



IMMOKALEE
CRA

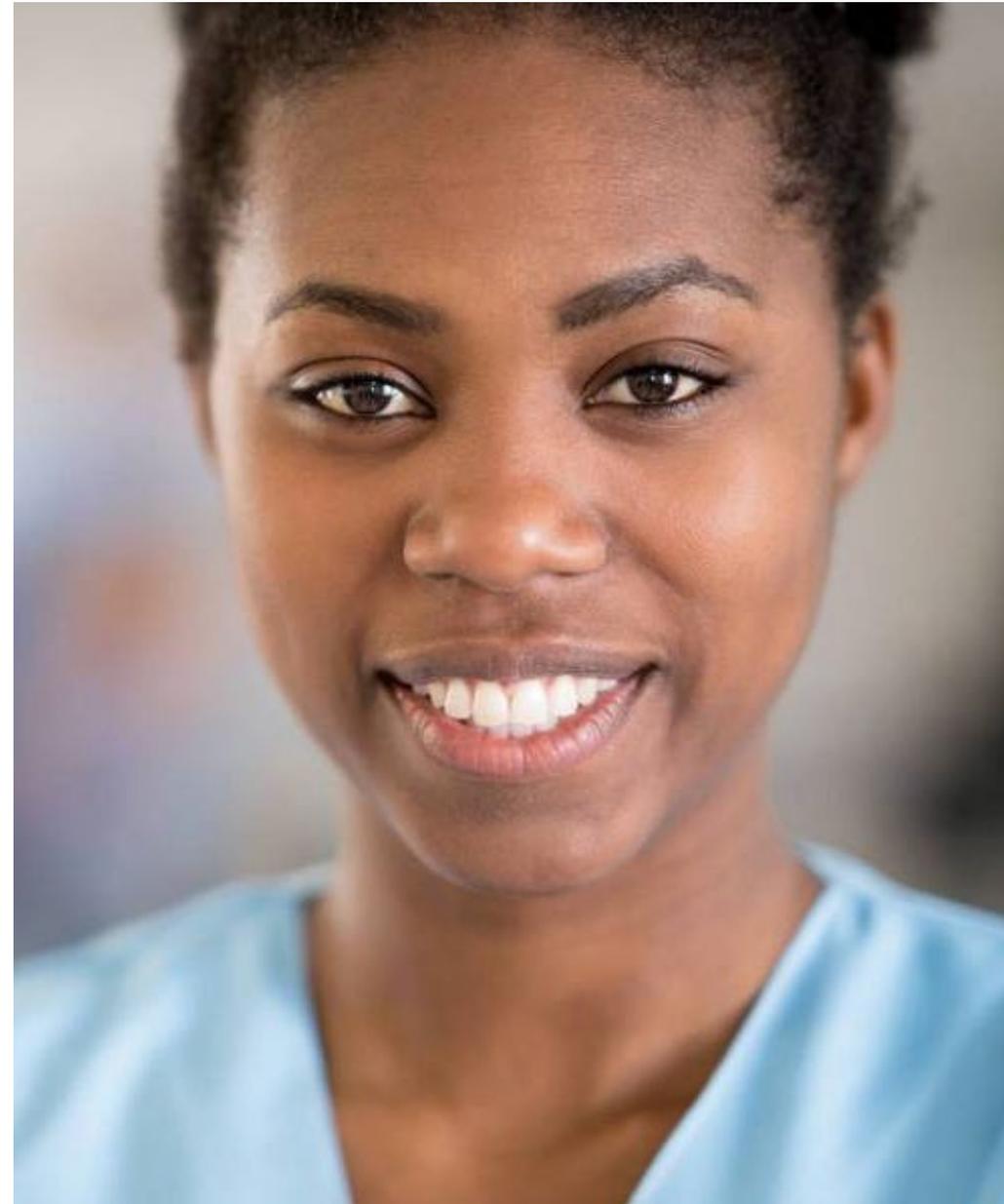
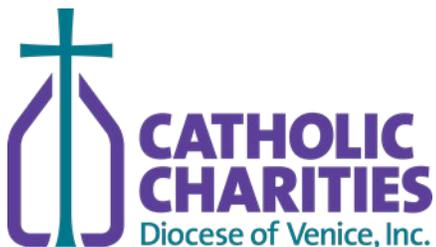
Catholic Charities



ABOUT US

Catholic Charities Diocese of Venice offers 36 programs serving persons in need at 40 sites across 10 Southwest Florida counties.

- This includes offices, housing developments, outreach services, food pantries, and early learning facilities.
- Historically, the Catholic Church began providing services in Immokalee in 1957 when Our Lady of Guadalupe Parish was established.
- Catholic Charities started as Catholic Social services of Collier County in 1968 - more than 54 years of service in Collier. Catholic Charities name established in 1982.



CURRENT SERVICES IN COLLIER IN COLLIER COUNTY

GUADALUPE SOCIAL SERVICES

Provides food pantry, soup kitchen, clothing exchange, showers, immigration services, adult education, and financial assistance.

GOLDEN GATE SENIOR CENTER

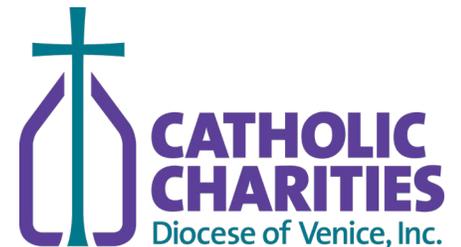
Provides a variety of programs, classes, hot lunches, food pantry, employment assistance, and resources to more than 1,300 seniors and caregivers in Collier.

FAMILY COUNSELING CENTER

Provides in person and tele-health therapy for children and adults experiencing depression, trauma, anxiety disorders, marital problems, eating disorders and addiction.

JUDY SULLIVAN FAMILY RESOURCE CENTER

Provides choice food pantry, weekend lunches for students, mobile food pantry to seniors and families, empowerment services, and financial assistance in Naples.



LISTENING TO IMMOKALEE

NEEDS IDENTIFIED IN STUDIES AND CRA MEETINGS

- Public Facilities and Meeting Spaces
- Green Spaces for Immokalee Community
- New Commercial Real Estate for Local Businesses
- Housing for all ranges of income – not just low income.
- Improved Infrastructure – Streets, Sidewalks, Parking



NEW OPPORTUNITY

- Catholic Charities has acquired the 4.5 acres of property adjacent on the West side of the Immokalee CRA parcel on the corner of West Main Street and South 9th Street.
- Catholic Charities seeks to acquire the CRA property (at market value) to develop a community campus that will be built in two phases.
- Why? Because it will meet needs and because...as Cardinal Ferrell said: “We help people because we are Catholic, not because they’re Catholic.”

PHASE I		
Gudalupe Social Services	\$	6,160,000
Urgent Care Clinic	\$	5,500,000
Sub Total Phase I	\$	11,660,000

CAPITAL STACK PHASE I		
Committed by Catholic Charities	\$	1,300,000
Private Donor	\$	1,000,000
Norther Trust New Market Tax Credits	\$	2,332,000
Capital Campaign	\$	7,028,000
TOTAL CAPITAL STACK	\$	11,660,000

PHASE II		
50 Housing Units	\$	11,000,000
Commerical Retail	\$	2,200,000
Sub Total Phase II	\$	13,200,000
Total Project	\$	24,860,000

FEATURES
Community Meeting Room; Offices, Classrooms, Soup Kitchen, Choice Food Pantry
Urgent care, Mental Health, Dental, Preventive Care
Total Estimated Cost

Secured
Secured
In Process
Initiating 2022

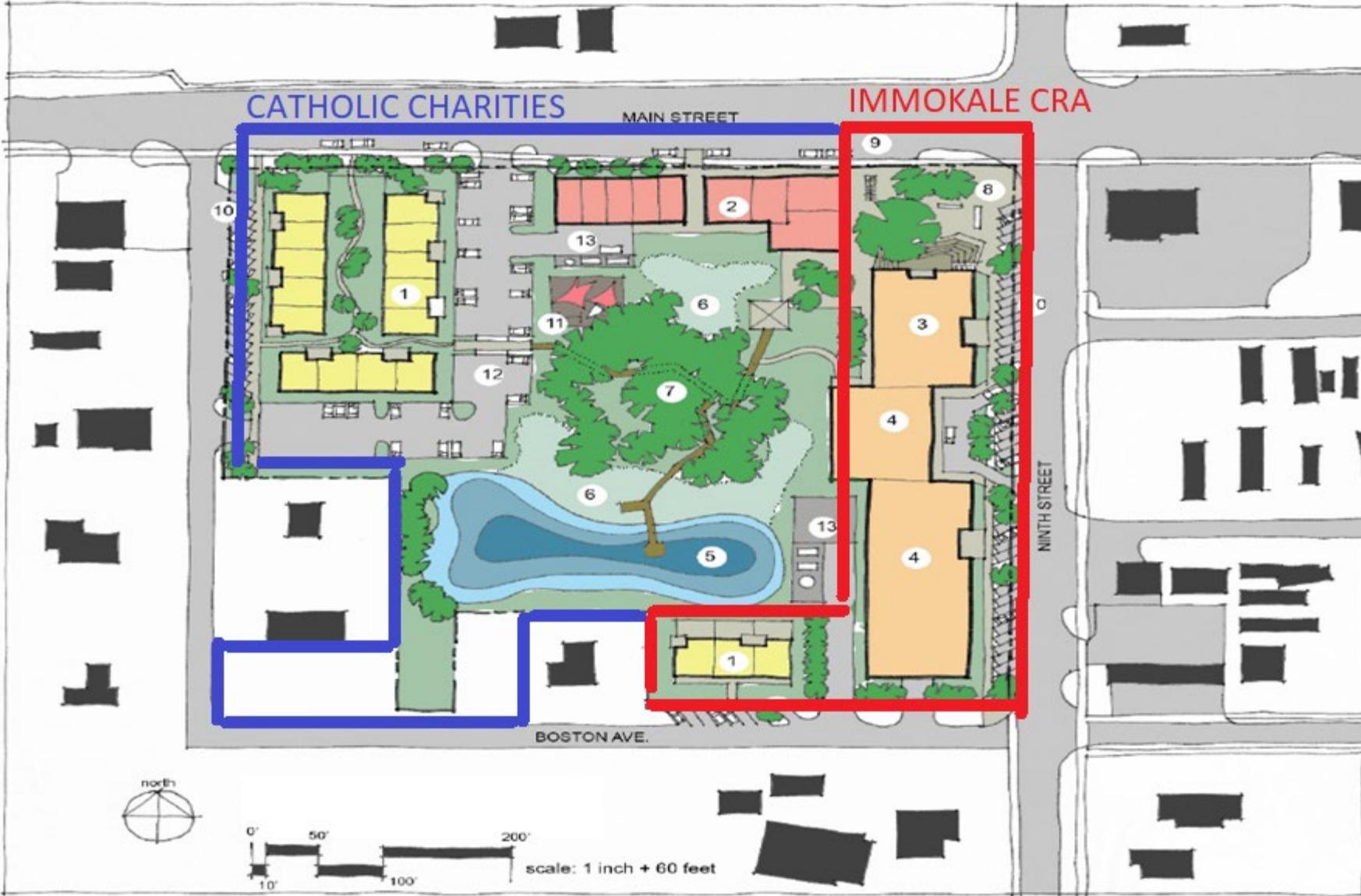
Housing (type and income ranges to be determined)
Business Incubator Program Supporting Small Locally Owned Businesses

Total Benefit to the Immokalee Community

IMMOKALEE COMMUNITY CAMPUS CONCEPT



IMMOKALEE COMMUNITY CAMPUS CONCEPT



- ## LEGEND
- 1. at market affordable housing
 - 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

CONCEPTUAL MASTER PLAN FOR A COMMUNITY CENTER IN IMMOKALEE

IMPORTANT POINTS

PROPOSAL:

- CATHOLIC CHARITIES (CCDOV) WILL PURCHASE THE CRA PARCEL AT MARKET VALUE
- CCDOV WILL SELL PROPERTY BACK TO CRA IF NO DEVELOPMENT TAKES PLACE IN **3** YEARS.
- CCDOV HAS EXPERIENCE DEVELOPING PROJECTS OF THIS SIZE AND SCALE

BENEFITS:

- LOW RISK AND HIGH GAIN
 - \$25 MILLION DOLLAR PROJECT TO BENEFIT THE COMMUNITY – WHEN PHASE I AND II COMPLETED.
 - COMMUNITY WIDE NEEDS MET – MEETING SPACE, GREEN SPACE, URGENT CARE, CLASSROOMS
 - SAME TIMELINE OTHER DEVELOPERS WOULD NEED IF CRA PROPERTY CONVEYED FOR OTHER PURPOSES
 - PHASE II WOULD SUPPORT CRA PRIORITIES AS WELL – NEWCOMMERCIAL RETAIL SPACE AND BUSINESS INCUBATOR

SOURCES REFERENCED

- 40+ years of service in Immokalee – our experience
- The people have spoken – feedback from clients, local partners, and community
- 2019 Collier Community Health Assessment
- Florida Gulf Coast – Immokalee Master Plan Study
- Florida Housing Coalition – Building Capacity for Affordable Housing in Immokalee 2016
- Other reports
 - Meridian Appraisal Group – Market Study of Eden Park – Esperanza Neighborhood
 - Collier County Immokalee Road / Randall Boulevard Planning Study 2020



THANK YOU..ANY QUESTIONS?



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