

EXECUTIVE SUMMARY

Recommendation that the Board of County Commissioners (BCC), acting as the Community Redevelopment Agency Board (CRA), accept the March 23, 2022, Letter of Intent submitted by Catholic Charities Diocese of Venice, Inc., and authorize staff to obtain an appraisal, and bring back for Board consideration a negotiated Purchase Agreement to convey 1.96 acres of CRA owned property in the Immokalee Community Redevelopment Area.

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

CONSIDERATIONS: 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 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.

Total cost to purchase the lot was \$232,500 plus closing cost. Funds were provided from the Immokalee CRA reserves. Total cost to remove an existing tower and fence and maintain the property over the past 12 years is estimated at \$73,640.

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 approximately 7 acres at the corner of Ninth and Main Street in downtown Immokalee. The concept plan includes a mix of uses including an urgent care facility; improved social services; community meeting room; administrative offices; retail space; and affordable housing.

At the June 16, 2021, the Immokalee Local Redevelopment Advisory Board (Advisory Board) meeting, the LOI was presented along with the concept plan. Representatives from Catholic Charities provided an overview of the project. Topics of concern included selling price and commitment that the development would occur. After the concerns were discussion, the Advisory Board voted unanimously (8-0) to direct staff to continue the conversation with Catholic Charities.

On October 15, 2021, Catholic Charities provided a follow-up letter and a copy of its appraisal report. At the October 20, 2021, Advisory Board meeting, Catholic Charities provided an overview of the proposed project and shared the appraised amount of \$420,000. After discussion, Catholic Charities volunteered to update the conceptual plan based on comments received. The Advisory Board requested a community meeting be held to get more input on the proposal. The Advisory Board voted unanimously (8-0) to table the discussion for a future meeting.

On January 26, 2022, a community meeting was held to discuss the future use of the CRA property. Catholic Charities presented the updated concept plan which includes a health clinic; community center

07/12/2022

which will include soup kitchen, thrift store, office space, community meeting rooms, and classroom space; retail space for startup businesses; and an affordable market rate housing component. They noted the changes in the conceptual site plan to accommodate the comments for community members and clarified that all services will be available to the entire community. Total Project cost is estimated at \$25 million. Phase 1 is estimated at \$11.6 million. Catholic Charities noted they are already receiving donations for this project, and they have the ability to raise the additional capital needed once they have secured the land. Catholic Charities also noted they would agree to a reverter clause if the Phase 1 development wasn't completed within an agreed upon time frame and would update their appraisal.

Based on input received from the public meeting and the Advisory Board, Catholic Charities provided an updated LOI on March 22, 2022. The LOI was reviewed by the Advisory Board on March 23, 2022. Concerns were raised regarding the CRA's right of first refusal to purchase the property back at market value. A motion was made to recommend acceptance of the LOI. The motion passed 6 to 3. After discussion, Catholic Charities clarified that if the development did not occur within five-years the CRA would have the first right of refusal to purchase back the property from Catholic Charities at the original purchase price as would be determined in the Purchase Agreement. A revised letter was provided with the updated language dated March 23, 2022. The Advisory Board voted unanimously (8-0) to recommend acceptance of the Letter of Intent.

The proposed Purchase Agreement will at a minimum determine final purchase price, milestones related to development and the reverter clause. Independent appraisals were previously prepared however, they are outdated and need to be updated.

If this item is approved, a Purchase Agreement will be presented to the Board at a future meeting.

FISCAL IMPACT: The site was purchased in 2010 for \$232,500 plus closing cost. The disposition of the site would provide additional revenue to fund other Immokalee CRA priorities and eliminate the need for ongoing maintenance of the property. Funds to complete the appraisal, estimated at \$442, are available in Immokalee CRA Fund (186).

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. The Advisory Board would also like to review the final Purchase Agreement before the CRA would proceed to final consideration.

LEGAL CONSIDERATIONS: This item is approved as to form and legality, and requires majority vote for approval. - (HFAC)

RECOMMENDATION: Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), accept the Letter of Intent submitted by Catholic Charities Diocese of Venice, Inc., and authorize staff to obtain an appraisal, negotiate a Purchase Agreement and bring back for Board consideration the proposed Purchase Agreement to convey 1.96 acres of CRA owned property in the Immokalee Community Redevelopment Area.

Prepared by: Debrah Forester, CRA Director

ATTACHMENT(S)

1. Published 30 day notice disposition of property (PDF)
2. March 23 2022 Catholic Charities Letter of Intent (PDF)
3. Catholic Charities Concept Plan (PDF)
4. Item 16.B.2 May 24 2022 Executive Summary Item (PDF)

07/12/2022

COLLIER COUNTY
Board of County Commissioners

Item Number: 16.B.1**Doc ID:** 22642

Item Summary: Recommendation that the Board of County Commissioners (BCC), acting as the Community Redevelopment Agency Board (CRA), accept the March 23, 2022, Letter of Intent submitted by Catholic Charities Diocese of Venice, Inc., and authorize staff to obtain an appraisal, and bring back for Board consideration a negotiated Purchase Agreement to convey 1.96 acres of CRA owned property in the Immokalee Community Redevelopment Area.

Meeting Date: 07/12/2022**Prepared by:**

Title: – County Manager's Office

Name: Debrah Forester

06/27/2022 11:39 AM

Submitted by:

Title: – County Manager's Office

Name: Debrah Forester

06/27/2022 11:39 AM

Approved By:

Review:

Corporate Business Operations	Jennifer Reynolds	Stage 1 Review	Completed	06/27/2022 11:54 AM
Tourism	Kelly Green	Stage 1 Review	Completed	06/27/2022 11:57 AM
County Manager's Office	Debrah Forester	Director - CRAs	Completed	06/28/2022 8:41 AM
County Attorney's Office	Heidi Ashton-Cicko	Level 2 Attorney of Record Review	Completed	06/30/2022 4:27 PM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	07/01/2022 8:21 AM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	07/01/2022 8:54 AM
Office of Management and Budget	Christopher Johnson	Additional Reviewer	Completed	07/06/2022 8:39 AM
County Manager's Office	Dan Rodriguez	Level 4 County Manager Review	Completed	07/06/2022 12:42 PM
Board of County Commissioners	Geoffrey Willig	Meeting Pending		07/12/2022 9:00 AM

Public Notices

Public Notices

Public Notices

NOTICE CONCERNING DISPOSITION OF PROPERTY IN THE IMMOKALEE COMMUNITY REDEVELOPMENT AREA

Notice of an Invitation for Proposals is hereby given and responses will be received until 5:00pm EST on Monday, June 27, 2022 by the Immokalee Community Redevelopment Area (ICRA) Office, 750 South 5th Street, Suite C., Immokalee, FL 34142 for the purpose of facilitating the disposition of certain real property located in Collier County, Florida.

Notice is hereby given that the Collier County Community Redevelopment Agency (the "Agency") is calling for proposals and will conduct a subsequent public meeting to consider proposals concerning the means and methods for disposition of certain property and use rights-to-wit:

1. Disposition of approximately 1.96 acres now owned by the Agency (The "Subject Property") within the area known as the Immokalee Community Redevelopment Area (the "Redevelopment Area"). The Subject Property is located within the 17,092 acres Redevelopment Area in Section 4, Township 47 South, Range 29 East in Collier County. The parcel is more commonly described as 107 South 9th Street Immokalee, Florida (Folio #00122840009).

As soon as feasible, the Agency desires to embark upon a substantial redevelopment of the subject property located in unincorporated areas of Collier County pursuant to the Collier County Community Redevelopment Plan approved and adopted by the County on May 10, 2022. Pursuant to Section 163.380, Florida Statutes, the Agency desires to sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person or persons, or may retain such property for public use. Such disposition must be consistent with a community redevelopment plan for the area, subject to such obligations, covenants, conditions, and restrictions running with the land as County deems is desirable to remedy blighted area condition and carry out the redevelopment of the Redevelopment Area.

2. The Community Redevelopment Plan represents the guiding principles for the redevelopment initiative. The Agency has negotiated with Catholic Charities since May 21, 2021 for an interest in the Subject Property, but has no commitment or obligation to accept such proposal. Copies of the Collier County Community Redevelopment Plan, the draft proposal from Catholic Charities, and accompanying explanatory materials are available on the Immokalee Community Redevelopment Area's website at www.immokaleecra.com or may be obtained from the Immokalee Community Redevelopment Area Office at 750 South 5th Street, Suite C., Immokalee, FL 34142. The Agency desires as a matter of good public policy, and is required by law to consider alternative proposals concerning the disposition of the Subject Property, and redevelopment proposals involving lands owned by and controlled by the Agency. The Agency encourages proposals from any interested and capable persons.

3. Responsible proposers must be able to demonstrate that they have the skill set, financial and legal ability to carry out any proposal made. Any proposal received will be subject to the determination made by the Agency that it is in the public interest and in the furtherance of the purposes of Part III of Chapter 163, Florida Statutes, relating to community redevelopment. All proposers are encouraged to carefully review Part III or Chapter 163, Florida Statutes, and particularly Section 163.380 thereof relating to disposition of property in a community redevelopment area. A responsible proposer must provide a written proposal to the Collier County Community Redevelopment Agency - ICRA, on or before Monday, June 27, 2022 on or before 5:00 pm. All proposals received by the Agency will be evaluated in accordance with Section 163.380, Florida Statutes; as well as, the criteria and objective in this Notice.

It is anticipated that one proposer will be selected to negotiated and enter into an agreement which will achieve the Agency's objective of (a) accomplishing the Agency's community redevelopment vision, (b) best recovering the costs incurred by the Agency in acquiring the lands involved, and (c) initiate redevelopment as soon as feasible. The Agency will consider all feasible alternatives which achieve the foregoing objectives.

4. The Agency unequivocally reserves the right to reject any and all responses. This notice is additionally provided in order to comply with the requirements of Part III, Chapter 163, Florida Statutes. Questions or further inquiries may be directed to Debrah Forester, Director at (239) 252-8846.

May 27, 2022

#5275380

Attachment: Published 30 day notice disposition of property (22642 : Immokalee CRA Property)



Most Reverend Frank J. Dewane, Bishop of Venice in Florida
 Rev. Msgr. Stephen E. McNamara, V.F. - Vicar General
 Dr. Volodymyr Smeryk, M.A., J.C.D., J.D. - Chancellor

Rita Cavuoto, Chair
 Robert Farnham, Vice-Chair
 Eduardo Gloria, Interim CEO

March 23, 2022

Debrah Forester
 Director, Immokalee CRA
 750 South 5th Street
 Immokalee, FL 34142

RE: Letter of Intent to purchase 107 S 9th Street, Immokalee, FL property
 Parcel No. 00122840009

Dear Debrah,

We respectfully submit this revised letter of intent to purchase the above referenced CRA property as discussed during the January 26, 2022 meeting with Immokalee CRA Board and members of the community.

As we stated during that meeting, Catholic Charities is amenable to including a reversionary clause on the purchase giving the Immokalee CRA right of first refusal to purchase the property back from Catholic Charities (at original purchase price) should no reasonable development progress be achieved by a certain time. Based on feedback and the scope of work for development, our estimate is that a 5-year timeline would be favorable for both parties.

Also, for the current purchase of the property, Catholic Charities recognizes that the market value for the property may need updated appraisals. Catholic Charities is willing to look at the appraised values that were obtained and come to a mutually agreed upon established value.

We look forward to meeting with you, your staff, and the CRA Board to discuss next steps.

Please call me at 941-323-2639 or write me at eduardo.gloria@catholiccharitiesdov.org if you have any questions. Thank you.

Sincerely,

Eduardo Gloria
 Interim Chief Executive Officer



CREDIBILITY • INTEGRITY • ACHIEVEMENT

Immokalee Community Campus Concept

IMMOKALEE COMMUNITY CAMPUS CONCEPT



JUST SOME OF THE POSSIBILITIES

- 1. Affordable housing - three stories
- 2. Community center - two stories
- 3. Community center - two stories
- 4. Office space - two stories
- 5. Office space - two stories
- 6. Office space - two stories
- 7. Office space - two stories
- 8. Office space - two stories
- 9. Office space - two stories
- 10. Office space - two stories
- 11. Office space - two stories
- 12. Office space - two stories
- 13. Office space - two stories



IMMOKALEE COMMUNITY CENTER
CONCEPTUAL SITE PLAN



EXECUTIVE SUMMARY

Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), direct 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, and invite proposals from, and make all pertinent information available to, private developers or any persons interested in undertaking to redevelop or rehabilitate this parcel.

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

CONSIDERATIONS: On March 23, 2010, the Board of County Commissioners acting as the Collier County Community Redevelopment Agency Board (CRA), approved the purchase of a vacant lot at the corner of South 9th Street and Boston Avenue to create a public plaza as identified in the 2010 Public Realm Plan. The Plan identified a 1st Street Plaza and a 9th Street Plaza. The cost to purchase the lot was \$232,500 plus closing cost. Funds were provided from the Immokalee CRA reserves. The cost to remove an existing tower and fence and maintain the property over the past 12 years is estimated at \$73,640.

While the CRA did complete the 1st Street Plaza (Zocalo Park) in 2014, the 9th Street Plaza has not been implemented due to funding limitations and other priorities. In 2015, the CRA reviewed a request from Save-A-Lot to do a land swap for the Main Street frontage of the CRA property. However, that proposal did not materialize. No formal request for proposals to sell the property have been issued.

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 approximately 7 acres at the corner of Ninth and Main Street in downtown Immokalee. The concept plan includes a mix of uses including an urgent care facility; improved social services; community meeting room; administrative offices; retail space; and affordable housing.

At the June 16, 2021, the Immokalee Local Redevelopment Advisory Board (Advisory Board) meeting, the LOI was presented along with the concept plan. Representatives from Catholic Charities provided an overview of the project. Topics of concern included selling price and commitment that the development would occur. After discussion, the Advisory Board voted unanimously (8-0) to direct staff to continue the conversation with Catholic Charities.

On October 15, 2021, Catholic Charities provided a follow-up letter and an appraisal of the property. At the October 20, 2021 Advisory Board meeting, Catholic Charities provided an overview of the proposed project and shared the appraised amount of \$420,000. After discussion, Catholic Charities volunteered to update the conceptual plan based on comments received. The Advisory Board requested a community meeting be held to get more input on the proposal. The Advisory Board voted unanimously (8-0) to table the discussion for a future meeting.

On January 26, 2022, a community meeting was held to discuss the future use of the CRA property. Catholic Charities presented the updated concept plan which includes a health clinic; community center which will include soup kitchen, thrift store, office space, community meeting rooms, and classroom space; retail space for startup businesses; and an affordable market rate housing component. They noted the changes in the site plan to accommodate the comments for community members and clarified that all services will be available to the entire community. Total Project cost is estimated at \$25 million. Phase 1 is estimated at \$11.6 million. Catholic Charities noted they are already receiving donations for this

05/24/2022

project, and they have the ability to raise the additional capital needed once they have secured the land. Catholic Charities also noted they would agree to a reverter clause if the Phase 1 development wasn't completed within an agreed upon time frame and would update their appraisal.

Based on input received from the public meeting and the Advisory Board, Catholic Charities provided an updated LOI on March 22, 2022. The LOI was reviewed by the Advisory Board on March 23, 2022. Concerns were raised regarding the CRA's right of first refusal to purchase the property back at market value. A motion was made to recommend acceptance of the LOI. The motion passed 6 to 3. After discussion, Catholic Charities clarified that if the development did not occur within five-years the CRA would have the first right of refusal to purchase back the property from Catholic Charities at the original purchase price as would be determined in the Purchase Agreement. A revised letter was provided with the updated language dated March 23, 2022. The Advisory Board voted unanimously (8-0) to recommend acceptance of the Letter of Intent.

Before the Board can consider the Letter of Intent, Florida Statutes Section 163.380(3)(a) requires the following process:

Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

As a result of this notice, the County may receive other proposals from Developers interested in this parcel. Staff will bring all submitted proposals to the Board, along with the Letter of Intent, for the Board's consideration. The Advisory Board will have an opportunity to review and provide recommendations to Board prior to the Board's consideration.

FISCAL IMPACT: Estimated cost to advertise is \$1,200. Funds are available in Immokalee CRA Fund 186.

GROWTH MANAGEMENT IMPACT: None at this time. The property may need to be rezoned based on the successful proposal.

LEGAL CONSIDERATIONS: This item has been reviewed by the County Attorney, is approved as to

form and legality, and requires majority vote for approval. -JAK

RECOMMENDATION: The Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), direct 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, and invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate this parcel.

Prepared by: Debrah Forester, CRA Director

ATTACHMENT(S)

1. #1 Site Aerial (PDF)
2. #2 May 21 2021 Catholic Charities Letter of Intent (PDF)
3. #3 October 15 2021 Catholic Charities Letter and Appraisal (PDF)
4. #4 January 26 Public Meeting Notice (PDF)
5. #5 January 26 Community Meeting Presentation (PDF)
6. #6 January 26 Site Plan (PDF)
7. #7 March 22 2022 Catholic Charities Letter. of Intent (PDF)
8. #8 March 23 2022 Catholic Charities Letter of Intent (PDF)

**COLLIER COUNTY
Board of County Commissioners**

Item Number: 16.B.2

Doc ID: 22244

Item Summary: *** This item continued from the May 10, 2022, BCC Meeting. ***
Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRA), direct 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, and invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate this parcel.

Meeting Date: 05/24/2022

Prepared by:

Title: Sr. Operations Analyst – County Manager's Office

Name: Geoffrey Willig

05/12/2022 2:45 PM

Submitted by:

Title: – County Manager's Office

Name: Debrah Forester

05/12/2022 2:45 PM

Approved By:

Review:

Tourism	Kelly Green	Stage 1 Review	Completed	05/12/2022 2:51 PM
Corporate Business Operations	Jennifer Reynolds	Stage 1 Review	Completed	05/12/2022 2:55 PM
County Manager's Office	Debrah Forester	Director - CRAs	Completed	05/12/2022 5:18 PM
County Attorney's Office	Heidi Ashton-Cicko	Level 2 Attorney of Record Review	Completed	05/13/2022 8:26 AM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	05/13/2022 8:34 AM
Office of Management and Budget	Christopher Johnson	Additional Reviewer	Completed	05/13/2022 9:00 AM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	05/13/2022 4:35 PM
County Manager's Office	Dan Rodriguez	Level 4 County Manager Review	Completed	05/17/2022 3:04 PM
Board of County Commissioners	Geoffrey Willig	Meeting Pending		05/24/2022 9:00 AM

Attachment: Item 16.B.2 May 24 2022 Executive Summary Item (22642 : Immokalee CRA Property)