

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home !

IMMOKALEE LOCAL ADVISORY BOARD MEETING

April 19, 2023

9:00 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency



Florida's 21st century

2023

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January 2023	February 2023	March 2023	April 2023																																																																																																																																																																																																				
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CRA Meeting



MSTU Meeting



Special Meeting



Joint Meeting



Cancelled



No Meeting



BCC Joint Workshop

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

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



Hybrid Remote Public Meeting

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

CRA Board

Commissioner
William McDaniel Jr.
Co-Chair
District 5

Commissioner
Dan Kowal
Co-Chair
District 4

Commissioner
Burt L. Saunders
District 3

Commissioner
Chris Hall
District 2

Commissioner
Rick LoCastro
District 1

CRA Advisory Board

Anne Goodnight
Chairman

Jonathan Argueta
Vice-Chair

Mike Facundo
Andrea Halman
Mark Lemke
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre

MSTU Advisory Committee

Christina Guerrero
Chairman

Bernardo Barnhart
Vice-Chair

Ana Estrella
Andrea Halman
Norma Garcia
Cherry Thomas
David Turrubiardez Jr

CRA Staff

Debrah Forester
CRA Director

Christie Betancourt
Program Manager

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative
Assistant

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

AGENDA

Hybrid Remote Public Meeting
(*Please see details below)

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

April 19, 2023 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(CRA Action Item)*
- E. Approval of Agenda. *(CRA Action Item)*
- F. Approval of Consent Agenda. *(CRA Action Item)*
 - 1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for March 15, 2023 (Enclosure 1)
 - 2. Budget Reports (Enclosure 2)
 - 3. Code Enforcement Report (Enclosure 3)
 - 4. Staff Reports
 - i. Program Manager Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
- G. Announcements.
 - 1. Public Comment speaker slips
 - 2. Communications
 - 3. Community Meetings (Enclosure 6)
- H. Other Agencies.
 - 1. FDOT updates
 - 2. Other Community Agencies
- I. Community Presentations
- J. Old Business.
 - 1. Catholic Charities (Enclosure 7)
 - 2. CRA Budget Priorities (Enclosure 8)
 - 3. Lake Trafford Road Corridor and Carson Lighting Project – Jacobs Engineering Group (Enclosure 9) *(CRA Action Item)*
- K. New Business.
- L. Citizen Comments.
- M. Next Meeting Date.

The CRA will be meeting on May 17, 2023, at 9:00 A.M. at CareerSource SWFL
- N. Adjournment.

*** Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at Yuridia.Zaragoza@colliercountyfl.gov by April 18, 2023, at 4:00 P.M. You may attend the meeting in person on April 19, 2023, at the CareerSource SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142.

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

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

MINUTES

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on March 15, 2023. The Advisory board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair, Patricia Anne Goodnight at 9:01 A.M.

B. Pledge of Allegiance and Moment of Silence.

Patricia Anne Goodnight led the Pledge of Allegiance and asked for a moment of silence.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA board. A quorum was announced at 9:11 A.M. for the MSTU board. Vice Chair, Bernardo Barnhart will Chair the MSTU meeting until Chair, Cristina Guerrero arrives.

CRA Advisory Board Members Present in Person:

Patricia Anne Goodnight, Jonathan Argueta, Mike Facundo, Andrea Halman, Mark Lemke, Frank Nappo, Estil Null, Edward “Ski” Olesky, and Yvar Pierre.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

None.

MSTU Advisory Committee Members Present:

Christina Guerrero (9:25 A.M.), Bernardo Barnhart (9:11 A.M.), Ana Estrella (9:08), Andrea Halman, and David Turrubiarz Jr. (9:28 A.M.).

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

Norma Garcia and Cherryle Thomas.

Others Present in Person:

Jeffrey Nagle, Amanda Martin, Tyler Rubely, Tonya Phillips, Ted Hoffer, Mike Patel, Henry Patel, Cristina Perez, Marlene Dimas, Gil Tabares, Lee VanGelder, Victoria Peters, and Commissioner Bill McDaniel.

Others Present via Zoom:

Kenrick Gallander, Laura Tefft, Rosa Gregorio, and Randi Swinderman.

Staff Present in Person: Debrah Forester, Christie Betancourt, Yvonne Blair, and Yuridia Zaragoza.

D. Voting Privileges for Board Members via Zoom.

Staff announced they may have an MSTU board member join by Zoom.

MSTU Action: *Ms. Andrea Halman made a motion to allow board members on zoom privileges. Mr. Bernardo Barnhart seconded the motion, and it passed by unanimous vote. 3-0.*

E. Approval of Agenda.

Staff presented the Agenda to the boards for approval. Staff announced a few changes to the Agenda. Staff announced that two additional items were added to the Agenda. Added item in J. Old Business to Item 4. Panther Crossing and added item in J. Old Business Item 5. Catholic Charities Update.

CRA Action: *Mr. Mike Facundo made a motion to approve the Agenda with changes. Mr. Edward "Ski" Olesky seconded the motion, and it passed by unanimous vote. 9-0.*

MSTU Action: *Ms. Andrea Halman made a motion to approve the Agenda with changes. Ms. Ana Estrella seconded the motion, and it passed by unanimous vote. 3-0.*

F. Approval of Consent Agenda

1. Minutes

i. Joint CRA & MSTU Advisory Board Meeting for February 15, 2023 (Enclosure 1)

2. Budget Reports (Enclosure 2)

3. Code Enforcement Report (Enclosure 3)

4. Staff Reports

i. Operations Manager Report (Enclosure 4)

ii. Project Manager Report (Enclosure 5)

iii. Project Observation Field Report (Enclosure 6)

Ms. Andrea Halman made a comment on Code Enforcement Report.

CRA Action: *Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Mr. Edward "Ski" Olesky seconded the motion, and it passed by unanimous vote. 9 -0.*

MSTU Action: *Ms. Andrea Halman made a motion to approve the Consent Agenda as presented. Ms. Ana Estrella seconded the motion, and it passed by unanimous vote. 3-0.*

G. Announcements.

1. Public Comments speaker slips

CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.

2. Communications Folder

Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this joint meeting and community event flyers for upcoming events. Also provided is a copy of the revised 2023 Calendar for CRA & MSTU Public Meetings.

Staff also announced that all in attendance please complete the Community Survey that's being conducted by the Schultze Foundation. Survey will be available until March 31, 2023. The Immokalee & Water Sewer District will be offering hardcopy surveys at their office.

Staff will be participating in the Cattle Drive event this weekend. Other brief flyers were provided for Collier County Public School Learning Express, Lipman 5K Run, and Farmworker Hotline information.

3. Community Meetings (Enclosure 7)

Staff provided a copy of Enclosure 8 which is a copy of the upcoming community meetings. Staff read the upcoming community meetings and provided a brief on purpose of each meeting.

Staff provided an update on Waste Pro route new schedule for the Immokalee, Ave Maria, and Corkscrew area. Route changes includes trash and recycle collection. Staff have a flyer, so they will be sharing this flyer so that everyone is aware of these new changes.

H. Other Agencies

1. Florida Department of Transportation (FDOT), Victoria Peters

Ms. Victoria Peters provided information on what FDOT is currently working on for Collier County. She said that FDOT worked with the governor's office in an infrastructure program for the entire state district. District 1, that being Collier County, has a good number of projects in which one of them provides necessary funding for projects with missing construction. She said an example in Immokalee for projects would be Westclox St. and SR82. This funding will first have to be approved by the Governor, after he signs FDOT can proceed with funding projects. She said that Collier received other fundings for other projects as well.

Ms. Peters also mentioned that even though it has not been assigned but FDOT has number of projects that is named Manual Projects. This work program gets requests from the legislator and central office asking if there is any information about projects which have been submitted by the municipalities. She said that Collier County has submitted a few numbers of projects and that majority of them are in Immokalee. She reiterated that this has not been passed by the legislature yet, but they are in public records. Governor will decide about this in July of this year.

Ms. Andrea Halman asks about the sidewalks on SR 82. She asked if the sidewalks will go all the way to Fort Myers.

Ms. Peters said that if everything goes according to plan, the sidewalks will be going all the way down to Fort Myers. She said that if anyone has any questions, they can ask her. If she does not know the answer she can find out and share the information that is given.

Commissioner McDaniel reiterated to everyone that he shared information in the last meeting, but he would like to mention it again.

The governor announced a legislation that would bring about 7 billion of infrastructure in the State of Florida. He said that about a billion dollars will be coming to Collier County. Many of the project dates will be accelerated and will be completed sooner than the expected date if this legislation is passed. Commissioner McDaniel does say that this first must go through the legislative process and be signed into law. He said that he is very excited for the opportunities to arise over this funding, if passed.

Ms. Christie Betancourt asks Commissioner McDaniel if he has the design of the loop road and if he may share the location. Parks and Recreation would like to know more details on the perimeter of the loop road. Commissioner McDaniel said that he has a draft of the design for the loop road.

Mr. Jonathan Argueta asked if there will be less traffic near Westclox, SR 82 and the merge near Main Street if the funding is granted for the developments that will be made. Commissioner McDaniel said that developments being made will be double size and will help deviate the traffic.

Ms. Andrea Halman asked if anything can be done with restricting large trucks especially since large trucks seem to be the cause of destroying improvements on Main Street. Commissioner McDaniel said that not much can be done about this. The only time he can limit the size of the truck is when there is a health and safety welfare by them getting over a bridge.

Ms. Anne Goodnight reminded everyone that agriculture with big trucks, help pay for this community and without agriculture there is going to be no need for labor or affordable housing. She said it might be in the near future that agriculture might not be a part of Immokalee.

Commissioner McDaniel follows up with saying that we will not lose agriculture, land is being protected and preserved for agriculture use.

2. Other Community Agencies

Cristina Perez, Code Enforcement

Ms. Cristina Perez introduced herself. She is the Collier County Code Enforcement Supervisor. She said she has been with Code Enforcement for about 18 years. She has been a supervisor for about 14 years, she started in Immokalee as an investigator, and she is back again as a supervisor. If anyone would like to reach her directly, you can call 239-292-2448.

Marlene Dimas, Collier County Public Schools

Ms. Marlene Dimas provided information on the CCPS learning express bus. She said that they will still be running even though its Spring Break week. Ms. Dimas also said that the learning express bus is open every day, except for Holidays.

I. Community Presentations

1. Budget Inn (Enclosure 8) – Ted Hoffer

Mr. Ted Hoffer introduced himself. He admits that he has not met many in the room. However, he said that it is possible everyone has seen his work in Immokalee such as the RCMA Rollason Center, the RCMA Charter School, Hatcher’s Preserve, and other projects including various with Rural Neighborhoods. He has been building for about 35 years. He acknowledged that there is a part of him who likes the anonymity of not being well recognized, because he as an architect also considers himself as an artist. He informed public that everything he builds is not repeated, each project is original.

Mr. Hoffer provided details on what to expect with the Budget Inn located in Immokalee near SR 29. The building is designed to be as a conventional interior courtyard, double loaded rooms like a Holiday Inn. If everything goes to plan, Mr. Hoffer and partner are hoping for a multi-colored faceted highly reflected ceramic tile element on the side of the building as shown in Enclosure 8. Mr. Hoffer explains how intrigued he is for this project especially since the location is very visible. He does say that the location is in a very tight spot. He said that Mr. Patel tried to buy the piece of land next to the location, but the owner declined the offer. He also said that the name of this building will probably continue to be Budget Inn.

Mr. Jonathan Argueta commented on this project. He elaborated on the idea that many people visit Immokalee and due to the limited hotels/motels in Immokalee, the visitors tend to stay in Estero and Fort Myers. He said that this project is a nice idea and that hopefully it can help with visitors staying in town.

Mr. Mike Facundo said that for the record he wants it to be known that he is partners with Mr. Ted Hoffer for this project. He does not know exactly when they will get started, it is all depends on Mr. Patel. Mr. Mike Facundo acknowledges that this development is needed in Immokalee. He also said that this property is in a tight site, so he and Mr. Hoffer made ingenious decisions while making the design.

Ms. Christie Betancourt asked Mr. Facundo if he has an update on there status as of right now.

Mr. Mike Facundo that they have completed the Pre -App meeting. They are in the process of going through the conditional use and are going through a process for any permits needed. He said that this development should take about a year and nine months. He said that this development should be complete in year 2025 or 2026.

Mr. Hoffer commented that he and Mr. Mike Facundo goal is to try to make sure that the buildings that they make get back to the context in which they are built.

Mr. Mike Facundo also said that this project may come back in the future for the support of the CRA. For now, he just wants to introduce the design of the hotel.

Mr. Bernardo Barnhart thanked Mr. Patel for wanting to invest in the community and bring an uplift in the surrounding area.

2. Adopt A Road Program (Enclosure 9) – Tonya Phillips

Ms. Tonya Phillips provided information on the Adopt A Road Program. She said that they are trying to revamp the program in Collier County. She also said that they have new brochure if anyone is interested in knowing more information. She also said that they are in the process of getting an update in the Resolution. The Resolution that is currently enforced was made in 1990, she hopes that they can get it updated to reflect with today's time.

She said that the focus right now is to get the program up and running, she asked everyone to call the phone number on the brochure if they are interested in adopting. She also provided information on certain requirements needed if a road is adopted.

Ms. Christie Betancourt asked how often sponsors must go out and clean and how long are the segments. Tonya said that if a road is adopted by agreement, they must go out at least once a month. A mile or two mile long is the usual segment.

3. Johnson Engineering – Jeffrey Nagle

Mr. Jeffrey Nagle provided information on the comments provided by community members in public meeting #2. He said that this Public Meeting #3 is meant to be more interactive. Mr. Nagle has come up with a Survey to help decide on the choices that were chosen from community members input from Public Meeting #2, in respect to the Main Street Corridor Streetscape.

Mr. Jeffrey Nagle presented what the priorities are for the community members, information on what Johnson Engineering was able to find, and the possible solutions to improve the Main Street Corridor Streetscape. He also provided existing constraints with the existing site geometry, regulatory (FDOT Design Restrictions), utility conflicts and proposed site access.

What We Need

- Safety for walking and biking
- Downtown revitalization
- Litter abatement
- Discourage loitering
- Suppress feral chickens

What We Know

1. High bike use exists, no bike lanes exist, and a need for bike parking/storage.
2. Existing Streetscape is outdated, and unappealing and site furnishing are deteriorating or missing.

3. Existing loose litter on streetscape and existing trash receptacles are not sized or located adequately.
4. Homeless camps exist on streetscape and existing food pantry creates extended stays.
5. Existing landscape areas create habitat for feral chickens, no existing predator for the feral chickens, and the feral chicken damage existing landscaping and pose human health concerns.

Solutions

1. Provide a “Share The Sidewalk” signs or provide additional bike racks.
2. Provide new furnishings that meet the intended design and aesthetic requirements.
3. Provide furnishing that deter long stays in designated seating areas and coordinate incentives with food pantry for container returns.
4. Remove or reduce chicken habitat by eliminating chickens access to landscape areas.
- 5.

Mr. Jeffrey Nagle proceeded to present the Preference Survey for the Main Street Corridor. The survey options presented each have information on cost, color preference, and pattern preference. As for plant selections, Mr. Jeffrey Nagle said that the options are to be ranked based on preference.

Survey Options

- Hardscape Sidewalk (2 Options)
- Hardscape Roadway (2 Options)
- Concrete Bench (2 Options)
- Metal Bench (2 Options)
- Trash Receptable (2 Options)
- Planter (2 options)
- Bike Rack (2 Options)
- Additional Amenity Options – Structured Shade Systems (3 options)
- Mid-Block Crossing Fence (like or dislike)
- Plant Selections – Trees/Palms, Large Shrubs, Small Shrubs, and Ornamental Grasses.

Mr. Jonathan Argueta asked whether it matters what color is chosen for the materials. He asked if there are any issues with heat, maintenance, or life expectancy.

Mr. Jeffrey Nagle said that there is no issue with life expectancy. As for heat, colors can be picked complementary with each other and can always help with being less reflective. There are many things to consider when it comes down to colors, but any color chosen will not have much of an effect. He also said that all they are looking for is the preference and thoughts on what many would like to see in the Main Street Corridor Streetscape. If there is no preference to any, then nothing has to be chosen.

Mr. David Turrubiardez asked who is funding this project. Ms. Christie Betancourt informed board members that MSTU paid for the design portion. However, CRA and MSTU and maybe FDOT or other partners will pay for the construction. She also said that they are allocating funds from the capital funds from CRA and MSTU. Ms. Christie Betancourt said that there are currently 5 projects in the works, and they are all under design. The only thing to do is to apply for grant funding to help with construction. The plan for this development is to have it done by phases, instead of completing it all in one go.

Ms. Victoria Peters informed Ms. Christie Betancourt that there are discretionary grants that may fit the needs for the CRA. If staff needs help with any more information, she is available to help.

Mr. Nagle said that the next step for Johnson Engineering is to prepare permitting plans for FDOT Submittal. The meeting for the constructions plans is to be determined and it may be in late summer or early fall.

Ms. Christie Betancourt said that preference survey is due March 22, 2023.

J. Old Business.

1. Zocalo Park – Paver Repairs (Enclosure 10)

Staff provided information on Enclosure 10. Staff said that the CRA staff meets monthly with parks and recreation and there has been a notice of uneven pavers due to trees, water leaking and irrigation. There is no real main aspect but there are about 60 pavers that need a reset. Staff provided a timeline and information on bids that were made. Staff went with the lowest bidder. The CRA staff would like to request to use capital funding for the paver repairs.

Dr. Frank Nappo asks Ms. Christie Betancourt if the cause is due to irrigation. Ms. Betancourt said that it's due to many factors including irrigation that caused the pavers to sink.

Dr. Nappo said if done correctly, pavers should last 8 years. He said that maybe improper installation was done in the beginning.

After much discussion, CRA board agreed to move forward utilizing the lowest bid from Capital Contractors, LLC in the amount \$29,125 on CRA account 786-138346-50245-763100 CRA for the paver repairs at Zocalo Plaza.

CRA Action: Mr. Edward “Ski” Olesky made a motion to move forward utilizing the lowest bid from Capital Contractors, LLC in the amount of \$29,125 on CRA account 786-138346-50245-763100 for the paver repairs at Zocalo Park. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 9 -0.

2. Contractor Maintenance Report

i. A&M Property Maintenance

a. Maintenance Report & Schedule (Enclosure 11)

Staff provided Enclosure 9 which is A&M maintenance reports, incidental invoice, and upcoming schedule for work in the MSTU area.

Staff informed board member that there are pending estimates for the removal of plants and bike as well as the removal of two bulb outs. CRA staff would like a motion from the MSTU for the approval of removing the two bulb-outs. The estimate cost is \$2,400.

After much discussion, the MSTU board agreed to pay the estimate of \$2,400 on the MSTU account for the removal of two bulb-outs. Mr. Mark Lemke and Ms. Andrea Halman would like to know what will happen to the trees that are in these bulb-outs. Staff said they will try to relocate these trees.

MSTU Action: Mr. David Turrubiardez Jr. made a motion to move forward with Estimate 1391 in amount of \$2,400 for the removal of two bulb-outs. Ms. Ana Estrella seconded the motion, and it passed by unanimous vote. 4 -0.

3. 2022 CRA Final Annual Report (Enclosure 12)

Staff presented the 2022 CRA Final Annual Report to all board members. Staff informed board members that no action is needed since action was made in the last meeting.

4. Panther Crossing

Staff informed board members that a bid was received for the panther crossing construction and the lowest bid amount is \$168,500. The amount originally budgeted from the MSTU is \$100,000. Staff is working with procurement on cost reasonableness since the first estimate given was \$41,752. The other two bidders were over \$200,000, the contract states that bids must be under \$200,000.

Staff will provide more information and provide status on the outcome for the cost reasonableness. Staff reminded board members that this project is a top priority for the MSTU, and that they are looking for a motion to move forward provided that the cost reasonableness get approved by the county budget office.

After much discussion, the MSTU board agreed to move forward with the bid cost of \$168,500 on construction for the Panther Crossing sign.

MSTU Action: Mr. Andrea Halman made a motion to move forward with the lowest bid cost of \$168,500 on the construction for the Welcome Sign at Panther Crossing. Mr. David Turrubiardez seconded the motion, and it passed by unanimous vote. 4 -0.

5. Catholic Charities update

Staff announced that the purchase agreement with Catholic Charities has been finalized for presentation to the Board of Collier County Commissioners, and it is expected to go to the Board on the next meeting on March 28 or April 11.

The purchase price is \$600,000 plus they'll pay for the closing cost. The closing is 45 days after the inspection period, inspection period is 90 days. Milestones were included in the project including filling their rezone petition 180 days from closing. As soon as approved within the 30 days they will provide an effective date on their phasing and construction of the project and within 6 years of the approved zoning, the project will be substantially completed. The project mentioned is the project site that in the area that the CRA is selling to them, and they are using this as a concept plan that the CRA attached to the agreement.

K. New Business.

L. Citizen Comments

M. Next Meeting Date

The CRA will be meeting Wednesday, April 19, 2023, at 9:00 A.M. at Careersource SWFL.

The MSTU will be meeting Wednesday, April 26, 2023, at 8:30 A.M. at Careersource SWFL.

N. Adjournment

Meeting adjourned at 11:42 A.M.

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

Fund 186 Immokalee Redevelopment

04/03/2023

Enclosure 2

C.C. 186-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			110,770.71	526,074.93-	415,304.22
*** 186 IMMOKALEE REDEVELOP			110,770.71	526,074.93-	415,304.22
** REVENUE Sub Total	1,307,400.00-	1,325,572.54-		1,305,636.74-	19,935.80-
* REVENUE - OPERATING Su	7,200.00-	7,200.00-		5,036.74-	2,163.26-
361170 OVERNIGHT INT				3,574.94-	3,574.94
361180 INVESTMENT IN	7,200.00-	7,200.00-		919.13-	6,280.87-
364410 SURPLUS FURNI				87.27-	87.27
369300 REIMB FOR PY				455.40-	455.40
* CONTRIBUTION AND TRANS	1,300,200.00-	1,318,372.54-		1,300,600.00-	17,772.54-
481001 TRANS FRM 001	984,800.00-	984,800.00-		984,800.00-	
481111 TRANS FRM 111	223,000.00-	223,000.00-		223,000.00-	
481162 TRANS FRM 162	92,800.00-	92,800.00-		92,800-	
489201 CARRY FORWARD		18,172.54-			18,172.54-
489900 NEG 5% EST RE	400.00	400.00			400.00
** EXPENSE Sub Total	1,307,400.00	1,325,572.54	110,770.71	779,561.81	435,240.02
* PERSONAL SERVICE	239,500.00	239,500.00	14,296.00	106,627.21	118,576.79
* OPERATING EXPENSE	311,400.00	329,572.54	96,474.71	100,034.60	133,063.23
634210 IT OFFICE AUT	11,000.00	11,000.00	5,500.00	5,500.00	
634970 INDIRECT COST	29,800.00	29,800.00	14,900.00	14,900.00	
634980 INTERDEPT PAY	20,000.00	20,000.00		6,823.15	13,176.85
634999 OTHER CONTRAC	100,000.00	114,005.87	40,940.27	28,565.60	44,500.00
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00
640300 TRAVEL PROF D	6,500.00	6,500.00		4,407.21	2,092.79
640410 MOTOR POOL RE	6,600.00	6,600.00		385.71	6,214.29
641230 TELEPHONE ACC	200.00	200.00			200.00
641400 TELEPHONE DIR	6,000.00	6,000.00	3,844.22	2,155.78	
641700 CELLULAR TELE	3,000.00	3,000.00	2,074.82	925.18	
641950 POST FREIGHT	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00		10	90.35
643100 ELECTRICITY	1,200.00	1,200.00	1,854.28	1,145.72	1,800.00-
643400 WATER AND SEW	5,000.00	5,000.00	2,528.22	1,271.78	1,200.00
644100 RENT BUILDING	37,400.00	37,400.00	15,655.78	21,654.22	90.00
644620 LEASE EQUIPME	2,000.00	2,000.00	1,086.50	913.50	
645100 INSURANCE GEN	1,700.00	1,700.00	850.00	850.00	
645260 AUTO INSURANC	500.00	500.00	250.00	250.00	
646430 FLEET MAINT I	400.00	400.00		50.00	350.00
646440 FLEET MAINT P	200.00	200.00		71.82	128.18
647110 PRINTING AND	2,000.00	2,000.00			2,000.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND	5,000.00	5,000.00	3,600.00	1,543.38	143.38-
649000 SALES TAX EXP				31.05-	31.05
649030 CLERKS RECORD	200.00	200.00			200.00
649100 LEGAL ADVERTI	1,000.00	1,000.00	1,000.00		
649990 OTHER MISCELL	500.00	500.00			500.00
651110 OFFICE SUPPLI	3,000.00	3,000.00		1,049.63	1,950.37
651210 COPYING CHARG	3,000.00	3,000.00	1,639.60	1,860.40	500.00-
651910 MINOR OFFICE	200.00	200.00	457.70	455.40	713.10-
651930 MINOR OFFICE	1,000.00	1,000.00			1,000.00
651950 MINOR DATA PR	5,000.00	9,166.67			9,166.67
652110 CLOTHING AND	1,500.00	1,500.00			1,500.00
652210 FOOD OPERATIN	1,500.00	1,500.00		979.57	520.43
652490 FUEL AND LUB	600.00	600.00		422.65	177.35
652920 COMPUTER SOFT	1,000.00	1,000.00			1,000.00
652990 OTHER OPERATI	1,000.00	1,000.00	93.32	601.13	305.55
652999 PAINTING SUPP	1,000.00	1,000.00			1,000.00
654110 BOOKS PUB SUB	500.00	500.00			500.00
654210 DUES AND MEMB	3,500.00	3,500.00		2,659.17	840.83
654310 TUITION	2,000.00	2,000.00			2,000.00
654360 OTHER TRAININ	300.00	300.00			300.00
654370 ORGANIZATIONA	600.00	600.00		615.00	15.00-

Fund 186 Immokalee Redevelopment

Enclosure 2

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
* CAPITAL OUTLAY	130,500.00	130,500.00			130,500.00
763100 IMPROVEMENTS	127,000.00	127,000.00			127,000.00
764900 DATA PROCESSI	2,000.00	2,000.00			2,000.00
764990 OTHER MACHINE	1,500.00	1,500.00			1,500.00
* TRANSFERS	572,900.00	572,900.00		572,900.00	
910010 TRANS TO 001	53,800.00	53,800.00		53,800.00	
911870 TRANS TO 187	84,900.00	84,900.00		84,900.00	
917860 TRANS TO 786	434,200.00	434,200.00		434,200.00	
* RESERVES	53,100.00	53,100.00			53,100.00
991000 RESV FOR CONT	53,100.00	53,100.00			53,100.00

Fund 162 Immokalee Beautification

Enclosure 2

C.C.162-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			440,552.69	149,458.53-	291,094.16-
*** 162 IMMOKALEE BEAU			440,552.69	149,458.53-	291,094.16-
** REVENUE Sub Total	1,453,100.00-	1,774,778-		444,551.14-	1,330,226.44-
* REVENUE - OPERATING Su	522,300.00-	522,300-		444,551.14-	77,748.86-
311100 CUR AD VALORE	515,300.00-	515,300-		410,669.14-	104,630.86-
311200 DEL AD VALORE				326.48-	326.48
361170 OVERNIGHT INT				10,265.35-	10,265.35
361180 INVESTMENT IN	7,000.00-	7,000-		2,974.40-	4,025.60-
361320 INTEREST TAX				205.57-	205.57
369130 INS CO REFUND				20,110.20-	20,110.20
* CONTRIBUTION AND TRANS	930,800.00-	1,252,478-			1,252,477.58-
486600 TRANS FROM PR					
486700 TRANS FROM TA					
489200 CARRY FORWARD	957,000.00-	957,000-			957,000.00-
489201 CARRY FORWARD		321,678-			321,677.58-
489900 NEG 5% EST RE	26,200.00	26,200			26,200.00
** EXPENSE Sub Total	1,453,100.00	1,774,777.58	440,552.69	295,092.61	1,039,132.28
* OPERATING EXPENSE	432,200.00	753,877.58	237,052.69	190,589.40	326,235.49
631400 ENG FEES	150,000.00	388,244.00	173,004.65	70,483.35	144,756.00
634970 INDIRECT COST	3,400.00	3,400.00	1,700.00	1,700.00	
634980 INTERDEPT PAY	20,000.00	20,000		6,551.15	13,448.85
634999 OTHER CONTRAC	150,000.00	233,433.58	61,020.02	107,058.38	65,355.18
639961 PAINTING CONT	20,000.00	20,000.00	97	2,456.98	17,446.00
641951 POSTAGE				63.00	63.00-
643100 ELECTRICITY	1,500.00	1,500.00			1,500.00
645100 INSURANCE GEN	1,200	1,200.00	600.00	600.00	
646311 SPRINKLER SYS			631	369.00	1,000.00-
646451 LIGHTING MAIN	80,000	80,000			80,000.00
649000 SALES TAX EXP				13.34	13.34-
649010 LICENSES AND	1,000.00	1,000			1,000.00
649100 LEGAL ADVERTI	1,000.00	1,000			1,000.00
651110 OFFICE SUPPLI	100.00	100			100.00
651910 MINOR OFFICE	1,000.00	1,000			1,000.00
652210 FOOD OPERATI	500.00	500		167.77	332.23
652990 OTHER OPERATI	2,000.00	2,000		1,126.43	873.57
652999 PAINTING SUPP	500.00	500			500.00
* CAPITAL OUTLAY	800,000.00	800,000.00	203,500		596,500.00
763100 IMPROVEMENTS	800,000.00	800,000.00	203,500		596,500.00
* TRANSFERS	92,800.00	92,800		92,800.00	
911860 TRANS TO 186	92,800.00	92,800		92,800.00	
* TRANSFER CONST	15,300.00	15,300		11,703.21	3,596.79
930600 PA BUDGET TR	4,500.00	4,500		2,983.29	1,516.71
930700 TC BUDGET TR	10,800.00	10,800		8,719.92	2,080.08
* RESERVES	112,800.00	112,800			112,800.00
993000 RESV FOR CAPI	112,800.00	112,800			112,800.00

Fund 111 Immokalee Rd SR29

Enclosure 2

C.C. 111-163805

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	220,300.00	220,300.00	102,036.30	115,601.82	2,661.88
*** 163805 MSTU GENERAL FUND	220,300.00	220,300.00	102,036.30	115,601.82	2,661.88
** EXPENSE Sub Total	220,300.00	220,300.00	102,036.30	115,601.82	2,661.88
* OPERATING EXPENSE	220,300.00	220,300.00	102,036.30	115,601.82	2,661.88
634990 LANDSCAPE INC	15,000.00	15,000.00		15,000.00	
634999 OTHER CONTRAC	177,000.00	177,000.00	88,361.00	86,639.00	2,000.00
643100 ELECTRICITY	9,500.00	9,500.00	4,610.38	4,889.62	
643300 TRASH AND GA	3,000.00	3,000.00	1,278.06	1,721.94	
643400 WATER AND SEW	12,000.00	12,000.00	7,728.60	4,271.40	
646311 SPRINKLER SYS	500.00	500			500.00
646318 MULCH	3,000.00	3,000	58.26	3,079.86	138.12-
652310 FERT HERB CHE	300.00	300			300.00

Fund 786 Immokalee CRA Proj

C.C. 786-138346

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			7,900.00	443,428.33-	435,528.33
*** 786 IMMOKALEE CRA PROJ			7,900.00	443,428.33-	435,528.33
** REVENUE Sub Total	440,300.00-	2,359,900.00-		447,928.33-	1,911,971.67-
* REVENUE - OPERATING Su	6,500.00-	6,500.00-		13,728.33-	7,228.33
361170 OVERNIGHT INT				10,770.98-	10,770.98
361180 INVESTMENT IN	6,500.00-	6,500.00-		2,957.35-	3,542.65-
* CONTRIBUTION AND TRANS	433,800.00-	2,353,400.00-		434,200.00-	1,919,200.00-
481186 TRANS FRM 186	434,200.00-	434,200.00-		434,200.00-	
489201 CARRY FORWARD		1,919,600-			1,919,600.00-
489900 NEG 5% EST RE	400.00	400			400.00
** EXPENSE Sub Total	440,300.00	2,359,900	7,900.00	4,500.00	2,347,500.00
* OPERATING EXPENSE	50,000.00	338,000	7,900.00	4,500.00	325,600.00
631400 ENG FEES			7,900.00	4,500.00	12,400.00-
634980 INTERDEPT PAY		20,000			20,000.00
634999 OTHER CONTRAC	50,000.00	318,000			318,000.00
* CAPITAL OUTLAY	390,300.00	1,921,900			1,921,900.00
763100 IMPROVEMENTS	390,300.00	1,921,900			1,921,900.00
* GRANTS AND DEBT SERVIC		100,000			100,000.00
884200 RESIDENTIAL R		100,000			100,000.00

Fund 786 Project 50243 Imm CRA-Stormw In

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	-	278,000.00	-	-	278,000.00
*** 50243 Imm CRA-Stormw In	-	278000	0	-	278,000.00
** EXPENSE Sub Total		278,000			278,000.00
* OPERATING EXPENSE		68,000			68,000.00
634999 OTHER CONTRAC		68,000			68,000.00
* CAPITAL OUTLAY		210,000			210,000.00
763100 IMPROVEMENTS		210,000			210,000.00

Fund 786 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	-	414,300.00	7,900.00	4,500.00	401,900.00
*** 50244 Imm CRA-S Sidewalk	-	414,300.00	7900	4,500.00	401,900.00
** EXPENSE Sub Total		414,300.00	7,900	4,500.00	401,900.00
* OPERATING EXPENSE		50,000.00	7,900	4,500.00	37,600.00
631400 ENG FEES			7,900	4,500.00	12,400.00-
634999 OTHER CONTRAC		50,000			50,000.00
* CAPITAL OUTLAY		364,300			364,300.00
763100 IMPROVEMENTS		364,300			364,300.00

C.C.786-138346

Fund 786 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	70,000.00	140,000.00	-	-	140,000.00
*** 50245 Imm CRA-Park & Rec	70,000.00	140,000.00	-	-	140,000.00
** EXPENSE Sub Total	70,000.00	140,000			140,000.00
* OPERATING EXPENSE		20,000			20,000.00
634980 INTERDEPT PAY		20,000			20,000
* CAPITAL OUTLAY	70,000.00	120,000			120,000
763100 IMPROVEMENTS	70,000.00	120,000			120,000

Fund 786 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	-	383,600.00	-	-	383,600.00
*** 50246 Imm CRA-Neigh R	-	383,600	-	-	383,600.00
** EXPENSE Sub Total		383,600			383,600.00
* OPERATING EXPENSE		50,000			50,000.00
634999 OTHER CONTRAC		50,000			50,000.00
* CAPITAL OUTLAY		333,600			333,600.00
763100 IMPROVEMENTS		333,600			333,600.00

Fund 786 Project 50247 Imm CRA-Mobility

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	50,000.00	50,000.00	-	-	50,000.00
*** 50247 Imm CRA-Mobility	50,000.00	50,000.00	-	-	50,000.00
** EXPENSE Sub Total	50,000.00	50,000			50,000.00
* OPERATING EXPENSE	50,000.00	50,000			50,000.00
634999 OTHER CONTRAC	50,000.00	50,000			50,000.00

Fund 786 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	220,300.00	644,000.00	-	-	644,000.00
*** 50248 Imm CRA-Main St C	220,300.00	644,000.00	-	-	644,000.00
** EXPENSE Sub Total	220,300.00	644,000			644,000.00
* OPERATING EXPENSE		100,000			100,000.00
634999 OTHER CONTRAC		100,000			100,000.00
* CAPITAL OUTLAY	220,300.00	544,000			544,000.00
763100 IMPROVEMENTS	220,300.00	544,000			544,000.00

Fund 786 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	-	250,000.00	-	-	250,000.00
*** 50250 Imm CRA-First St	-	250,000.00	-	-	250,000.00
** EXPENSE Sub Total		250,000			250,000.00
* CAPITAL OUTLAY		250,000			250,000.00
763100 IMPROVEMENTS		250,000			250,000.00

C.C. 786-138346

Fund 786 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	-	100,000.00	-	-	100,000.00
*** 50252 Imm CRA-Com Gra	-	100,000.00	-	-	100,000.00
** EXPENSE Sub Total		100,000			100,000.00
* GRANTS AND DEBT SERVIC		100,000			100,000.00
884200 RESIDENTIAL R		100,000			100,000.00

Fund 786 Project 50269 Imm CRA-Lighting

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	100,000.00	100,000.00	-	-	100,000.00
*** 50269 Imm CRA-Lighting	100,000.00	100,000.00	-	-	100,000.00
** EXPENSE Sub Total	100,000	100,000			100,000.00
* CAPITAL OUTLAY	100,000	100,000			100,000.00
763100 IMPROVEMENTS	100,000	100,000			100,000.00

C.C. 715-138315

Fund 715 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI				2.89-	2.89
*** 715 IMM CRA GRANT		-	-	2.89-	2.89
** REVENUE Sub Total		250,000.00-		2.89-	249,997.11-
* REVENUE - OPERATING Su				2.89-	2.89
361170 OVERNIGHT INT				2.04-	2.04
361180 INVESTMENT IN				0.85-	0.85
* CONTRIBUTION AND TRANS		250,000.00-			250,000.00-
487999 REIMB INTERDE		250,000.00-			250,000.00-
** EXPENSE Sub Total		250,000.00			250,000.00
* OPERATING EXPENSE		250,000.00			250,000.00
631400 ENG FEES		250,000.00			250,000.00

Immokalee CRA
April 2023

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20230001588	NA	Open	02/22/2023	76850000802	litter/outside storage table, plastic creights carpet tarp pots and pans, sink 311 Service Request 122225
CENA20230001658	NA	Closed	02/24/2023	End of Lincoln Ct - at the Roundabout	the turn around on immokalee court needs to be cut. I have reported this to management several times since before christmas, and no one has cut the grass. would you please help me get the turnaround cleaned.
CENA20230001695	NA	Closed	02/24/2023	Located near the rear yards of 3740 and 3736 Justice Circle	In the wooded area behind homes there are containers with what appears to be motor oil and some has spilled. There is a concern because there is a school retention pond near by that it can contaminate the water and kill the fish.
CENA20230001753	NA	Open	02/28/2023	216 New Market Rd E, Immokalee olio 63862120000,63862080001 and 218 New Market Rd E	Complaint about garage/carport believed to not allowed to be there as well as a lot of old cars with no plates on property. The entrance to property is off of Escamia. Litter/outside storage tomatoe bins, wood, carpet, appliances metal, tires, Litter and/or Prohibited Outdoor Storage consisting of, but not limited to; wood, boxes, tarps, shopping cart, buckets, metal, bottles etc.
CENA20230001766	NA	Open	02/28/2023	316 S 1st St	
CENA20230001781	NA	Closed	02/28/2023	104 N 1st St	Witnessed several bags of garbage and multiple tires dumped on unimproved property
CENA20230001811	NA	Closed	03/01/2023	212 S 1st St	Large pile of vegetative litter in parking lot
CENA20230001828	NA	Closed	03/02/2023	30680320002 1404 Avacato st	Litter, Dead vegetation
CENA20230001855	NA	Open	03/02/2023	52651440009	stack of wood pallets i
CENA20230001865	NA	Open	03/02/2023	63083200	Litter/outside storage refrigerator, file cabinet
CENA20230001870	NA	Open	03/02/2023	66930120007	Litter car motors, tires, plastic bags
CEPE20230001919	PE	Open	03/06/2023	Right-Of-Way on Lincoln Blvd	311 Service Request 123009 truck parked in the right away on Lincoln Blvd (photo attached)
CENA20230001920	NA	Open	03/06/2023	Immokalee Dr and Gety (in the vacinity of the area across from 2906 Immokalee Dr)	311 Service Request 123008 trash out front of trailer on immokalee drive and Getty Street.
CEPM20230001921	PM	Open	03/06/2023	Star Mobile Home Park, Immokalee	311 Service Request 123006 Fence on Immokalee Dr at the first trailer park on the left going towards Carson road is falling apart and is in need of repair.
CEPM20230001925	PM	Open	03/06/2023	Ashley Apartments on Carson Rd, Immokalee	311 Service Request 123004 trees are cut from over the sidewalk. trees should cover the sidewalk for shade. shade is impo (incomplete sentence) photo attached.
CEV20230001930	V	Closed	03/06/2023	Arthur Street, Immokalee (possibly in ROW) 22430016480	311 Service Request 123003 large truck on Arthur Street (photo attached)
CEV20230001932	V	Open	03/06/2023	922 Hamilton St, Immokalee (first house)	311 Service Request 123002 Black car without tag at 922 Hamilton (photo attached)
CENA20230001935	NA	Open	03/06/2023	946 Hamilton St, Immokalee	311Service Request 123001 a falling down tent is on the lawn of 946 Hamilton
CEV20230001940	V	Closed	03/06/2023	Bush Street West, Immokalee	311 Service Request 123000 another truck off Bush Street West (photo attached)
CEV20230001941	V	Closed	03/06/2023	Bush Street West, open grass area, Immokalee	311 Service Request 122999 Commercial trucks are parking in the Arrowhead Community, our attorney says the streets are county owned. Location is Bush West Street. (photo attached)
CEPM20230001944	PM	Open	03/06/2023	Large wooden bobbins with cable wire Lincoln Blvd, Immokalee	311 Service Request 122998 Two large cord bobbins spools (rolls) have been on this property since around December. location Lincoln Blvd before Lincoln Count. (photo attached)
CESD20230001948	SD	Open	03/06/2023	2707 Immokalee Dr, Immokalee	311 Service Request 123098 Two sections of a trailer sitting there with no permit out front. The trailer is on immokalee drive just before Carson. (photo attached)

Immokalee CRA
April 2023

CELU20230001952	LU	Closed	03/06/2023	Folio: 00075680002 2505 Lake Trafford Rd - field is best seen from behind elderly facility (Summer Glen 1012 Summer Glen Blvd, Immok)	There is a vegetable field behind an elderly facility. The issue is when they spray pesticides, the elderly residents are effected. The caller wants to know if the field is zoned for vegetable growing.
CEPM20230001985	PM	Closed	03/07/2023	1015 Hamilton St Duplicate case CENA20230002090	Trash and yard waste in the front yard
CENA20230002021	NA	Open	03/07/2023		litter/outside storage tires, appliances, tomatoes bins, metal
CENA20230002090	NA	Closed	03/09/2023	1015 Hamilton St	Misc household trash and yard debris piled up in the front yard
CEROW20230002190	ROW	Open	03/13/2023	63865600006	Witnessed man building a bridge out of palletes across the drainage swale impeding the county ROW
CELU20230002203	LU	Closed	03/14/2023	617 W. Main St Duplicate CELU20230001232	Unpermitted Food Truck operation activity
CELU20230002204	LU	Open	03/14/2023	516 W. Main St	Unpermitted Food Truck operation activity
CELU20230002205	LU	Open	03/14/2023	Vacant lot S. 4th St 25631160006 or 25631200005	Unpermitted garage sales/fleamarket activity (weekends)
CENA20230002294	NA	Open	03/15/2023		Litter refridgerator, vaccume, clothes, plastic, toys, coolers, furniture,
CESD20230002390	SD	Open	03/17/2023	RCMA center off Lake Trafford Rd & Carson Rd	Developer is using Curry Rd as an access road the site. Dust is being kicked up from all of the trucks driving down it. Caller wants the road watered down to control the dust.
CELU20230002396	LU	Open	03/17/2023	25631200005	unpermitted Garage sales/fleamarket

Operations Manager Report

March 10, 2023

1. Immokalee Area Master Plan (IAMP) Restudy

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

Copy of IAMP as amended by Ordinance 2019-47 can be found at www.ImmokaleeCRA.com website.

- Implementation schedule was provided at the November 2020 Meeting.

No update.

2. Immokalee Area Overlay District LDC Updates

- County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021, CRA Meeting.
- First LDC Workshop was held on May 19, 2021, following the CRA meeting.
- County staff held Kick off meeting on June 16, 2022, with consultant The Neighborhood Company (TNC).
- The Neighborhood Company held a Site Visit with CRA staff on August 12, 2022. TNC staff is continuing to gather data to draft the LDC updates.
- The Neighborhood Company held an onsite meeting with CRA staff on September 14, 2022.
- TNC provided staff with upcoming schedule/timeline.
- Attended CRA Advisory Board Meeting on February 15, 2023.
- Staff is scheduling One-on-One Meetings in April/May 2023, Public Workshop May 2023, and continuing with the review and analysis work and initial draft LDC update through April/May.

3. CRA Office

CareerSource SWFL building is open

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

CRA Director position to be filed before Debrah’s May retirement.

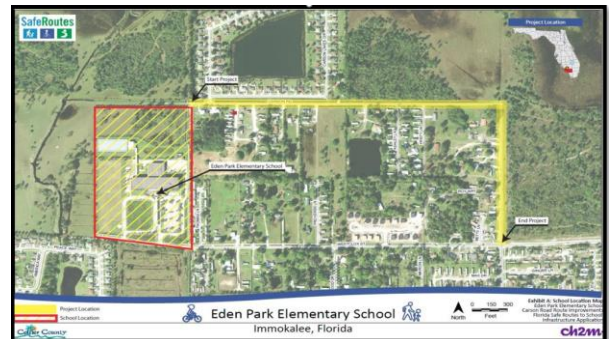
4. Redevelopment Plan

On May 10, 2022, the of Collier County Board of County Commissioner (BCC), acting as the Community Redevelopment Agency Board (CRA), approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan. Third quarter implementation schedule is provided (**Enclosure 4a**).

5. Infrastructure Projects (County) in Immokalee (Not funded by CRA/MSTU)

1) ***Carson Road Project-Eden Park Elementary Safe Routes to School***

- 6’ Sidewalk on the south and west side of the road.
 - Construction costs \$663,000.
 - Funded with Safe Routes to School funds in FY 21/22.
 - Construction in FY 22/23
 - Adding time to the contract Stop work issued until CO is approved.
- No update.



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



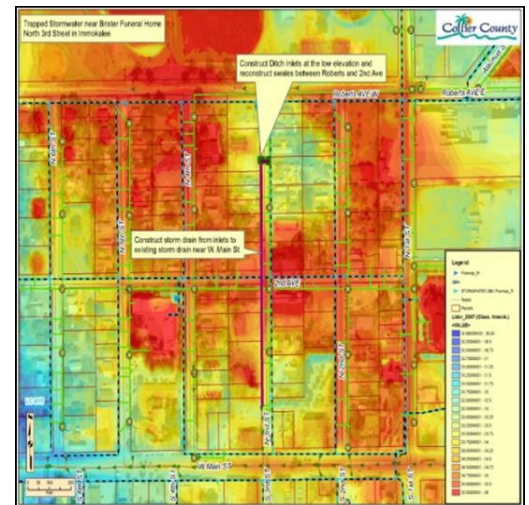
3) **Stormwater Improvements**

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 project manager is Brittany Lazo with Collier County Stormwater Management. No update.



Madison Avenue Channel project:

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



Eden Gardens project:

The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. The project would construct a new ditch along the northern boundary of Eden Gardens, install a 24" pipe under Boxwood Dr. to tie into the existing ditch along the northwest boundary of Eden Gardens to convey flows further west. Cost for repairs is estimated at \$602,786.32. The county applied for CDBG-DR grant funding for this project.



Lake Trafford Road Area:

The single negotiated contract for designing both a stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace was applied for by the Board of County Commissioners in 2021. County staff is looking at phasing the construction, with Phase 1 being the Arrowhead Tract 3 site and Phase 2 being the pathway and drainage west of Little League Road. Design for Phase 1 was completed in 2021 and construction is tentatively scheduled to begin in the last quarter of 2022. Phase 2 design is anticipated to begin in 2022.

6. 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.



7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. Staff attended the March 23, 2023, meeting by Zoom. The next FHERO board meeting is TBA.

Please see link to view copy of [2021 Retail Demand Analysis](#).

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South-Central RAO for another five-year term with an expiration date of June 28, 2026. For more information on FHERO please visit <https://flaheartland.com/>



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

8. 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. At the February IUNC Housing meeting it was announced that the coalition received a **Voluntary Organizations Active in Disaster (VOAD)** grant for \$100,000 for the Immokalee area to assist the community with disaster improvements due to Hurricane Ian.



The Housing Committee is updating the Immokalee Disaster Recover Resiliency Plan and funding options for future projects on a quarterly basis. The Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m. The next meeting is scheduled for Friday, May 12th @ 10:00 a.m. via Zoom. For information on housing assistance please visit website at:

<https://www.colliercountyhousing.com/community-assistance-program/>

9. Development in Immokalee

1) *Immokalee Foundation Learning Lab 18-home subdivision*

The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that will serve as a hands-on learning laboratory for student in the foundation’s program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor.



On July 13, 2021, BCC board meeting (Agenda item 16.F.10) board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000.

The Immokalee Foundation sold its first home in December 2021 and are about to close on the 6th home in March 2023.



2) *Immokalee Fair Housing Alliance (IFHA)*

The Immokalee Fair Housing Alliance proposed housing development consist of 8 buildings with 16 apartments each or 128 Units in all. Construction will progress in phases. Housing units will be two- and three-bedroom apartments ranging in size from about 750 to 950 square feet. For more information, please visit <http://www.ifha.info/>. Revised rendering will be provided at a future meeting. IFHA received final county approval of Site Development Plan (SDP) and they are currently out for bid. Land clearing started in September 2021.

Groundbreaking was held on November 10, 2021. Construction is under way. The infrastructure work which also include utility work is complete. The asphalt was laid in the construction access areas. Heatherwood Construction has started on the first of eight 16-unit apartment buildings for low income and workforce Immokalee families. The GC, Heatherwood Construction has reported that the construction of the footers and slab for the first building was completed in January and the first lift of concrete block was laid mid-February. IFHA held the Signature Moment Wall Raising Ceremony on March 1, 2023. The event was attended by over 100 community and business leaders. The first walls were signed by the attendees and will go into the apartments.

Link to [IFHA Wink News story](#)



3) **Habitat for Humanity of Collier County Kaicasa Housing Development**

Kaicasa will be located at the Southeast corner of Immokalee, on state road 29 as you enter the agricultural village from the south. The new affordable community will sit adjacent to the existing Farm Workers Village: subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions. Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country.

Construction started in August 2022. Habitat is taking in applications for this development. The first phase may be reduced to 65 homes due to supply shortage. On Saturday, January 14, 2023, an Esperanza Home Dedication was held at Esperanza Place. They are hoping to have 20 homes built by June 2023. She said they have the families, just not the houses yet. They have 3 families have been assigned to the first 3 units and 25 families have been approved, they are just waiting on the homes.



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

- 4) **Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub**
 The RCMA proposed childcare center and community hub consist of Childcare classrooms, Area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. CRA Board supported the proposed development.

At the February 16, 2022, Parks & Recreation Meeting, H&F Architects provided updated renderings of the proposed development. A charter school is in the expansion plans, but it is currently planned as a development center. RCMA is reviewing partnership options for the development of the recreational fields with Parks & Recreation. In March 2023 RCMA started to clear the land.



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

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. National Development of America, Inc. applied for grant funding but didn't receive. They will continue to look for other funding to build Casa San Juan Diego development in Immokalee. At the January IUNC Housing meeting staff announced they will provide committee with updated rendering.



*Casa San Juan Diego will only be 2 story units

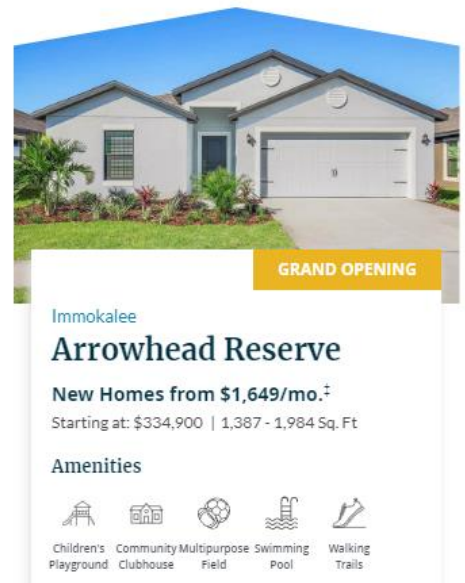
6) **Casa Amigos – Farmworker units at Esperanza Place**

At the September 21, 2022, CRA meeting Rural Neighborhoods announced that the 96-bed, 24-unit rental community at Esperanza Place will be converted to 24 family apartments. 14 will be directed to income restricted and 10 reserved for farm workers. They are hoping to have the project completed by April/May 2023.



7) **LGI Homes**

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee. CRA staff has reached out to local manager for updates.



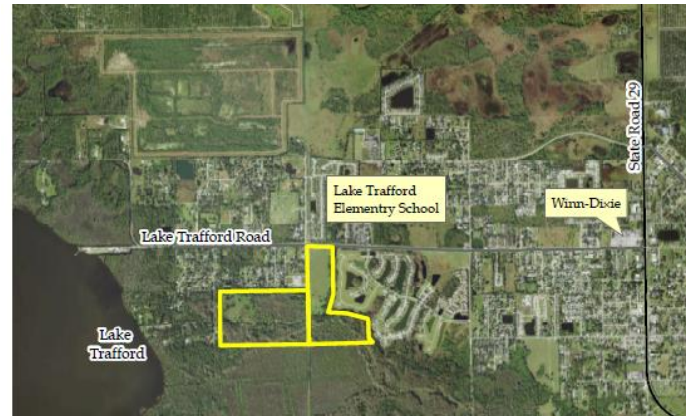
8) **Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)**

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation is proposing 200 single-family homes, built to rent, and an early education center for roughly 250 students. The foundation first presented at the CRA September 21st meeting and then again at the CRA January 18, 2023, meeting.

The CRA Advisory Board made a recommendation to support the foundations application to rezone 50 acres, found at the northeast corner of the intersection of Westclox St and Carson Rd, from A/MHO to MPUD, requesting up to 200 single-family units, up to 50 townhome units, and a 250-student early childhood education center. Accessory uses include a residential amenity area with a clubhouse and playground, a walking path around an internal water retention lake, and 12.5 acres of native vegetative preserve. Through the PUD they are proposing 170 units be affordable to those making at or below the 60% AMI level. The Advisory Board requested that the foundation comeback to the CRA after they receive comments from the county. The foundation presented at the April Chamber of Commerce meeting.



- 9) Williams Farms of Immokalee (James E Williams Jr. Trust) RPUD (PUDZ) PL20210001434
 Lake Trafford Road near Arrowhead (Property ID# 00113600106 & 0011360009) Current Zoning is A-MHO. 171 acres +/- . Williams Farms has submitted an application for a residential community on the south side of Lake Trafford Road. The consultant Daniel Delisi held an information meeting on August 30, 2022. They presented to the CRA on September 21, 2022. Staff will follow up with consultant for status of application.



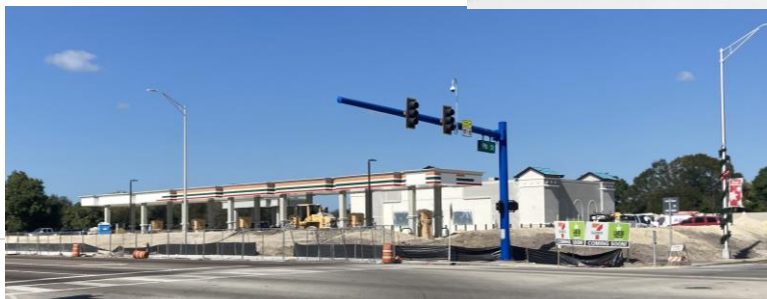
- 10) Proposed **7 Eleven** at corner of 9th and Main Street

The original proposed development was approved by the CCPC on May 6, 2021. PUD was approved under Zoning Ordinance 21-22 and Resolution 21-116 for 4,650 SF store, 1,000 sf car wash and 16 unleaded and 4 diesel fueling positions. 7 Eleven requested to amend the PUD to add a drive through and remove the car wash. At the October 20, 2021, CRA meeting the advisory board voted unanimously to support requested changes to remove car wash and add drive thru. The proposed development went to the CCPC on February 17, 2022 and was approved with some contingencies. No outdoor music, no Alcohol can be sold from drive thru, and some changes were made to the SIC code.

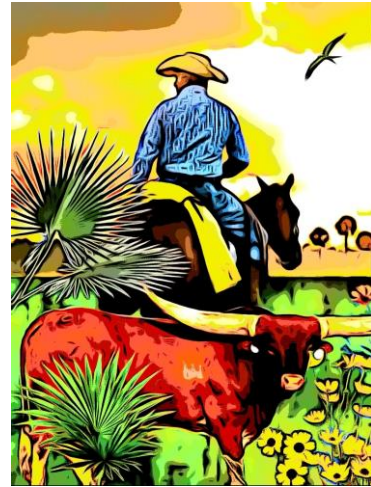
The development was approved by the BCC board on March 22, 2022. Creighton Construction held a pre-construction meeting in March and started clearing property in April. Construction is underway.

At the January 18, 2023, CRA meeting staff presented draft letter from CRA staff, 3 mural renderings and the 7 Eleven drawing of the structure. Board made a recommendation to approve the 3 murals as presented and also request that 7 Eleven consider doing a collage to cover the whole east (right) building wall instead of doing a 3-panel mural. This would not be a requirement just a recommendation.

The Collier County Public Art Committee (PAC) approved the submitted Immokalee Mural request for 7 Eleven at the February meeting. CRA staff sent approval letter to Creighton and County staff. Murals have been completed.



Mural Renderings



Artist, Martha Cantu at work.



Completed Murals



11) Seminole Tribe medical and public safety facility

On April 26, 2022, a groundbreaking ceremony was held for a medical and public safety building on the Immokalee Reservation. The ceremony featured current and past tribal leaders as well as one of the founding mothers of the Immokalee reservation, Nancy Motlow. The 41,000-square foot building that will house the clinic, Center for Behavioral Health, and public safety departments on 9.7 acres on Seminole Crossing Trail. Construction is underway.



Picture by Beverly Bidney

12) Immokalee Fire Control District

Groundbreaking was held on September 27, 2021, for Fire Station 30 located at 510 New Market Road. The state-of-the-art firehouse will feature three apparatus bays and be equipped with bunker gear storage and a shop area. The building also will feature a lobby, conference room and two offices. Fire Station No. 30 will replace the existing firehouse located at 502 New Market Road. Construction started in December 2021. Construction is underway.



13) Budget Inn (PL20220001199 CU)

On March 16, 2022, a Pre-Application meeting was held with county for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. The architect for the business owner provided staff a rendering of the new hotel concept plan. Representatives for the Budget Inn will present at the Joint CRA & MSTU March 15, 2023, board meeting to request support for the project.





9. 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.

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 receive donations via her fiscal sponsorship with ASMP Foundation. She also noted that the project was featured in [Florida Weekly.](#)

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

THE FACE OF IMMOKALEE

OFFICIAL LAUNCH

SUNDAY, APRIL 16
NOON-2PM

200 E MAIN ST
IMMOKALEE FL 34142

ALL ARE WELCOME

SPONSORED IN PART BY THE STATE OF FLORIDA, DEPT. OF STATE, DIVISION OF ARTS & CULTURE, THE FLORIDA COUNCIL ON ARTS & CULTURE AND THE NATIONAL ENDOWMENT FOR THE ARTS.

EXHIBITION SPACE HOSTED BY LIPMAN FAMILY FARMS.



- 10. Collier County Parks & Recreation – Immokalee area
CRA staff and Parks & Recreation staff are coordinating monthly meetings to discuss improvements of all Immokalee Parks.
- 11. Impact Fee Installment Payment Program
The Impact Fee Installment Payment Program expired in October 2022 without renewal from the Board of County Commissioners. A new program will be presented to the Board of County Commissioners at a future board meeting. County staff will provide updates when available. For questions, please call Gino Santabarbara at 239-252-2925 or email him at Gino.Santabarbara@colliercountyfl.gov.
- 12. Adopt A Road Program
Adopt a Road – dormant for the past two years due to COVID and staffing changes.

In August 2021, Rich Koenigsnecht was assigned the program and Road Maintenance began the assessment. Samantha Roe is assisting and is the first point of contact if anyone would like to participate in the program.

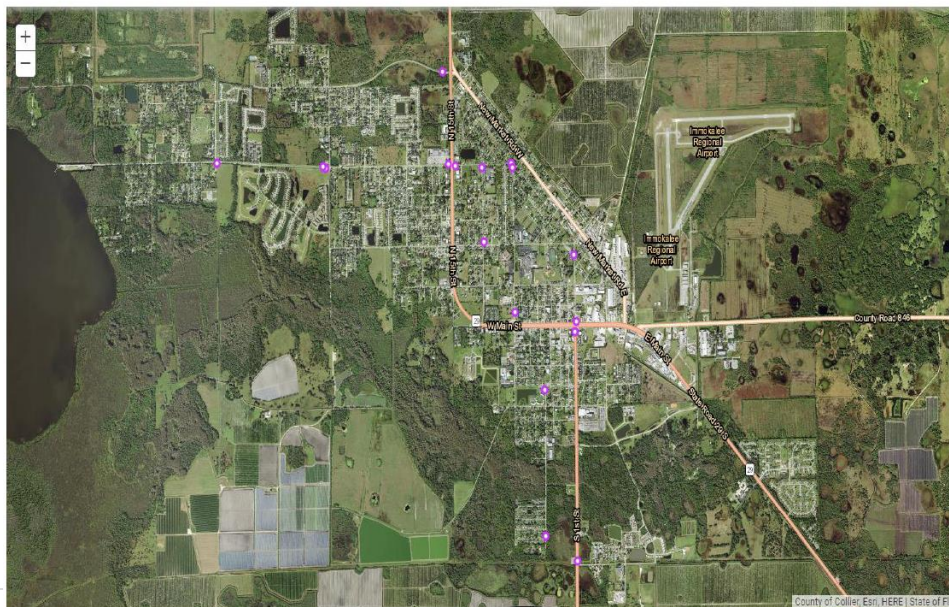
The first task was to reach out to see what organizations were active and still wanted to participate. The second task was to complete an inspection of the signage. A photo was taken of every sign. The complete list will be sent to Traffic Operations who will make the signs. New signs are scheduled for the FY23 budget.

Immokalee is within Area 4. Area 4 is larger than the Immokalee CRA boundaries.

Immokalee - In Town Roadways
Main Street from Brown Way to Lake Trafford Road
Main Street from Jerome Avenue to Brown Way
N 9th Street from Habitat Center to Lake Trafford Road
N 9th Street from 2nd Avenue N (south) to SR29 (Main Street)
South 1st Street from Stockade Road to SR29 (Main Street)
S 5th Street from West Delaware Avenue south to Breezewood Drive
Lake Trafford Road from N 15th Street west to Carson Road
Westclox Street from SR29 (Main Street) to the end
North 1st Street from SR29 (Main Street) to Adams Avenue
Lake Trafford Road from N 9th Street west to N 11th Street
Lake Trafford Road from N 11th Street west to N 15th Street
Lake Trafford Road from Little League Road west to Lake Trafford Marina Boundry
Lake Trafford Road from Carson Road west to Little League Road

No Sponsors reported to be active

There are currently 13 road segments in Immokalee CRA boundary identified for the program, covering 8.75 miles. 10 of those segments at one point in time had sponsors. No sponsors are active today based on the recent assessment. Staff provide updates at the March 15, 2023, Joint CRA & MSTU advisory board meeting.



PURPLE DOTS INDICATE THE ADOPT A ROAD SIGNAGE POINTS

13. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing, and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee. Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators.

They enhance the ability to attract businesses, developers, and financial institutions to invest in these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators.

The zones enhance local communities' ability to attract businesses, developers, and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.

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

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

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

Report by: Christie Betancourt, Program Manager I

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 TO 5 YEARS)		
FY23 THIRD QUARTER (APRIL TO JUNE) UPDATE		
Project	Status 1	Status 2
CAPTIAL		
Infrastructure Upgrades		
Eustis Avenue & West Delaware Avenue		
Immokalee Sidewalk Phase III Project	Design FY22 -\$114,763 MSTU funds. Environmental \$12,400; CEI \$101,215.60 FY23 CRA Capital fund 786.	Construction FY23-\$1,007,822.50. Received 987,000 Federal Funds. Substantial completed has been pushed out to 2024 due to pending HUD agreement.
Carson Road		
Safe Routes to School - Eden Park Elementary Schools Sidewalks. Sidewalks on Carson Road. Grant funded and managed by GMD.	6' Sidewalk on south and west side of the road. Construction FY22/23-\$663,000.	
Lake Trafford Road		
Lake Trafford Road from Laurel Street to Tippens Terrace Project is three Phases. Grant funded and managed by GMD.	Design for Phase I & II FY 21/22 and Construction FY22/23	Phase III Pathway and Drainage Improvements Design FY21/22
Lake Trafford Road Corridor Lighting Study. Lake Trafford from SR29 to Ann Olesky Park & a portion of Carson Road.	Design in FY23. CRA/MSTU Funds \$243,990	Construction estimated cost \$2,500,000. Construction fund allocated for upcoming years.
Immokalee Complete Streets - TIGER Grant		
TIGER (Transportation Investment Generating Economic Recovery) Grant and managed by Collier County.	The design/build portion of this project started in early 2022 and construction is set to be completed early 2024.	Construction Budget is \$22,869,280 Funding sources are FHWA grand funds = \$13,132,691 County match funds = \$9,736,589.
TIGER Grant Coordination - Lighting Improvements	MSTU to pay for Utility fees	Cost is estimated at \$100,000.
Main Street		
Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street	Design FY22 -\$212,598 MSTU funds	Construction estimated cost \$2,500,000. Construction fund allocated for upcoming years.
First Street		
First Street Corridor Pedestrian Safety Improvement Project - South 1st Street from Main Street to School Road/Seminole Crossing Trail	Design FY23 - \$250,000 CDGB Funds.	Construction estimated cost \$850,000. Construction fund allocated for upcoming years.
Stormwater Infrastructure Upgrades		
2018 Stormwater Master Plan Improvement Program		
Stormwater Improvement Program	Allocate CRA funds for priority project	
North 3rd Street Drainage Project		
The North 3 rd Street Drainage proposed project is located on North 3 rd Street between 2 nd Avenue and Roberts Avenue West. CDBG-DR Grant Funds. Project managed by Stormwater Department.	The project would include roadside swales, installation of inlets on 3 rd 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.
Eden Garden Bypass		
The Eden Garden Bypass Drainage Improvement proposed project is located is the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. Project managed by Stormwater Department.	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 \$600,000. The County applied for upcoming CDBG-DR grant funding for this project.
Madison Avenue Channel		
Madison Avenue Channel project. Project managed by Stormwater Department.	6 acre parcel to provide a pond site to improve stormwater quality from the outfalls along Madison Ave.	

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 TO 5 YEARS)		
FY23 THIRD QUARTER (APRIL TO JUNE) UPDATE		
Project	Status 1	Status 2
NON-CAPITAL		
First Street Corridor Zocalo Improvements		
Zocalo Maintenance	CRA Property Maintenance First Street Zocalo Park	MSTU and CRA share cost \$10,000 each
Electrical Assessment and Upgrades - MSTU Project	FY22 Electrical enhancements for additional loads and to provide a cut-off switch in the electrical room area for the Plaza.	FY22/23 Replacement of light fixtures.
Paver Replacement Project	Construction FY 23. CRA Captial Funds \$29,125.	Park staff will manage project.
Installation of Plantings		
Installation of Fence along Stage area		
Chicken nuisance	DAS has installed two traps.	
Monuments		
Welcome Sign at First and Eustis and Triangle Area. MSTU Project	Construction was completed in March 2021.	Seasonal plantings at monument locations.
Welcome Sign at Panther Crossing SR29 (Farm Worker Village). MSTU Project	Redesign FY22/23 12,817 MSTU funds.	Construction cost \$168,500. Expected completion date is July 2023.
9th Street Property		
CRA owned property located at 107 S. 9th Street	FY22/23 Letter of Intent submitted by Catholic Charities to purchase the 1.96 acres of land.	Appraisal were obtained. Finalizing Purchase Agreement.
Community Safety and Clean up		
Prioritize Neighborhood initiative		
Community Safety and Clean Up Strategy- code enforcement issues and safety		
Immokalee Area Master Plan Initiatives		
Immokalee Area Overlay District Land Development Code (LDC) Updates	Consultant hired in FY22.	
Economic Development		
Florida Heartland Economic Region of Opportunity (FHERO) Annual Membership Fees	Pursuant to Executive Order 21-149, the RAO designation for the area around Immokalee included within the Round II Federal Enterprise Community located in NE Collier County shall be in effect for five years and will expire on 06/28/26.	
Economic Development Strategy		
Grants and Programs		
Commercial Façade Grant Program	Need review and update as necessary	Main Street focus
Sweat Equity Grant Program	Need review and update as necessary	
Economic Development Incentives Program		
Demolition Program		

Project Manager Report 04/12/2023

1. Main Street Improvements

Johnson Engineering compiled and incorporated comments from the Kick-Off Public Meeting #1 (11.16.22) and Public Meeting #2 (2.15.23) and presented a Preference Survey of Options at Public Meeting #3 (3.15.23). Johnson will utilize the results of the Survey to design the 60% conceptual plans for the Main Street Streetscape Design Improvements Project reflecting elements such as pavement surfaces, furnishings, shade structures and landscape improvements.

2. First Street Zocalo Plaza (107 N. 1st Street)

i. Parks & Recreation Monthly Maintenance

Parks and Recreation (P&R) 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

Bandshell – Facilities Management pressure washed and painted the bandshell.



03.28.23 Painting of bandshell



04.10.23 painted bandshell



04.10.23 painted curb at bandshell

Container – In order to accommodate a proposed soccer field at South Park, P&R Staff moved the existing fence at South Park to accommodate P&R’s utilization of their field after a surveyor identified the fence line on the southern boundary of the property. The CRA container was relocated and a gate was installed to the rear of the property for access to the container. The container (8’ X 40’) was moved to the SE corner of the property on a 6” concrete slab with an approach ramp to be flush with the container floor. Two solar powered exhaust fans were installed, the container was primed with two coats of paint applied to the container’s exterior, and the roof was waterproofed. The bid was \$48,765 for the combination of the fence and container work. The container portion of the improvements was \$35,000 (fund 162-162524).



03.13.23 - The Container Pad was poured on 03.11.23



03.27.23 Container Moved to Pad



03.27.23 Container on new pad



03.27.23 Container with sloping loading pad at doors



04.04.23 Powered washed for painting



04.05.23 solar powered exhausted fans installed



04.10.23 Walk Thru with Contractor



04.10.23 Project competed and holiday decorations stored back in the container

Holiday – A Scope of Work for Holiday Decorations is being prepared to combine the Christmas decoration scopes for Immokalee, Bayshore and Pelican Bay.

A Solicitation is being processed for a three (3) year term with two (2) one-year renewals. The scope for Immokalee will be for (1) installation/removal of CRA owned tree and supply LED lights and decorations for fully decorated lighted tree, (2) supply and mount LED illuminated lighted garland wrapped on the light poles with bows and extension cords, (3) supply red, green and white strand lights on the trees in the Zocalo Plaza, and (4) install/remove the CRA owned decorations at Zocalo Plaza with extension cords buried under the shell. Awaiting the bid tabs from the Solicitation to award. The lighted street pole angels (1st Street to 9th Street) and banners will not be a part of this contract but will remain duties of the Landscape Maintenance Contractor.

Pavers – On 1.31.23 P&R Staff issued an RFQ for Zocalo Plaza paver repairs. On 2.6.23 Staff attended P&R’s pre-bid meeting at Zocalo. On 2.17.23 P&R received 4 bids for work to address trip hazards, construct a slight slope for drainage with no pooling on the pavers and for the cleaning of the pavers. The lowest bid was from Capital Contractors, LLC for \$29,125 (Fund 786) . P&R is preparing the Request for Purchase Order and managing the project.



3. Street Light Poles #29, #11, #8, #7 and #20

Claims are being processed.

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#29 217 N 15 th St Awaiting reimbursement.	12.15.21	\$23,493.92	04.02.22	12.30.22 Received invoice. Amount Due is \$20,610.50 less \$500 deductible. Awaiting reimbursement.		4.22.22 ordered pole. Installed 12.17.22 & pedestrian light connected on 1.10.23. Sent Invoice to Risk on 1.10.23 for payment of claim.
#11 Triangle Completed	09.01.19	\$18,299.29	04.13.22	\$10,865.00	10.03.19	Claim paid, but install was not completed in 2019. On 5.5.22 ordered pole. Installed on 1.31.23 & 2.28.23 received invoice \$18,004.59.
#8 Triangle Awaiting reimbursement.	04.25.22	\$24,669.28	05.24.22	01.31.23 received invoice. Amount Due \$21,904.32 less \$500 deductible. Awaiting reimbursement.		6.21.22 Pole order. Installation completed on 1.10.23. Received invoice on 1.31.23 for \$21,904.32 and sent to Risk for claim reimbursement.
#7 Triangle Base installed. Received Inv Draw #1 \$3,792.04. Awaiting shipping.	10.11.20	\$25,383.64 (an increase for pole and concrete base of \$5,230.78)	02.07.23	\$20,152.86	11.30.20	On 2.15.23 MSTU authorized replacement. Sent PO to Simmonds on 2.24.23. 03.27.23 base installed & received Draw #1. Manufacturer to ship pole on 6.4.23 with 1-2 week transit.
#20 SR29 on the curve Awaiting shipping.	9/2-6/22	\$20,248.36	09.19.22			Filed Claim & processed. PO on 10.24.22. Manufacturer to ship pole on 6.2.23 with 1-2 week transit.



03.28.23 Installation of the base for Pole #7

4. TIGER Project



03.28.23 Area 1 - Project's Staging Area – School Drive at East Delaware Avenue

5. March 18, 2023 Immokalee Cattle Drive and Jamboree
Immokalee Pioneer Museum at Roberts Ranch 1215 Roberts Ave, Immokalee, FL



03.18.23 Cattle Drive



3.18.23 Cattle Drive



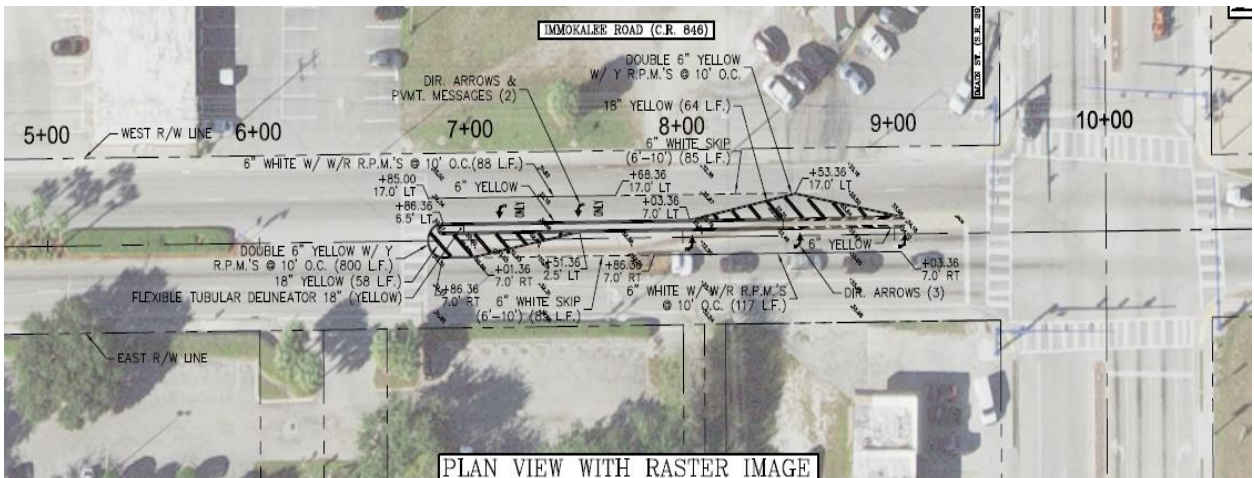
3.18.23 Cattle Drive



3.18.23 Cattle Drive

6. South 1st Street at Main Street Intersection Extension Improvements

On 3.30.23 Collier County Transportation Division provided final plans to extend the northbound left turn southward by approximately 160 feet. This will require the removal of a concrete base and pull box that were part of a roadway lighting system in the area that is no longer in use. Staff is getting the wires disconnected. The plans were provided to Johnson Engineering to confirm no conflicts with the Main Street Streetscape design project and to Kisinger, Campos & Associates for reference on their design of the First Street Corridor design project.



03.30.23 Plans for First Street South Extension

7. Mast Arms Warranty – Main Street/9th Street

On 4.6.23 Staff notified Southern Signal of paint peeling on the Mast Arm Signal on 9th Street.



8. Earth Day Event

Naples Botanical Garden, A&M Property Maintenance and the CRA are partnering together to install donated plants at the Triangle Welcome Sign on April 22, 2023, at 9:00 AM. Volunteers are welcome to join in the landscaping activity.

Report by: Yvonne Blair, Project Manager Dated: April 12, 2023



Immokalee Community Redevelopment Area

Projects Updates

April 12, 2023

Table of Content

ICRA Projects (Funded by CRA and MSTU)

- **Immokalee Sidewalk Phase III**
 - Eustis Avenue & West Delaware Avenue
- **First Street Corridor Pedestrian Safety Improvements**
 - South 1st Street From Main Street to School Road/Seminole Crossing Trail
- **Lake Trafford Road Corridor Lighting Study**
 - Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road
- **Main Street Corridor Streetscape**
 - SR29 (Main Street) from 9th Street to E 2nd Street
- **Monument – Welcome Sign**
 - Panther Crossing – SR29
- **CRA owned property located at 107 South 9th Street**

Other Projects of Interest

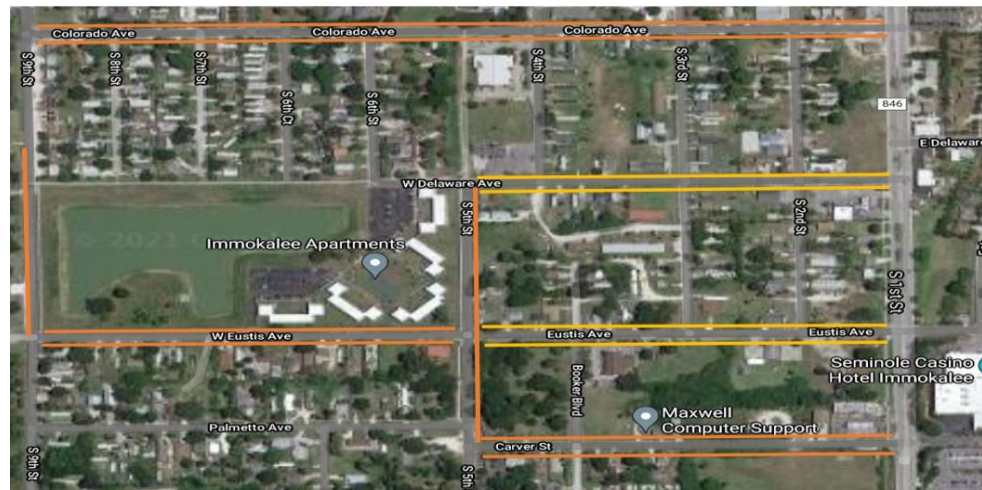
- **Immokalee Complete Streets**
 - Transportation Investment Generation Economic Recovery (TIGER) Grant
- **SR 29 Bypass Loop Road**

Eustis Avenue & West Delaware

Project #:
Grant #B-22-CP-FL-0233
Project Sponsor: Immokalee CRA
Project Manager: Yvonne Blair

Project Scope: A comprehensive sidewalk plan for the southern area of the Immokalee Community. Consists of 6' wide concrete sidewalks as well as drainage improvements along Eustis Avenue and W. Delaware Avenue from S 5th Street to S 1st Street (approximately 2,500 linear feet).

Design Budget: \$114,763 MSTU Funds
Construction Costs: 100% cost estimate \$1,007,822.50
 Total Estimated: \$1.4M
Federal Appropriations Funds (Estimated): \$987,000
Architect/Engineer: Agnoli, Barber & Brundage (ABB)
Stop Work 9/15/22 – Resume after the solicitation of a contractor
Owner's Representative (CEI): Total Municipal Solutions
CEI Budget: \$101,215.60 CRA Funds
General Contractor: TBD
BCC Board Date: TBD
Notice to Proceed Date: 08.16.2021
Estimated Substantial Completion Date: TBD



Milestones/Challenges To Date: 04/12/2023

- On 9/15 sent ABB Suspension of Work Notice & will resume Work Order activities after solicitation for Contractor process is completed.
- On 3/14 HUD provided modifications to grant award process with new forms for submittal. On 3/24, 4/5 (emails) & 4/11 (priority mail & email) sent request to CPF for corrected Grant Agreement and 1044 form & sent amended POC. Awaiting response.
- On 4/8 Memorandum, letters to Tribes & ER sent for CM's signature.
- On 4/11 received PO 4500224202 for CEI. Need to process a stop work notice until a solicitation for contractor.

DESCRIPTION OF WORK	% COMPLETE
Procurement	15%
Design	100%
Construction	0%

South 1st Street From Main Street to School Road/Seminole Crossing Trail

Project #:33831-01

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: In 2021 Q Grady Minor (QGM) provided a Conceptual Plan Report that recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles for pedestrian safety. Staff applied for a Community Development Block Grant for the design of the lighting and safety improvement plans.

CHS CDBG Grant #CD22-03-IMM (Design Only)

Design Budget: \$250,000 CDBG Funds

Design Proposal: \$250,430 (corrected fee schedule)

CDBG Design Funds End: 04.30.2024

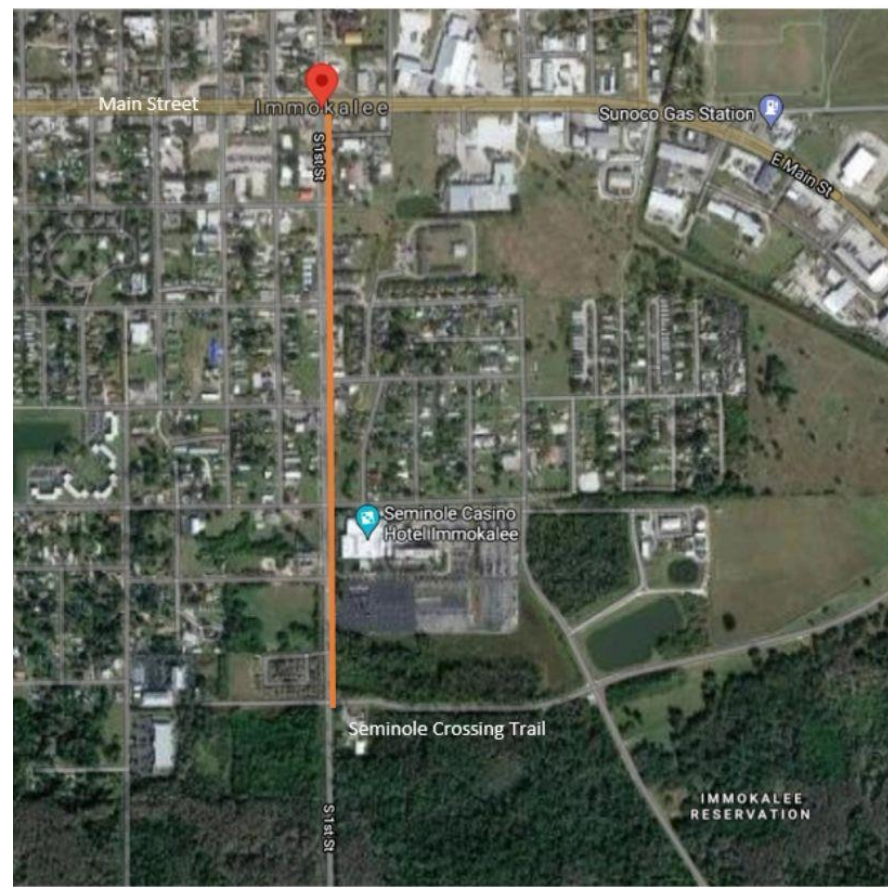
Construction Budget: \$850,000 CRA & MSTU Funds

Architect/Engineer: Kisinger Campos & Associates (KCA)

General Contractor: TBD

Notice to Proceed Date: TBD

Estimated Substantial Completion Date: TBD



Milestones/Challenges To Date: 04/12/2023

- Subrecipient Agreement & Budget Amendment was approved by BCC's 9/13/22 Consent Agenda for \$250,000 CDBG Grant Agreement for the design project.
- On 2/27 Staff requested CHS' LAP with LGBTQ provisions as recommended by Jeff Klatzkow. On 4/7 sent CHS draft LAP policy to determine if sufficient.
- 3/16 CAT advised if CRA gets the four easements for bus stops, CAT can apply for a grant to construct the bus stops.
- WO submitted on 3/28 for KCA \$250,430 on hold for justification. On 4/11 contacted KCA to negotiate a reduced fee. CDBG Funding ends 4/30/24.
- 4/12 CHS Monitoring Audit on hold until Procurement is finalized.

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	0%
Construction	0%

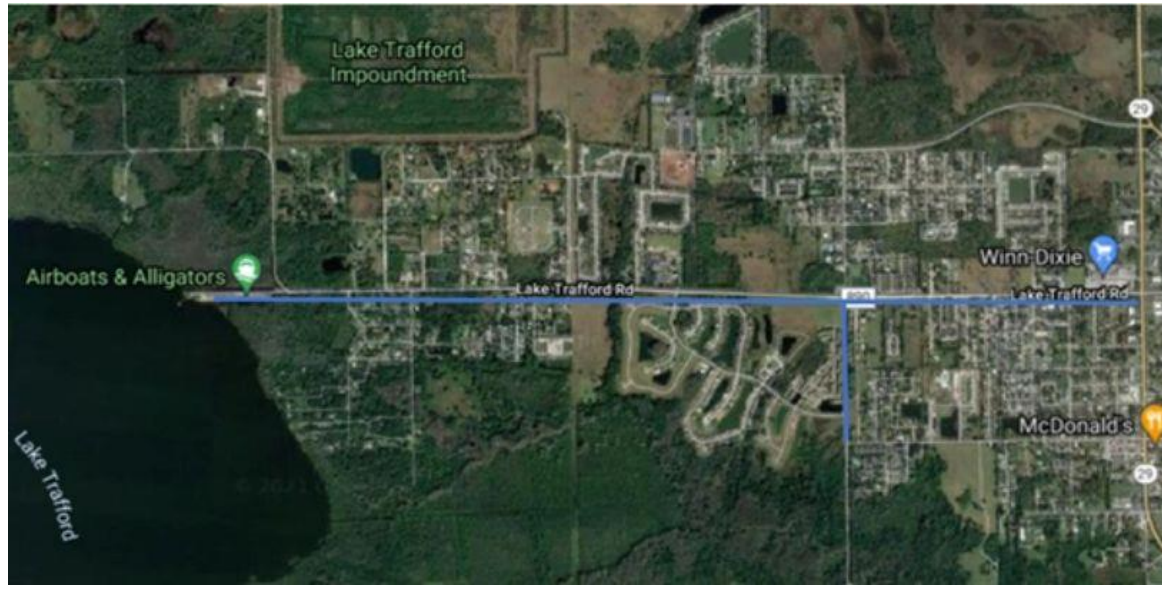
Project #:

Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

Project Scope: Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.

Design Budget: \$249,930 MSTU Funds/cost share TBD 4/19
Construction Budget (Estimate): \$2,500,000 – contingent on type of pole and partnership with LCEC.
Funding: CRA & MSTU Funds and Grants
Architect/Engineer: Jacobs Engineering
Owner's Representative (CEI): TBD
General Contractor: TBD

Notice to Proceed Date: TBD
Estimated Substantial Completion Date: TBD



Milestones/Challenges To Date: 04/12/2023

- On 2/23 Staff received the Final Proposal from Jacobs for \$249,930 to perform a lighting study and prepare the construction plans to be utilized by LCEC.
- A Work Order was finalized on 3/6. Staff is confirming the funding source. Request for PO on hold until Staff goes to CRA Advisory Board on 4/19 for authorization to cost share \$100,000 CRA Capital Fund Neighborhood/Improvements & \$149,930 MSTU Engineering Fees.
- Need to determine the type and number of LCEC leased equipment in corridor to finalize construction budget.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%

SR29 (Main Street) from 9th Street to E 2nd Street

Project #: 162-162524-631400

Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: Johnson Engineering (Johnson) has been selected as the Consultant to prepare a Proposal for the design improvements to the streetscape of Main Street Corridor (.61 miles). The project consists of design services, permitting, and construction oversight for streetscape enhancements.

Design Budget: \$212,598 MSTU Funds

Construction Budget (Estimated): \$2,500,000 CRA & MSTU Funds

Architect/Engineer: Johnson Engineering (Johnson)

Design Notice to Proceed Date: 9.1.22

Final Design 100% Plans: Estimated 9.15.23

Construction Completion Date: Estimated 08.31.2024



Milestones / Challenges to date: 04/12/2023 – No Update

- A NTP was issued with a commencement date of 9/1/22 and design plans completed within 10-12 months.
- Kick-Off Meeting and Site Visit with Johnson's design team and CRA Staff held on 9/26/22 and Public Meeting #1 was conducted on 11/16/22 with Immokalee CRA/MSTU & Public for wish list for the design of the conceptual plans. Comment Forms were provided to Johnson.
- Public Meeting #2 was held on 2/15 at 5 -7PM with image boards. Johnson provided Minutes of Meeting #2 to CRA on 3/11.
- Johnson incorporated the Public comments into design concept options that were presented at Public Meeting #3 on 3.15.23 at the Joint CRA/MSTU Boards & Public. A Survey was shared for selection of (1) hardscape, furnishings, additional amenities & landscape improvements.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	20%
Construction	0%

Panther Crossing – SR29

Project #: 162-162524-631400

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: Project will provide the third and final gateway welcome sign for the community of Immokalee on SR 29 at the Panther's Crossing/Farm Worker's Village.

Design Budget: \$12,817 MSTU Funds

Construction Budget (Estimated): \$168,500 MSTU Funds

Design-Build Contractor: Q. Grady Minor (QGM)

Notice to Proceed Date: 08.04.22 & On Stop Order

Completion of Design Plans: 2/14/23 per pre-bid mtg changes

CO#1 10.18.22 - Additional 30 days & \$2,622 was required due to no water at location & needing a FDOT direction bore permit.

CO#2 11.17.22 – Additional 90 days required is delay receiving FDOT directional bore utility permit.

Stop Order 1.19.23 & 2.15.23 – Resume when contractor is awarded to commence construction.

Estimated Final Completion Date: 07.13.23



Milestones/Challenges To Date: 04/12/23

- On 10/18 CO#1 required due to discovery no water at location for sign.
- On 11/17 CO#2 for additional 90 days due to delay in securing FDOT directional bore permit. On 12/21 received FDOT Utility Permit and final plans on 1/17.
- On 2/15 issued a Notice to Stop Work to QGM.
- On 3/22 sent PO (\$168,500) to Vetor of Small GCs Contract.
- On 4/6 confirmed with FDOT Utility Permit sufficient. Only need to contact Ferrovial 2 days before bore work.
- On 4/6 prepared an exemption from competitive process for Artist work on the signage. On 4/11 received quote of \$2,439.60 from Artist.
- On 4/12 LCEC assigned Engineer to locate power source for Vetor.

DESCRIPTION OF WORK

% COMPLETE

Procurement	100%
Design - Rework	85%
Construction	0%

District #: 5

Project #: Ninth Street Parcel – Letter of Intent

Project Sponsor: Immokalee CRA

Project Manager: Debrah Forester

Project Scope: In May 2021, Catholic Charities submitted a Letter of Intent (LOI) and draft concept plan to purchase the CRA property to complete the assembly of appx. 7 acres at the corner of North and Main Street in downtown Immokalee. The concept plan includes a mix of uses including urgent care facility, improved social services, community meeting room, administrative offices, retail space and affordable housing. Folio # 01228400009, 1.96 Ac., Zoning RMF-6 with C-4 MSOSD.

Architect/Engineer: TBD

Construction Manager: TBD

Buyer: Catholic Charities Diocese of Venice, Inc. (Catholic Charities)

Buyer's Representative: Eduardo (Eddie) Gloria, CEO

BCC Approval Date: Estimated 1st Quarter 2023

Estimated Substantial Completion Date: TBD

Final Completion Date: TBD



Milestones/Challenges To Date: 04/12/2023

- On 07.12.22 the BCC acting as the CRA Board, accepted the 03.23.22 LOI submitted by Catholic Charities and directed staff to negotiate a Purchase Agreement
- Appraisals were obtained by both Seller and Buyer in August 2022.
- Negotiations completed with final Purchase Agreement with sale price of \$600,000 plus closing costs, 90-day inspection period and 45 days to close.
- On 4/11 BCC approved Purchase Agreement.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%

Transportation Investment Generation Economic Recovery

District #: 5
Project #: 33563

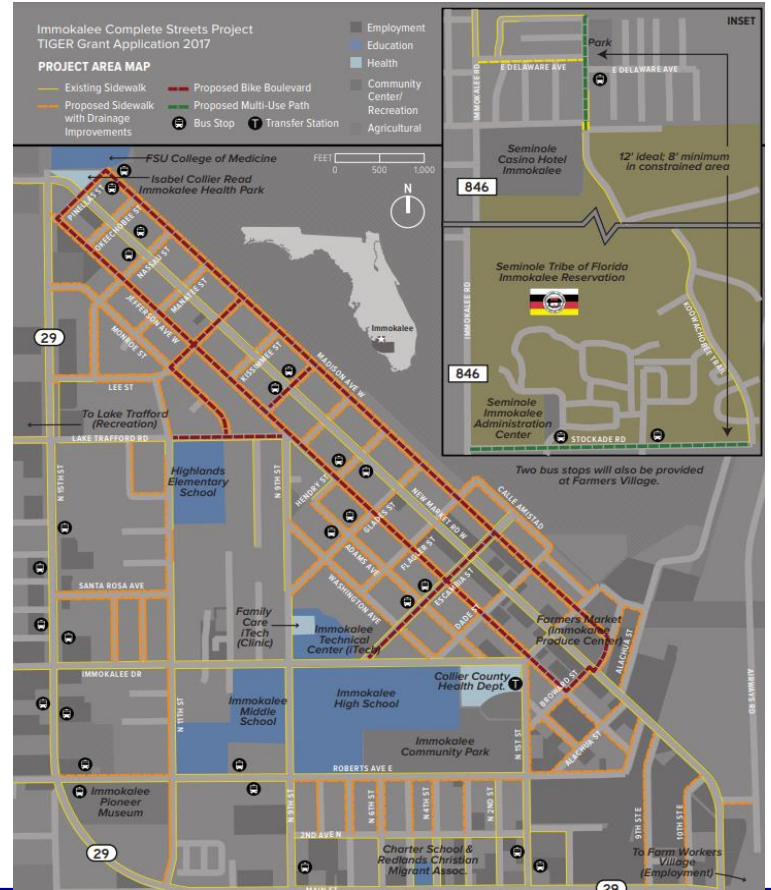
Project Sponsor: BCC
Project Manager: Michael Tisch, Transportation Engineering
Monitoring Project for Community's Awareness
Project Website: <https://immokaleecompletestreets.com>

Project Scope: This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding the streetlight electric bill after the completion of the project.

Construction Budget: \$22,869,280 Funding sources: FHWA grant funds (\$13,132,691) & County match funds (\$9,736,589)
Architect/Engineer: Q Grady Minor PA
Construction Manager: Quality Enterprises USA
Owner's Representative (CEI): Kisinger Campo & Associates
Contact Info: Cella Molnar & Associates
<https://immokaleecompletestreets.com/contact-2/>

BCC Approval Date: 02.08.22
Estimated Substantial Completion Date: 2024

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	15%
Construction	0%

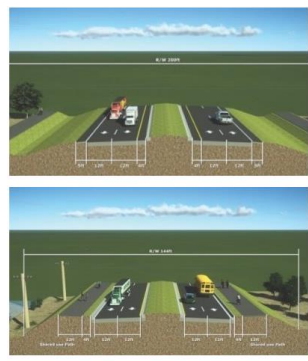


Milestones/Challenges To Date: 04/12/2023

- Area 1 – On 3/28 Contractor coordinated w/utility agency & started construction.
- Area 2A - 90% plans submitted to County on 2/3 & under review.
- Area 2B – 90% plans will be submitted for review mid-March.
- Area 3 – Environmental field work completed. Contractor designing 60% plans.
- Area 4 – Environmental field work completed. Contractor designing 60% plans.
- Area 5 – Addressing County comments provided on 60% plans. Coordinating with SFWMD and County on design.
- Bus Transfer Station – New footprint. Final construction plans are being prepared.
- Continuous Street Lighting – Contractor submitted 90% plans & under review.
- 4/11 drafted Post Project Agreement for MSTU to pay LCEC's power bills.

District #: 5
Project #: 417540-5

Project Sponsor: FDOT
Project Manager: Sean Pugh, P.E., Design Project Manager
Monitoring Project for Community's Awareness
Project Website: <https://www.swflroads.com/project/417540-5>



Project Scope: The intent of the 3.35-mile bypass is to remove much of the truck traffic from SR29 through Immokalee on Main Street and New Market Road West where the western position of that street is primarily residential. The loop road interconnects on Airport Access Road and Alachua Street will provide direct access from the loop road to intensive industrial, grower, packing and shipping districts along New Market Road.

Construction Budget: Estimated 52M .
Architect/Engineer: TBD
Construction Manager: TBD
Owner's Representative (CEI): TBD

BCC Approval Date: TBD
Estimated Substantial Completion Date: 2032



Milestones/Challenges To Date: 04/12/2023

- Central Alternative #2 has been selected as the recommended alternative. It follows existing SR29 from Oil Well Road to north of Seminole Crossing Trail, north along the west side of the Airport, turns NW past Gopher Ridge Road to parallel Madison Avenue & New Market Road, then reconnecting to SR29 north of Westclox Street/New Market Road traveling along SR29 to SR82.
- SR29 Bypass Loop is proposed to be a four-lane divided roadway with curb and gutter on both sides and sidewalks and/or shared-use paths.
- State's transportation funding is going through legislation. If funded, Loop Road start of construction slated for 2026.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	5%
Construction	0%

Upcoming Community Events

Updated 04/14/2023

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 4/19/2023 at 2:00 p.m.

Location: Eagles Lakes Community Park / Hybrid Remote Zoom

11565 Tamiami Trail East, Naples, FL 34113

For more information call 239.252.4000

Join Zoom Meeting

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

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 04/20/2023 at 6:00 p.m.

Location: IFCD Headquarters (Fire Station 32) / Live Online

5368 Useppa Drive, Ave Maria, FL 34142

For more information contact Joshua Bauer at 239.657.2111

Live Online: <https://immfire.com/live/>

Earth Day!

Date: 04/22/2023 from 10:00 a.m. – 12:00 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave, Immokalee, FL 34142

Immokalee Task Force Meeting

Date: 04/24/2023 at 10:00 a.m.

Location: CareerSource Southwest Florida

705 South 5th Street., Immokalee, FL 34142

Board of County Commissioners

Date: 04/25/2023 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center

3299 Tamiami Trail E. , Naples, FL 34112

Live Online: <http://tv.colliergov.net/CablecastPublicSite/>

JOB FAIR – Immokalee Center

Date: 04/26/2023 at 10:00 a.m. – 2:00 p.m.

Location: CareerSource Southwest Florida – Immokalee Center

750 South 5th Street, Immokalee, FL 34142

Immokalee Chamber of Commerce

Date: 05/03/2023 from 8:00 a.m. – 9:30 a.m.

Location: Lozano's Mexican Restaurant

405 E New Market Rd., Immokalee, FL 34142

¡Cinco De Mayo!

Date: 05/06/2023 from 10:30 a.m. – 1:00 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch
1215 Roberts Ave., Immokalee, FL 34142

¡Cinco De Mayo Celebration: Parks and Recreation!

Date: 05/06/2023 from 5:00 p.m. – 9:00 p.m.

Location: Immokalee Sports Complex
505 Escambia ST. , Immokalee, FL 34142

For more information call: (239) -252-8811

Board of County Commissioners

Date: 05/09/2023 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center / Live TV
3299 Tamiami Trail E. , Naples, FL 34112

Live online: <http://tv.colliergov.net/CablecastPublicSite/>

Immokalee Interagency Council Meeting

Date: 05/10/2023 from 11:30 a.m. – 1:00 p.m.

Location: CareerSource Center
750 South 5th ST., Immokalee, FL 34142

If you have a community event you would like us to add to the list or a correction that needs to be made, please send to Yuridia.Zaragoza@colliercountyfl.gov or call at 239-867-0025

04/11/2023

EXECUTIVE SUMMARY

Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), approve a Purchase Agreement with Catholic Charities Diocese of Venice, Inc., to convey 1.96 acres of CRA owned property in the Immokalee Community Redevelopment Area. Purchase Price is \$600,000.

OBJECTIVE: To sell of a vacant lot in the Immokalee Community Redevelopment Area (ICRA) to further implement the redevelopment plan.

CONSIDERATIONS: On March 23, 2010, Item No. 14 B, the Board of County Commissioners acting as the Collier County Community Redevelopment Agency Board (CRA), approved the purchase of a 1.96 acre vacant lot at the corner of South 9th Street and Boston Avenue to create the 9th Street Plaza as identified in the 2010 Public Realm Plan. The lot does not have a site address but is identified as Folio No. 00122840009. This lot is no longer needed by the CRA.

On May 24, 2022, the CRA directed staff to give at least 30 days public notice of its intent to sell, lease, or otherwise transfer approximately 1.96 acres of CRA-owned property at the corner of South 9th Street and W. Main Street in the Immokalee Community Redevelopment Area in accordance with Section 163.380, Florida Statutes.

The notice soliciting proposals from any party/parties interested in the purchase and development of the 1.96 parcel was published on May 27, 2022. The deadline to submit proposals was June 27, 2022. No additional proposals were received.

On July 12, 2022, the Board authorized staff to obtain an appraisal and to negotiate a Purchase Agreement with Catholic Charities of Venice, Inc (Purchaser). The proposed Purchase Agreement will, at a minimum, determine final purchase price, milestones related to development, and the reverter clause.

On August 22, 2022, the County received the appraisal from Carlson Norris with an appraised value of \$640,000. The Purchaser provided an updated appraisal dated August 13, 2022 completed by Carroll & Carroll with an appraised value of \$545,000. Collier County Division of Real Property reviewed the two appraisals and provided two options: taking the average of the two appraisals - \$593,000 or disposing the property according to 163.380(2) Florida Statute:

Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has

04/11/2023

obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

The Purchase Agreement was negotiated using the average of the two appraisals and includes the following terms:

Purchase Price - \$600,000 plus closing costs

Closing Date - 45 Days after inspection Period can be extended if both parties agree.

Inspection Period - 90 days. Opportunity to cure the issue or cancel the agreement

Conditions to closing:

Clear Title

Milestones:

- Within 180 days from closing - purchaser to file rezone petition for the 1.96 acres - to include construction of Catholic Community Center, Catholic Clinic and related medical offices, retail and/or commercial space. Consistent with concept plan.
- Within 30 days of effective date. Provide timeline for each Phase of the construction project.
- Within 6 years of the approved zoning - the development on the 1.96 acres will be substantially completed. (Certificate of Occupancy received for all buildings).
- Purchaser can request in writing extension to deadline. County Manager can grant extensions up to 180 days. After the 180 days cumulative extensions, it would require CRA approval. CRA could impose penalty of \$200 per day for each missed deadline in excess of 6 months.

Reverter:

Failure to meet deadlines. Seller shall provide written notice of failure to meet the deadlines. CRA may purchase the property back for purchase price (\$600,000) plus the cost of improvements at the fair market price of the improvements as determined by independent appraiser. Or the fair market price of land and improvements as determined by independent appraiser.

Total cost to remove an existing tower and fence and maintain the property over the past 12 years is estimated at \$73,640.

FISCAL IMPACT: The site was purchased in 2010 for \$232,500 plus closing cost. Demolition and maintenance costs for the property since acquisition have totaled approximately \$73,640. The disposition of the site would provide additional revenue to the Immokalee CRA Capital Fund (786) to fund other priorities and eliminate the need for ongoing maintenance of the property.

GROWTH MANAGEMENT IMPACT: The property may need to be rezoned to a Planned Unit Development to accommodate the proposed development.

ADVISORY COMMITTEE RECOMMENDATIONS: At the March 23, 2022, Advisory Board meeting, the Advisory Board voted 8-0 to recommend acceptance of the Letter of Intent. The Advisory Board met on June 30, 2022 to review the outcome of the notice and voted 8-0 to recommend to accept the proposal and negotiate the purchase agreement.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires majority vote for approval. - RTT

04/11/2023

RECOMMENDATION: The Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), approve a Purchase Agreement with Catholic Charities Diocese of Venice, Inc., to convey 1.96 acres of CRA owned property in the Immokalee Community Redevelopment Area.

Prepared by: Debrah Forester, CRA Director

CATHOLIC CHARITIES DIOCESE OF VENICE
IMMOKALEE CONCEPT PLAN (PHASE I OUTLINED IN RED)

IMMOKALEE COMMUNITY CENTER



PLANNING NOTES

- property area 6.94 acres
- affordable housing - 50 units shown - potential for residential over retail or clinic
- retail space 10,300 sf
- community center 28,000 sf on 1st and 2nd floors
- clinic 25,000 sf on second floor
- parking 86 onstreet spaces
- 100 off street spaces
- 186 TOTAL**

Storm water management will likely take up 20 - 25% of the site area. Required area can be reduced by using stormwater vaults under parking areas and by using permeable pavers and otherwise reducing impermeable area.

Onstreet parking could be increased by 40 - 50 spaces with purchase of remaining properties within the block.

Existing mature trees at the NE corner and center of site are amazing and should be retained if at all possible.

Built portions of site may need to be raised 24 - 48 inches above current grade.

Surface storm water management areas can be an amenity for the community. A well-designed filter marsh, planted with native species can be beautiful and educational.

Increased building area and residential density will require increased off-street parking. Increased parking will require less of open space, parking under buildings or structured parking (parking garage)

LEGEND

1. affordable housing - three stories
2. retail / incubator businesses - one story
3. community center - two stories
choice pantry
soup kitchen
thrift store
catholic charities offices
community rooms
adult classes
4. clinic - one story over parking
exam rooms
non-emergency
mental health
prevention
dental
5. stormwater management
6. filter marsh
7. nature preserve
8. public plaza
9. onstreet parallel parking
10. onstreet angle parking
11. playground
12. off-street parking
13. service yard

SITE PLAN

Immokalee Community Redevelopment Area (ICRA) Budget Priorities

CRA Capital Fund 786

Mission Statement: To account for the Immokalee CRA Capital Projects and Programs to ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Redevelopment Area (Immokalee CRA).

Notes: The Immokalee CRA Capital Fund has been established to properly account for capital projects and distinct programs undertaken by the CRA.

Forecast FY23: The forecast budget includes funding for the following projects:

- 50243 - Stormwater Infrastructure Improvements \$278,000
- 50244 - South Immokalee Sidewalk Project \$414,300
- 50245 - Parks and Recreation Partnership \$140,000
- 50246 - Neighborhood Revitalization \$383,600
- 50247 - Mobility \$50,000
- 50248 - Main Street Corridor Project \$1,244,000
- 50250 - First Street Corridor \$250,000
- 50252 - Commercial Grant Programs \$100,000
- 50269 - Lighting \$100,000

Revenue from CRA Property Sale - \$600K minus any closing costs – deposited in 787 – to be allocated at the end of FY23 – suggested allocation – Main Street Corridor

Current FY24: The budget includes funding for the following projects:

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- 50244 - South Immokalee Sidewalk Project \$110,000
- 50245 - Parks and Recreation Partnership \$50,000
- 50246 - Neighborhood Revitalization \$113,900
- 50248 - Main Street Corridor Project \$250,000
- 50269 – Lighting \$25,000

Immokalee Community Redevelopment Area (ICRA) Budget Priorities

The 2022 amendment to the Community Redevelopment Plan lays out the framework of goals, objectives, and strategies to support the overall community vision. Below are the five goals and the specific projects identified to implement the vision.

Tax Increment Funds have been allocated to complete the projects.

GOAL – 4.2.1 Celebrating Culture: Create a Cultural Destination

Preserve and enhance the rich mix of cultures and heritage in Immokalee and embrace new ones as they are identified. Status: Staff is meeting monthly with Parks & Recreation to coordinate upcoming project partnerships.

Project funds have been allocated for Paver Repairs at Zocalo in the amount of \$29,125.

Project: 50245
Parks and Recreation
Budget Allocation: \$140,000

GOAL – 4.2.2 Economic Development

Strengthen the economic health of Immokalee.

Status: Staff continues to market program. No project funds have been allocated for Commercial Façade Grants Improvements in 2023.

Project: 50252
Commercial Grant Programs
Budget Allocation: \$100,000

GOAL – 4.2.3 Housing

Provide a mix of housing types and price points to allow for safe, high-quality dwelling unit options in Immokalee.

Status: Staff is coordinating with local partner to update a study of the Eden Park area. No project funds have been allocated for this revitalization project in 2023.

Project: 50246
Neighborhood Revitalization
Budget Allocation: \$383,600

Immokalee Community Redevelopment Area (ICRA) Budget Priorities

GOAL – 4.2.4 Infrastructure

Maintain a high quality of life for all residents and visitors of Immokalee.

Project initiated in 2022 – Immokalee Sidewalk Phase III Eustis Avenue and West Delaware Avenue

Partnership with Immokalee Beautification MSTU contribution of \$144,763. Federal Appropriation Funds estimated at \$987,000.

Status: Contingent on Federal Appropriation grant award. Staff is conducting environmental review of project area and has hired CEI services. Total funds allocation is \$113,615.60,

Project: 50244
South Immokalee Sidewalk Project
Budget Allocation: \$414,300

Main Street Corridor Streetscape Project SR 29 (Main Street) from 9th Street to E. 2nd Street Project initiated in 2022 – Partnership with Immokalee Beautification MSTU contribution of \$212,598. Status: Design portion of project is underway. No project funds have been allocated in 2023.

Project: 50248
Main Street Corridor Project
Budget Allocation: \$644,000

Project Initiated in 2022

First Street Corridor Pedestrian Safety Improvements Project South 1st Street from Main Street to School Road/ Seminole Crossing Trail.

Community Development Block Grant (CDBG) award of \$250,000 for design portion.

Status: Staff was awarded CDBG funds in FY23 for design portion. No project funds have been allocated in 2023.

Immokalee Community Redevelopment Area (ICRA) Budget Priorities

Project: 50250**First Street Corridor****Budget Allocation: \$250,000**

Immokalee Complete Streets

Transportation Investment Generation Economic Recovery (TIGER) Grant. Project initiated in 2023. - Partnership with Collier County and MSTU. This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding the streetlight electric bill after the completion of the project.

Project: 50269**Lighting****Budget Allocation: \$100,000**

Status: Staff is coordinating stormwater projects with county staff. No project funds have been allocated for stormwater project in 2023.

Project: 50243**Stormwater Infrastructure Improvements****Budget Allocation: \$278,000**

No project funds have been allocated for Mobility Projects.

Project: 50247**Mobility****Budget Allocation: \$50,000**

GOAL – 4.2.5 Implementation /Administration

Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.

Status: On-going administrative efforts and continued coordination with the Immokalee Beautification Municipal Service Taxing Unit (MSTU) to achieve the CRA goals and objectives. Continue Redevelopment Plan Implementation, Land Development Code Outreach, continue to coordinate and leverage Immokalee Funds with other agencies, and Continue Community Outreach.

CRA ACTION ITEM

LAKE TRAFFORD ROAD CORRIDOR AND CARSON ROAD LIGHTING PROJECT

Jacobs Engineering Group, Inc. (Jacobs)

Project Description:

To provide a lighting study and final design plans for a future roadway lighting project along Lake Trafford Road (from Anne Olesky Park to North 15th Street) and Carson Road (from Lake Trafford Road to Immokalee Drive) to support pedestrian safety improvements. The goal of the improvements is to enhance public safety and encourage economic development, while minimizing energy consumption.

Proposal: Jacobs proposed \$249,930 for final design plans for the Lake Trafford Road (4.8 miles) and S Carson Road (.5 miles) corridors. Consultant will be ready to begin work immediately upon the Notice to Proceed with a proposed 365-day schedule.

Scope of Work:

- Consider roadway lighting and pedestrian lighting standards to recommend a system that will satisfy the needs of the community.
- Evaluate leasing of LCEC LED lighting equipment to support a lighting network.
- Identify and call for removal of existing LCEC equipment (as applicable) to be replaced with upgraded LCEC leased equipment.
- Identify the ROW within the project boundaries.
- Review the Transportation Division's plans for the proposed improvements of Lake Trafford Road Project consisting of sidewalks, bike lanes and drainage improvements on both sides of Lake Trafford Road and Carson Road sidewalk improvements along the east side.
- Provide limited Subsurface Utility Engineering (SUE) along proposed lighting corridors to identify underground utilities to be relocated/protected in place or avoided.
- Conduct consultations with Collier County Traffic Operations & LCEC to finalize lighting plans.
- Obtain data and map the latest available counts and five-year crash history for the corridors.
- Consultant shall deliver: (1) Lighting Study (Justification) Report, (2) Lighting Design Analysis Report, (3) Final Lighting Plans for Lake Trafford Road and Carson Road, and (4) Traffic Count and Accident Summary Map.

Funding Source:

The Immokalee Beautification Municipal Taxing Unit (MSTU) does not have the engineering funds (631400) to cover the total costs of the design project due to other project commitments (Fund 162) within the community. CRA has funds in 786 under lighting or Neighborhood Revitalization if cost share is utilized.

RECOMMENDATION:

Recommend CRA board approve staff to move forward utilizing Jacobs Engineering Group, Inc. in the amount of \$249,930 as a cost sharing project with the MSTU. The CRA approves cost sharing from CRA Capital Fund 786-138346-50246 (Neighborhood) – 763100 (Improvements) in the amount of \$100,000.00. The MSTU shall cover the difference of \$149,930 from MSTU Fund 162-162524-631400 (Engineering Fees).