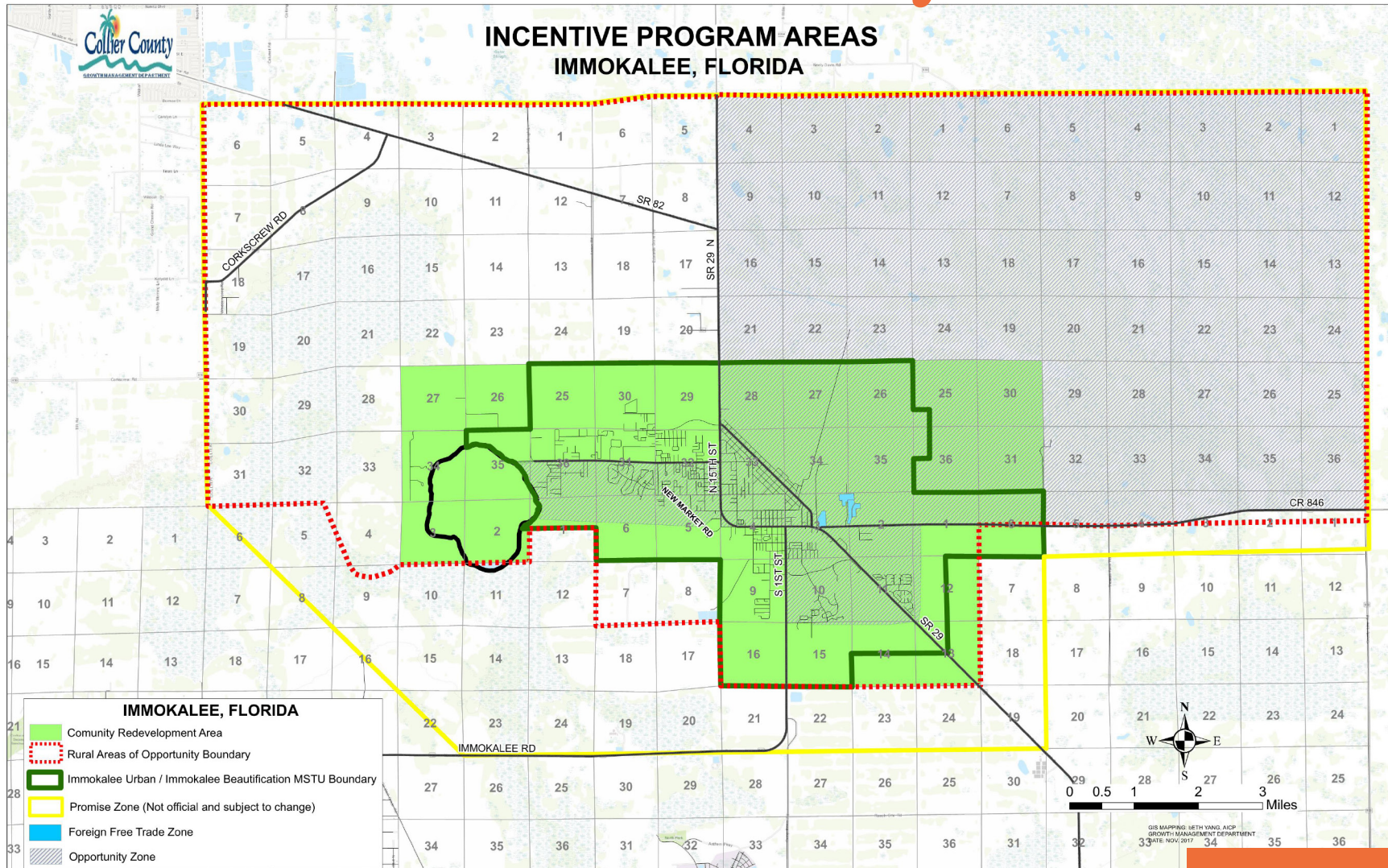
Yvonne Blair
Project Manager

Yvonne joined the Immokalee CRA Team in September 2020. She has over 23 years of sales experience including key roles with Premier Sotheby's International Realty and WCI.

Monica Acosta
Administrative Assistant

Monica is tasked with assisting with active community projects and providing the community with public meeting information.

CRA & MSTU Boundary



Immokalee

What is a CRA?

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

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

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

How is CRA funding created?

Property values in the CRA are capped, or frozen, at the assessed value for an established base year (2000). Thereafter, any tax revenues due to increases in property values in excess of the base are dedicated to the redevelopment area. The generated revenue is known as tax increment and is used in the Immokalee CRA to leverage its redevelopment efforts.





Immokalee CRA Plan Updates

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

Johnson Engineering was hired to provide planning support services for the Immokalee Community Redevelopment Plan Update. Their proposal of \$79,710 is based on planning support services for the CRA staff's update to the plan. Staff issued the Notice to Proceed to Johnson Engineering on December 1, 2020. Johnson Engineering has completed the initial research of past plans and goal validation. The plan update is expected to be completed in March 2022.

Immokalee CRA Projects

Immokalee Impact Fee Installment Payment Pilot Program

On July 11, 2017, the BCC adopted Ordinance 2017-34 that established an Impact Fee Installment Payment Pilot Program for the Immokalee CRA. The ordinance provides an alternative to paying impact fees in full as a prerequisite for the issuance of a Certificate of Occupancy.

A fee payer may pay impact fees in installments rather than a lump sum by entering into an impact fee installment payment program agreement with Collier County. This arrangement allows installment payments as a special assessment levied as non-ad valorem tax against the subject property. The program took effect October 1, 2017.

Collier County Opportunity Zone Program:

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 targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.

These zones allow private investors to support distressed communities through private equity investment in business and real estate ventures. The incentive is deferral, reduction and potential elimination of certain federal capital gains taxes. U.S. investors hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone, a significant untapped resource for economic development. Immokalee has 3 Census Tracts included in the Opportunity Zone. The Immokalee airport has parcels of shovel-ready land in the Opportunity Zone.



CERTIFIED SITE
Collier County
A 2008-2010 REVENUE PROGRAM

Immokalee Regional Airport

Land Information:
Located in a federal Opportunity Zone
Free-Trade Zone Site 213-3
960 Acres

Transportation:
Commercial Airport: SWFL International
36 Miles to SWFL Airport
Travel Time: 60 minutes
Closest interstates: US 41 (N-S), I-75 (E-W)

50-Mile Radius from Property:
Population: 1,151,244

Land Uses:
Commercial and industrial
Agriculture
Construction
Manufacturing
Transit
US Postal Service
Communications
Wholesale Trade
Public administration
Recreation
Aircraft hangars
Storage facilities
Fueling facilities

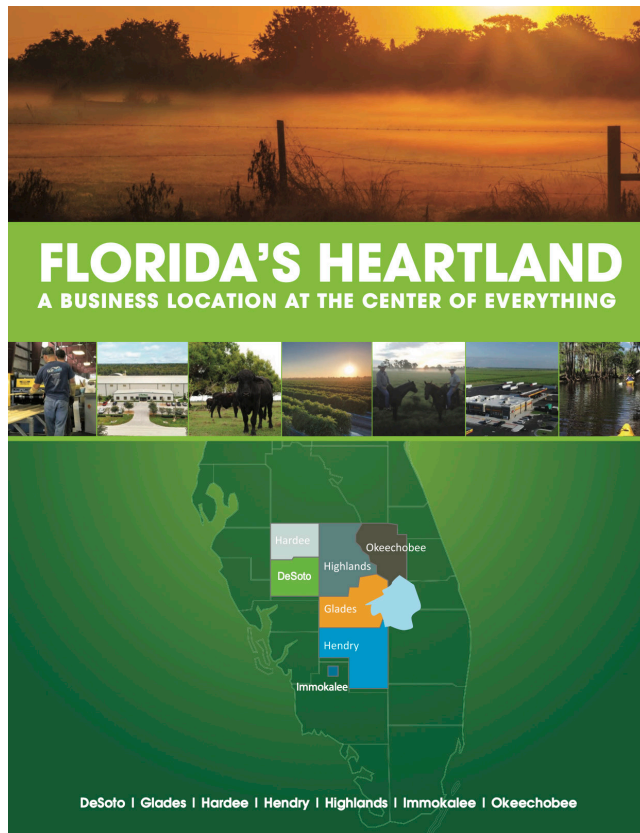
Available Sites & More Info



Immokalee CRA Projects Cont.

Florida Heartland Economic Region of Opportunity (FHRO)

In 2019, FHRO was awarded a Regional Rural Development Grant in the amount of \$97,500 which included \$22,000 for the development of a Strategic Economic Development Plan for the Immokalee community. The consultant, VisionFirst, conducted the site tour on March 13, 2020 and developed an overview of their findings that will be incorporated into the redevelopment plan update. Immokalee was also included in the 2020 FHRO guide.



Commercial Façade Grant Program

In accordance with Objective 1.2 in the Immokalee Area Master Plan, the CRA continued to provide financial incentives to businesses in Immokalee via the Commercial Façade Improvement Grant program. The CRA implemented the Program in October 2008. Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.

Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for façade improvements to commercial structures.



Immokalee

What is a MSTU?

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

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

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

How is MSTU funding created?

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



Immokalee MSTU Projects

Landscape Maintenance Contract

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

Additional incidental services are performed on an as-need basis such as the cutting of two dead trees on SR 29 near New Market Road Triangle, the removal of light pole #7 from the right-of-way that was struck by a vehicle and the installation of replacement brackets for decorative banners on the light poles on SR 29. New plantings were installed at the Triangle monument sign in December 2020. Monthly observation tours are conducted with the Contractor, CRA Staff and a MSTU Board Member.

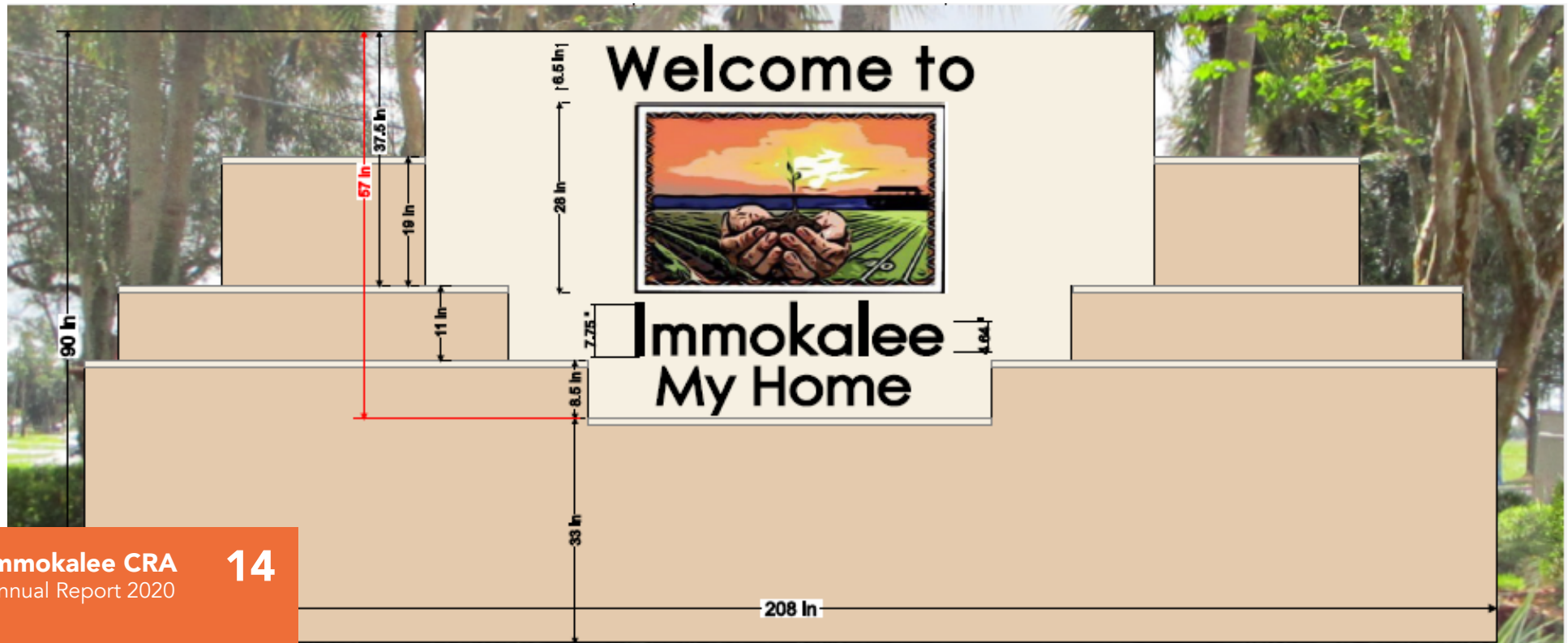


Immokalee MSTU Projects

Welcome Sign

The Immokalee Beautification MSTU partnered with the United Arts Council of Collier County (UAC) to facilitate a "Call for Artists" to redesign the "Welcome" signs in Immokalee. Eleven (11) artists submitted proposals and three (3) proposals were selected to advance to community review. After a week of online voting, over 4,500 votes were casted to select the winning artist. Laura Burns, Executive Director of the UAC announced the winner and noted the overwhelming response at the September 23rd Immokalee MSTU Meeting. The majority of the online voters were locally connected to Immokalee. The Survey reflected voting participants as: 68% lived-in Immokalee, 50% worked-in Immokalee and 76% were raised or attended schools in Immokalee.

Congratulations to the winning artist, Martha M. Cantu, for her "Field of Dreams" proposal receiving over 60% of the votes. Ms. Cantu completed the mural on the sign located downtown on First Street and Eustis Avenue. The installation of the lighted lettering has been completed and landscaping shall follow as per original design. The monument area is expected to be completed in March 2021. The sign on the corner of State Road 29 and New Market Road will be completed in Spring 2021. Construction of the Panther Crossing sign is expected to be complete in late 2021.



Immokalee MSTU Projects

First Street Corridor Conceptual Plan

Q. Grady Minor & Associates, P.A (Grady Minor) has been hired to provide professional services for future street lighting and pedestrian safety improvements along South First Street (from Main Street to School Road/Seminole Crossing Trail) in Immokalee.

The work includes feasibility studies and conceptual plans for the purpose of relocating existing decorative light poles with the consideration of future street lighting and pedestrian safety improvements. Additionally, it includes reviewing and providing recommendations for the location of new pedestrian crosswalks, landscape and hardscape elements. Estimated project costs and long-term maintenance costs will be included with the feasibility studies. The Work Order was processed on September 2, 2020.

EXISTING LIGHTING, PEDESTRIAN SAFETY, AND LANDSCAPE EVALUATION REPORT FOR SOUTH FIRST STREET IMMOKALEE, FLORIDA



Tom Hollis Engineering Consultants, Inc. will provide sub-consultant assistance for determining lighting requirements, light pole locations, and lighting specifications. The total project cost for the evaluation is \$43,872. Notice to Proceed was issued on September 16, 2020. The in-field survey and on-site visits by the Consultants were completed in November; and in December Staff discussed some conceptualizing ideas with the Consultants such as the feasibility of utilizing the old street light poles removed from SR 29 from 1st Street to 9th Street by FDOT for this project. Preliminary plans are to be completed for Staff's review in February 2021 and the consultant's work is scheduled to be completed late 2021.



First Street Bus Shelter

Joint Community Projects

Immokalee Sidewalk Project - Carver

In June 2020, through a competitive bid process the county received six proposals for the construction of the sidewalks. Coastal Concrete Products LLC d/b/a Coastal Site Development (Coastal Concrete) was the second lowest bidder and provided certification as a "Section 3 Business". Coastal Concrete agreed to match the lowest bidder (Andrew Sitework, LLC) in the amount of \$821,756, as permissible per the Affidavit for Certification for Claiming Status on a Section 3 Business, as award shall be made to the Section 3 Business. The total project is estimated at \$991,114.

Funding Sources

CDBG - \$676,365

CRA - \$220,070

MSTU - \$94,679

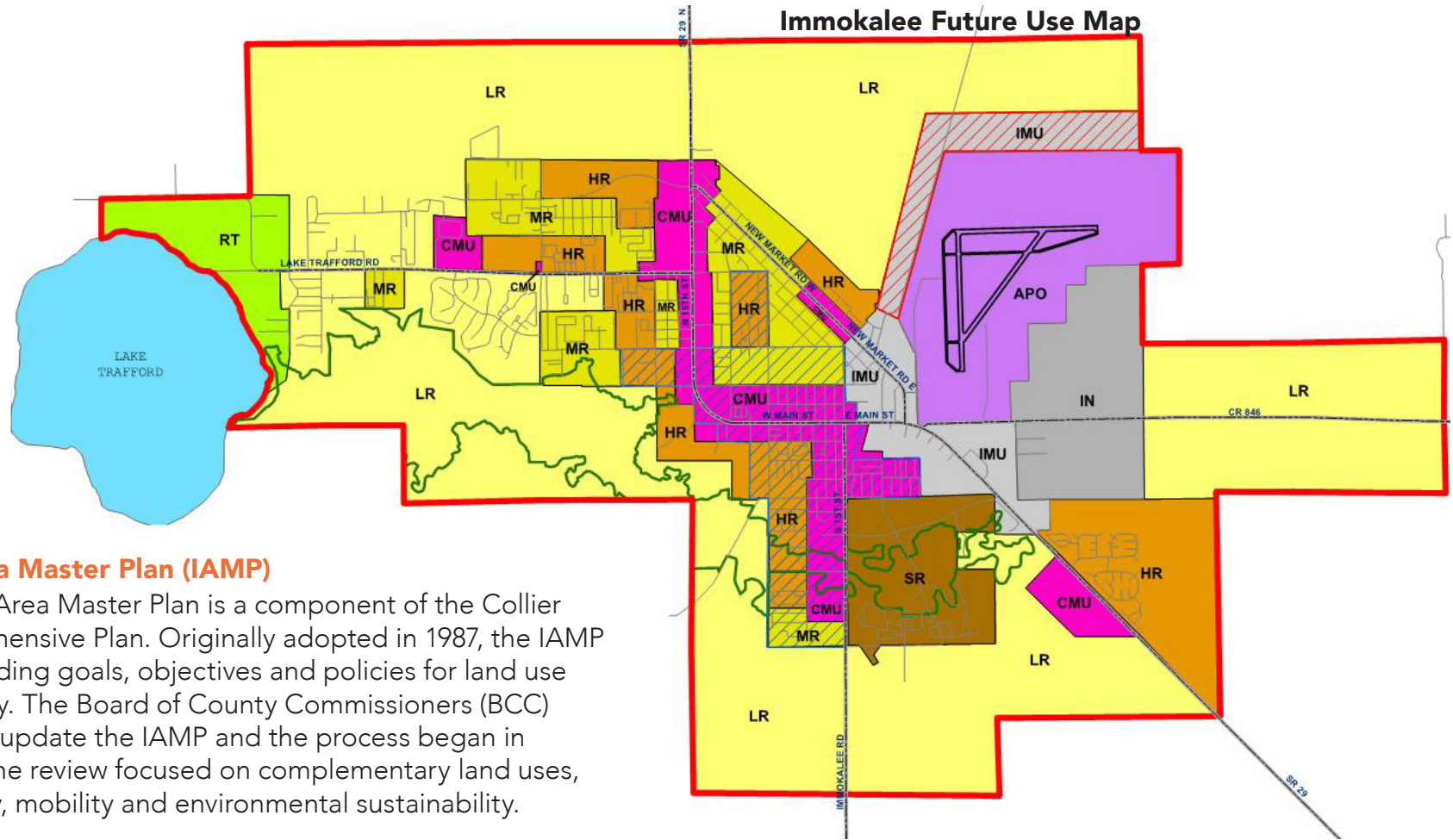
\$991,114



This project is part of a sidewalk implementation program in Immokalee, which will provide many benefits including safety, mobility, a healthier community. The sidewalks will make the community more attractive to potential businesses, thus increasing job opportunities. Construction commenced on September 16, 2020 and is expected to be completed in March 2021.



Joint Community Projects



Immokalee Area Master Plan (IAMP)

The Immokalee Area Master Plan is a component of the Collier County Comprehensive Plan. Originally adopted in 1987, the IAMP provides the guiding goals, objectives and policies for land use in the community. The Board of County Commissioners (BCC) directed staff to update the IAMP and the process began in January 2018. The review focused on complementary land uses, economic vitality, mobility and environmental sustainability.

The Immokalee restudy public participation process included extensive engagement through meetings at the Immokalee Community Redevelopment Agency Advisory Board, Immokalee MSTU Advisory Board, Immokalee Chamber of Commerce and six advertised public workshops. Public workshops were announced and advertised in English, Creole and Spanish.

The IAMP was approved by the Board of County Commissioner on May 14, 2019 for transmittal to Department of Economic Opportunity (DEO). DEO provided comments on June 21, 2019. The plan was approved by the Collier County Planning Commission on October 31, 2019 and was approved by the BCC for final adoption on December 10, 2019. (Ordinance 2019-47).

Joint Community Projects

Immokalee Main Street Pedestrian Safety Improvements Project

Florida Department of Transportation (FDOT) partnered with the Community Redevelopment Agency (CRA) and the Municipal Service Taxing Unit (MSTU) to program a project on SR 29 in Immokalee due to a history of high bicycle and pedestrian crashes and activity.

The MSTU provided an advance deposit of \$125,342 to FDOT for installation of holiday attachments on 30 light poles and all efforts associated with adding the attachments, including banner arms, GFCI outlets, additional conductors, mobilization and maintenance of traffic at SR29 from 1st Street North to 9th Street North in Immokalee. Improvements also include a new signal at Third Street, consolidating the mid-block crossing and signage. The construction contract was awarded in December 2019. Construction began in May 2020 and is expected to be completed in March 2021. The total project cost is estimated at 1.85 Million.

Transportation Investment Generation Economic Recovery (TIGER) Grant

It 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.

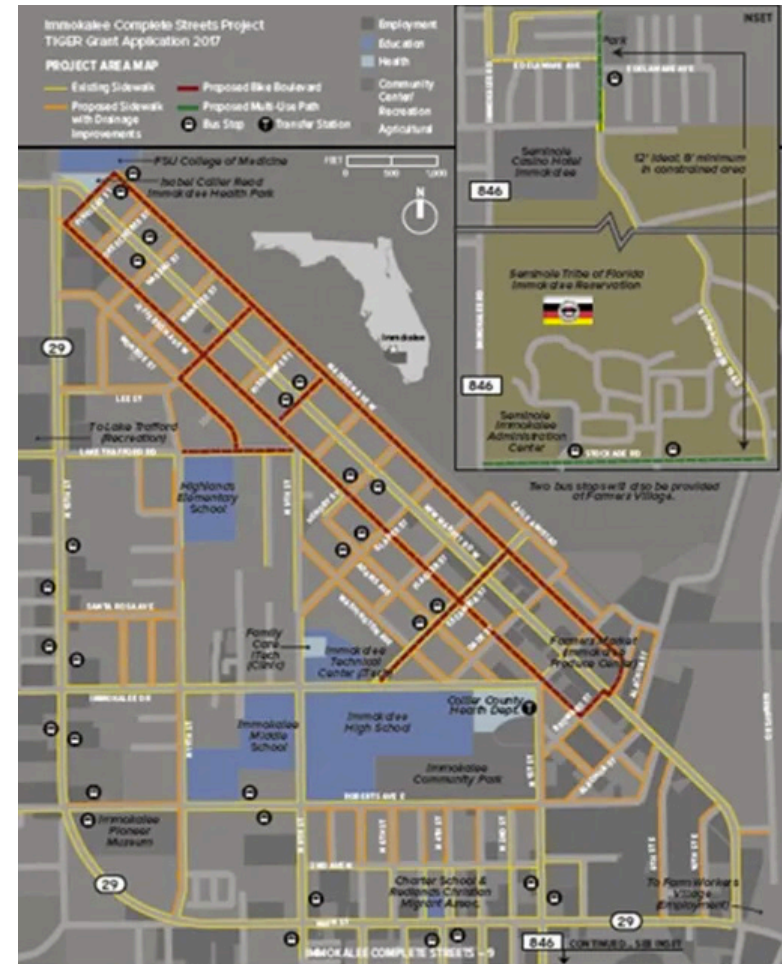
Collier County has provided the CRA with an overview of estimated schedule with milestones. The design/build portion of this project is set to start Spring 2021 and construction is set to be substantially completed in Winter 2023.

Funding Sources

FHWA Grant Funds
\$13,132,691

County Match Funds
\$3,283,173

\$16,415,864



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. On November 28, 2018 county staff presented the follow-up analysis.

Lake Trafford Road Area

The single negotiated contract for designing both the stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and the pathway and needed drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace is being scheduled for Board of County Commissioners approval in 2021. County staff is looking at phasing the construction, with Phase 1 being the Arrowhead Tract 3 site and Phase 2 being the pathway and drainage west of Little League Road. The goal is to finalize the Phase 1 design by first quarter of 2021 and start bidding for its construction in FY 21. Staff plan on bidding the Phase 2 construction in fiscal year FY22.



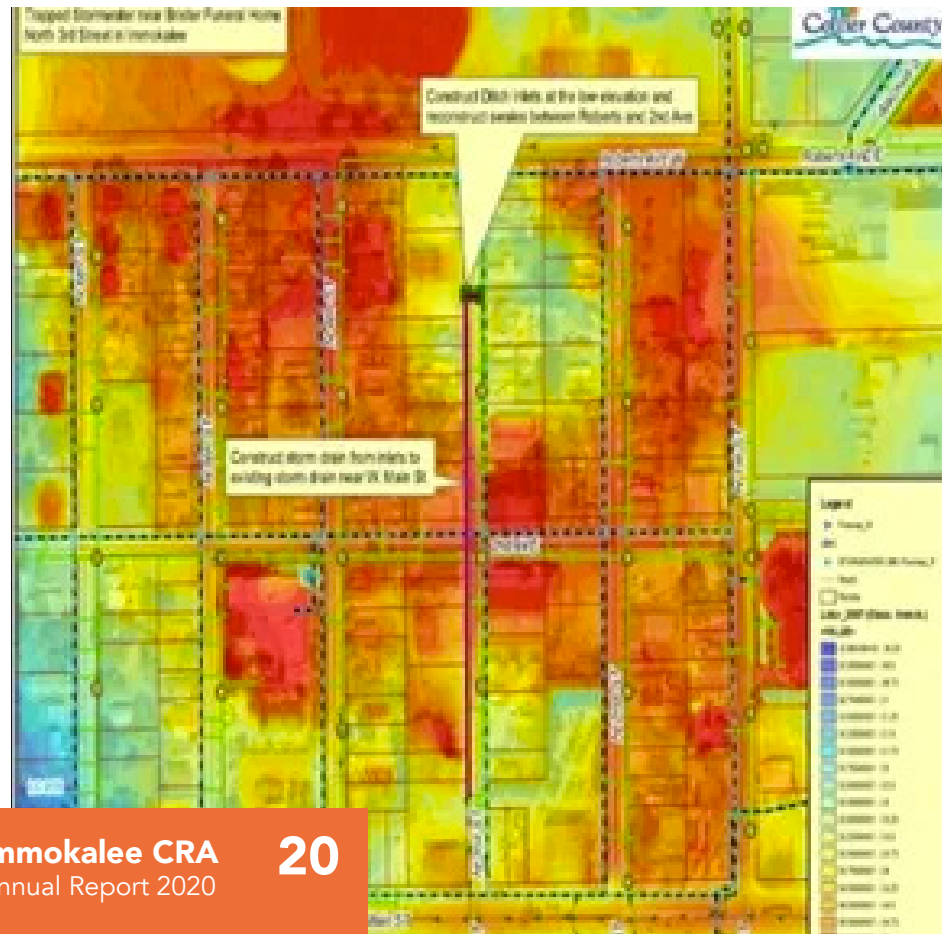
Madison Avenue Channel Project

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

Stormwater Improvements

North 3rd St. and Westclox St. Project

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.



Eden Garden Bypass Drainage Improvement Proposed Project

The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. The project will 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 \$600,000. The County applied for CDBG-DR grant funding for this project.



Road Projects



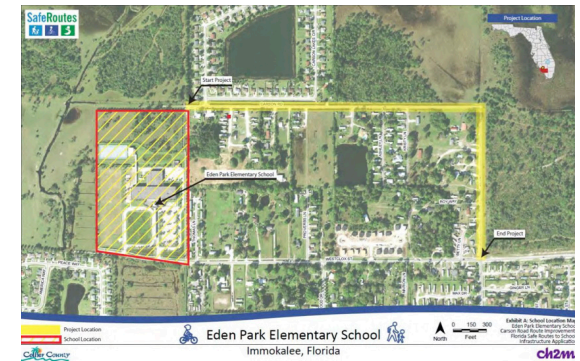
Rendering of roundabout

SR 82 Road Widening Project Gator Slough Lane to SR 29

In 2019 the Florida Department of Transportation (FDOT) began construction of the four lane roadway widening project which includes a roundabout. When completed Improvements will be made to a stretch of 3.2 miles of roadway. Construction is set to be completed in 2022. Estimated cost is \$29 Million.

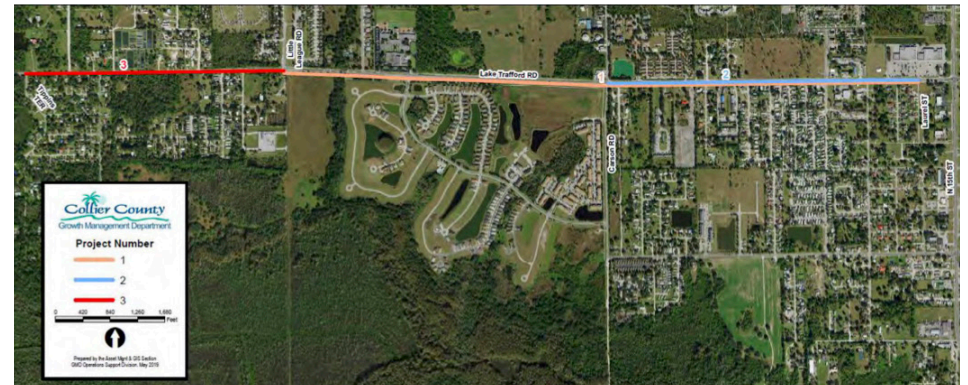
Carson Road Project

Safe Route to School:
Eden Park Elementary School Sidewalks
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.



Lake Trafford Road Projects

Design for Projects 1&2 (Lake Trafford) will be awarded in 2021. Construction 2022-2023

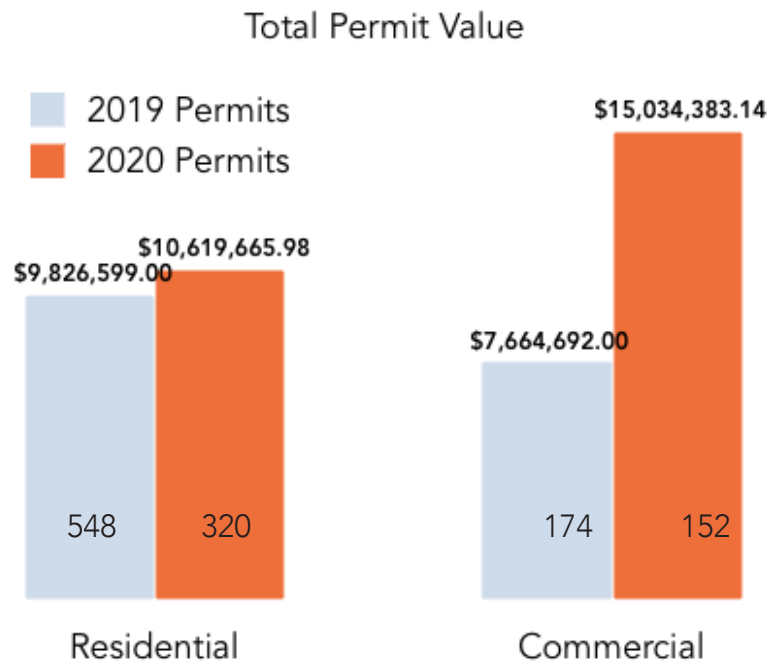


Construction Highlights

2020 was a busy year for both business development and expansion, as well as infrastructure improvements in the community. Due to Covid-19 Staff, the CRA and MSTU advisory boards were not able to attend various ribbon-cutting ceremonies but provided virtual support.

McDonald's new build at the corner of Immokalee Drive and N. 15th Street (SR29) was completed in December 2020.

Permits



Construction Highlights

Ribbon Cutting held for Shelly Stayer Shelter on May 26, 2020.



Exterior of the Shelly Stayer Shelter.

KFC remodeling (old Taco Bell building) on 15th Street was completed in January 2021.



Arrowhead development.



Proposed 7 Eleven at corner of 9th and Main Street.



Construction Highlights

Guadalupe Center van Otterloo Campus for Learning

On October 30, 2020 the Guadalupe Center broke ground on the van Otterloo Family Campus for Learning. When complete, the 9.5 acre campus 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.



van Otterloo Campus

Immokalee Foundation Learning Lab 18-Home Subdivision

The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8 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, will be serving as the general contractor.



MONAGHAN FAMILY
EARLY CHILDHOOD EDUCATION CAMPUS



Immokalee Foundation Learning Lab
construction site.

Construction Highlights

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

The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. RCMA will be presenting the project to the CRA Advisory Board at a future meeting.



Rendering of RCMA Childcare Development Center and Community Hub

Immokalee Fair Housing Alliance (IFHA)

The Immokalee Fair Housing Alliance proposed housing development will be located on the corner of lake Trafford Road and North 19th Street on 9.52 acres of land. The development will 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.



COVID

Working Through the Pandemic

Zoom call to discuss the Immokalee Redevelopment Plan Update.



In March 2020, the CRA office closed due to COVID-19. Staff worked from home and conducted all meetings virtually. The CRA and MSTU advisory board meetings were canceled from February 2020 – May 2020. In June 2020, the advisory board meetings were conducted virtually via Zoom. In November 2020, the advisory board meetings commenced via Hybrid Zoom.

Please be assured that CRA staff is committed to caring for your health and well-being during this time. As a result of the COVID-19 event, we are practicing social distancing, and are conducting in person meeting by appointment only.



Community Outreach



Census 2020/Vote 2020

Doing our part to help with Census and voting outreach at the Benison Distribution Center.



7th Annual Tree Lighting at Zocalo Park

7 Eleven Public Meeting
Public Meeting held at Lozano's Restaurant for the 7 Eleven project.



20 Years

Immokalee Community Redevelopment Area

Early Years 2000-2006

Activities focused on public safety, adding lighting to various areas in the community, roadway improvements and supporting the establishment of the Weed and Seed program, a national initiative to weed out criminal activities and seed the community with resources.

2007

Immokalee CRA allocated \$250,000 in TIF funds to assist with the establishment of a Florida State University (FSU) School of Medicine rural health training center in Immokalee.



2008

Immokalee CRA allocated \$600,000 for the development of Esperanza Place. This affordable housing development was built jointly by two not-for-profit developers, the Empowerment Alliance of Southwest Florida and Florida Non-Profit Services, Inc. and provided 176 rental units for Farmworker families and 60 single family homeownership units.

2012

The Downtown Immokalee Stormwater Improvement Project was completed. The project consists of approximately 17,000 linear feet of new concrete drainage pipe, 200 drainage structures, 1100 square yards of asphalt restoration, 52,000 square yards of sod and a 6.5-acre stormwater retention pond.

The CRA was awarded \$994,000 in Community Development Block Grant from Collier County Community and Human Services to purchase land at the corner of 1st Street and Main Street and establish an entry way into the Immokalee Community.





Zocalo Public Plaza

2014 Construction of the First Street "Zocalo" Public Plaza was completed.

The plaza received many awards which include:

- The National Community Development Association 2014 Audrey Nelson Award for Community Development
- The Collier Building Industry Association (CBIA) 2014 Sand Dollar award to Surety Construction Company for outstanding achievement in construction, category: Best Public Works Project Under \$1,000,000
- The Collier Building Industry Association (CBIA) 2014 Sand Dollar award to Surety Construction Company for outstanding achievement in construction, category: Best Specialty Feature by a Builder
- The American Institute of Architects (AIA) Design Excellence Award

In 2014, the Immokalee CRA awarded two construction contracts related to the continued implementation of the Immokalee Stormwater Master Plan. Construction for the two sites began on March 2015 and was completed on August 2015.

2016 The CRA was awarded \$600,000 in Community Development Block Grant funds from Collier County Humans Services to construct sidewalk and stormwater improvements along South Ninth Street, West Eustis Avenue, and a portion on South Fifth Street.



Eustis Sidewalk

2018 The CRA awarded a reimbursement grant totaling \$30,000 to Residential Options of Florida (ROOF). ROOF is a 501(c)(3) corporation that promotes safe, inclusive, affordable housing opportunities for individuals with developmental disabilities.



CRA

2020 Goals & Projects

REDEVELOPMENT GOALS/PROEJCTS	RELEVANT PROJECTS	INITIATED	STATUS	BUDGET CRA FY20	BUDGET MSTU FY20	OTHER* 2020	BUDGET 2021
LAND USE PLANNING							
Collier County Community Redevelopment Plan	Immokalee Redevelopment Plan updates	Staff issued Notice to Proceed to Johnson Engineering on December 1, 2020 to provide planning support services for the Immokalee Community Redevelopment Plan. Completion of this project is set for March 31, 2022 (485 days).	This effort is specific to Section 4 of the Collier County Community Redevelopment Agency Community Redevelopment Plan, amended May 2019.	\$79,710			
Collier County Growth Management Plan	Immokalee Area Master Plan adopted updates	County staff prioritized implementation schedule.	County staff initiated according to priority.				
DEVELOPMENT							
Streamline and clarify development process	Commercial Façade Grant Program	In accordance with Objective 1.2 in the Immokalee Area Master Plan, the CRA continued to provide financial incentives to businesses in Immokalee via the Commercial Façade Improvement Grant program.	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.	\$40,000			TBD
Streamline and clarify development process	Sweat Equity Commercial Grant Program	In accordance with Objective 1.2 in the Immokalee Area Master Plan, the CRA continued to provide financial incentives to businesses in Immokalee via the Sweat Equity Commercial Grant program.	Eligible applicants may receive grant funding up to \$1,000 as reimbursement 50% of the cost of material for external improvements to existing commercial structures, buildings and surrounding property.	\$15,000			TBD
Streamline and clarify development process	Economic Development Incentive Program						TBD
Streamline and clarify development process	Demolition Program						\$20,000
Streamline and clarify development process	Florida Heartland Economic Region of Opportunity (FHRO) Site Improvement Plan DEO Grant	CRA was awarded grant totally \$13,540	Professional Services for Airpark Blvd. The proposed scope of work includes general consulting, engineering, planning, and survey services to evaluate the subject site for commercial development.			\$13,540	
Streamline and clarify development process	Florida Heartland Economic Region of Opportunity (FHRO) Retail Demand Analysis DEO Grant	CRA was awarded grant totally \$7,700	Professional Services for assessment of retail demand in the Immokalee Community.			\$7,700	
Streamline and clarify development process	Economic Development Strategy						TBD

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REDEVELOPMENT GOALS/PROEJCTS	RELEVANT PROJECTS	INITIATED	STATUS	BUDGET CRA FY20	BUDGET MSTU FY20	OTHER* 2020	BUDGET 2021
INFRASTRUCTURE (TRANSPORTATION, CONNECTIVITY, & WALKABILITY)							
Increase safety, comfort, and connectivity for pedestrians	Immokalee Sidewalk Project - Phase I - Carver & S. Fifth Street.	Design was completed in 2020.	Construction began in September 2020 and is expected to be completed in March 2021.	\$220,070	\$94,679	\$676,361	
Increase safety, comfort, and connectivity for pedestrians	Immokalee Sidewalk Project - Phase II - W. Eustis Ave.	Design FY21 -\$60,000 MSTU funds	Construction FY23-\$320,000. Apply for FY23 CDBG Funding for construction				\$60,000
Increase safety, comfort, and connectivity for active transportation modes	TIGER Grant Coordination - Lighting Improvements	MSTU to pay for Utility fees					TBD
Increase safety, comfort, and connectivity for active transportation modes	Main Street Pedestrian Safety Improvement Project: SR29 from 1st Street North to 9th Street North	MSTU provided advance deposit to FDOT for installation of holiday attachments on 30 light poles including banner arms, GFCI outlets, additional conductors, mobilization and maintenance of traffic.	Construction began in May 2020 and is expected to be completed in March 2021. The total project cost is estimated at 1.85 Million.		\$125,342		TBD
Increase safety, comfort, and connectivity for active transportation modes	Main Street Conceptual Plan Project: SR29 from 1st Street North to 9th Street North	Design FY2021/22 MSTU Funds. Develop concept plan for revitalizing Main Street Corridor	Construction fund allocated for upcoming years.				\$200,000
Increase safety, comfort, and connectivity for active transportation modes	First Street Corridor Conceptual Plan Project: South First Street from Main Street to School Road/Seminole Crossing Trail.	Design for future street lighting & pedestrian safety improvements. Preliminary plans in 2/21 and the consultant's work is scheduled to be completed 3/21	Estimated project costs and long-term maintenance costs will be included with the feasibility studies..		\$43,872		TBD
Ensure infrastructure will effectively achieve its primary purpose.	Stormwater Improvement Program	Allocate CRA funds for priority project					\$50,000
Improve the public transit connection	Collier Area Transit Bus Shelter #353 located on Roberts Avenue West in front of Roberts Senior Center.	Partnered with PTNE - CAT to complete shelter. Shared cost between the CRA, MSTU and PTNE grant to complete bus stop improvement to include ADA compliance, bench, bike rack, trash can, stormwater improvements and a shelter.	The contractor has completed the concrete work for site 353, and added a bench while waiting for the shelter, bike rack and trash to arrive. The shelter and amenities were ordered but are not anticipated to arrive until late Spring or early Summer.	\$15,000	\$15,000		
PUBLIC SPACE, PARKS & OPEN SPACE							
Ensure a clean and well maintained public realm	CRA Property Maintenance South 9th Street	Ongoing maintenance of CRA property	Maintained by Landscape Contract	\$6,500			\$6,500
Ensure a clean and well maintained public realm	CRA Property Maintenance First Street Zocalo Park	Ongoing maintenance of CRA property	Maintained by Park staff	\$10,000	\$10,000		\$20,000
Ensure a clean and well maintained public realm. Improve the public area.	First Street Corridor Zocalo Improvements	Design completed in 2020.	Electrical upgrades and Installation and Relocation of Kiosk and Bike Rack will be completed in 2021.		\$20,141		TBD
COMMUNITY SAFETY AND CLEANUP							
Improve Community Neighborhoods	Prioritize Neighborhood initiative						TBD
Improve Community Safety	Community Safety and Clean Up Strategy-code enforcement issues and safety	Develop Education Program					TBD
COORDINATION							
Improve range of Human Services							
Improve approaches and tools for communicating	5 Year Capital Improvement Plan	Part of Redevelopment Plan					
Coordinate with Collier County & Regulatory Agencies							
Coordinate with MSTU							
Seek Grant Funds/Leverage Funds							
* GRANT FUNDS TBD - Funding amount and funding source is to be determined							

Immokalee

Tax Increment 2000-2020

Fiscal Year	Taxable Value	Taxable Value % Change	Increment	Total TIF Provided
FY00	148,645,590			
FY01	156,720,943	5.4%	8,075,353	33,335
FY02	176,095,104	12.4%	27,449,514	123,000
FY03	196,490,394	11.6%	47,844,804	212,900
FY04	214,158,072	9.0%	65,512,482	291,500
FY05	228,019,489	6.5%	79,373,899	353,200
FY06	259,056,291	13.6%	110,410,701	491,400
FY07	341,537,872	31.8%	192,892,282	803,800
FY08	392,444,888	14.9%	243,799,298	889,000
FY09	374,317,144	-4.6%	225,671,554	822,900
FY10	288,108,618	-23.0%	139,463,028	560,600
FY11	261,857,985	-9.1%	113,212,395	460,400
FY12	235,844,805	-9.9%	87,199,215	354,600
FY13	214,569,564	-9.0%	65,923,974	268,000
FY14	227,275,140	5.9%	78,629,550	319,800
FY15	236,186,328	3.9%	87,540,738	356,000
FY16	256,919,738	8.8%	108,274,148	440,300
FY17	279,791,067	8.9%	131,145,477	544,600
FY18	300,041,620	7.2%	151,396,030	628,800
FY19	318,430,132	6.1%	169,784,542	705,000
FY20	330,799,753	3.9%	182,154,163	756,600
Grand Total				9,415,735

Immokalee CRA

Schedule of Revenues & Expenditures

Budget to Actual

The Redevelopment Trust Fund was established in 2000, which set the tax base at \$148,645,590. The January 2020 assessed real property value was reported at \$330,799,753. The related tax increment value for the 2020 budget was \$182,154,163 which resulted in a tax increment budget of \$756,600.

In accordance with Florida Statutes section 163.371(2), the annual report for the Immokalee Community Redevelopment Area (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2020. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (ImmokaleeCra.com) within 45 days after completion.

Budget Fiscal Year 2020 - CRA Operations and Grants				
Funds 186, 715 & 716				
	Adopted	Amended		Variance to
Description	Budget	Budget	Actual	Amended Budget
Revenues				
Carry Forward	\$ 779,900	\$ 888,850	\$ 925,400	\$ 36,550
Interest	11,400	11,400	18,933	7,533
Trans Interfund	60,000	220,070	86,804	(133,266)
Trans Other Funds	- 0	94,679	- 0	(94,679)
Tax Increment	756,600	756,600	756,600	- 0
Mgt. Fee	85,000	85,000	85,000	- 0
Misc. Rev	- 0	- 0	5,696	5,696
Grants & Reimbursements	- 0	676,365	- 0	(676,365)
Total Sources	\$ 1,692,900	\$ 2,732,964	\$ 1,878,433	\$ (854,531)
Less: Interfund Transfers	(60,000)	(220,070)	(86,804)	133,266
Net Sources	\$ 1,632,900	\$ 2,512,894	\$ 1,791,629	\$ (721,265)
Expenditures				
Personal Services	\$ 257,300	\$ 212,300	\$ 146,119	\$ (66,181)
Operating Exp.	252,700	448,123	203,602	(244,521)
Capital Outlay and Projects	3,500.00	903,141	76,486	(826,655)
Grant Programs	75,000	50,000	- 0	(50,000)
Transfers	151,600	151,600	151,600	- 0
Trans Grant & Interfund	60,000	220,070	86,804	(133,266)
Reserves/Est. Carry Forward	892,800	747,730	1,213,822	466,092
Total Uses	\$ 1,692,900	\$ 2,732,964	\$ 1,878,433	\$ (854,531)
Less: Interfund Transfers	(60,000)	(220,070)	(86,804)	133,266
Net Uses	\$ 1,632,900	\$ 2,512,894	\$ 1,791,629	\$ (721,265)

Immokalee Beautification Municipal Services Taxing Unit Schedule of Revenues & Expenditures Budget to Actual

Budget Year 2020 - Fund 162

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 731,900	\$ 738,981	\$ 870,700	\$ 131,719
Ad Valorem Taxes	375,252	375,252	378,440	3,189
Interest	6,648	6,648	19,023	12,375
Misc., TC & PA Trans	-	-	78,089	78,089
Total Sources	\$ 1,113,800	\$ 1,120,881	\$ 1,346,253	\$ 225,372
Expenditures				
Operating Exp.	\$ 273,600	\$ 280,681	\$ 112,443	\$ (168,238)
Capital Outlay/Projects	105,000	105,000	-	(105,000)
Mgt. Fee	85,000	85,000	85,000	0
Cost of Tax Collection	12,300	12,300	11,320	(980)
Transfers	-	94,679	-	(94,679)
Reserves/Est. Carry Forward	637,200	542,521	1,137,490	594,969
Total Uses	\$ 1,113,100	\$ 1,120,181	\$ 1,346,253	\$ 226,072

Immokalee CRA Managed Road Segment - Immokalee Road & SR 29

Schedule of Revenues & Expenditures Budget to Actual

Budget Year 2020 - Fund 111-163805

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Net Cost Unincorp Gen'l Fund	\$ 215,700	\$ 215,700	\$ 199,905	\$ (15,795)
Total Sources	\$ 215,700	\$ 215,700	\$ 199,905	\$ (15,795)
Expenditures				
Landscape Material	\$ 42,300	\$ 42,300	\$ 10,570	\$ (31,730)
Contractual Maintenance	140,000	140,000	168,338	28,338
Trash	11,000	11,000	1,340	(9,660)
Water & Electricity	19,000	19,000	19,526	526
Sprinkler/Other Supplies	3,400	3,400	131	(3,269)
Total Uses	\$ 215,700	\$ 215,700	\$ 199,905	\$ (15,795)



Collier County Community Redevelopment Agency - Immokalee

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