

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home !

**JOINT MEETING
OF THE COMMUNITY
REDEVELOPMENT AGENCY
&
THE IMMOKALEE
BEAUTIFICATION
MSTU
(Municipal Service Taxing Unit)
ADVISORY COMMITTEE**

**February 15, 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
-  BCC Joint Workshop
-  Joint Meeting
-  Cancelled
-  No Meeting

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
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
Estill Null
Edward "Ski" Olesky
Yvar Pierre

MSTU Advisory Committee

Christina Guerrero
Chairman

Bernardo Barnhart
Vice- Chair

Ana Estrella
Andrea Halman
Norma Garcia
Cherryle Thomas
David Turrubiardez Jr.

CRA Staff

Debrah Forester
CRA Director

Christie Betancourt
Operations Manager

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative
Assistant

**Joint Meeting of the Collier County Community Redevelopment Agency
Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification
MSTU Advisory Committee.**

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

February 15, 2023 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Moment of Silence.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(CRA & MSTU Action Item)*
- E. Approval of Agenda. *(CRA & MSTU Action Item)*
- F. Approval of Consent Agenda. *(CRA & MSTU Action Item)*
 - 1. Minutes
 - i. CRA Advisory Board Meeting for January 18, 2023 (Enclosure 1)
 - ii. MSTU Advisory Committee Meeting for January 25, 2023 (Enclosure 2)
 - 2. Budget Reports (Enclosure 3)
 - 3. Code Enforcement Report (Enclosure 4)
 - 4. Staff Reports
 - i. Program Manager Report (Enclosure 5)
 - ii. Project Manager Report (Enclosure 6)
 - iii. Project Observation Field Report (Enclosure 7)
- G. Announcements.
 - 1. Public Comment speaker slips
 - 2. Communications Folder
 - 3. Community Meetings (Enclosure 8)
- H. Other Agencies.
 - 1. FDOT updates
 - 2. Other Community Agencies
- I. Community Presentations
 - 1. Land Development Code Updates - The Neighborhood Company
- J. Old Business.
 - 1. Contractor Maintenance Report
 - i. A&M Property Maintenance
 - a. Maintenance Report & Schedule (Enclosure 9)
 - 2. Main Street Streetscape Improvement Project – Johnson Engineering
 - i. Public Meeting #2 – CareerSource SWFL – 2/15/2023 - 5 pm – 7pm

3. Advisory Board Member (*CRA Action Item*)
 - i. CRA Reappointment
 - a. Mark Lemke (Enclosure 10)
 - b. Edward “Ski” Olesky (Enclosure 11)
 4. 2022 CRA Annual Report (Enclosure 12) (*CRA Action Item*)
 5. Replacement of Lightpole #7 located at Triangle Area (Enclosure 13) (*MSTU Action Item*)
- K. New Business.
- L. Citizen Comments.
- M. Next Meeting Date.
The CRA and MSTU board will be meeting Jointly on Wednesday March 15, 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 February 14, 2023, at 4:00 P.M. You may attend the meeting in person on February 15, 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 Yuridia Zaragoza at 239.867.0025 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

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board on January 18, 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 Vice-Chair Jonathan Argueta at 9:00 A.M.

B. Pledge of Allegiance and Moment of Silence.

Jonathan Argueta led the Pledge of Allegiance and Michael Facundo opened with a prayer.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA board.

CRA Advisory Board Members Present in Person:

Jonathan Argueta, Michael “Mike” Facundo, Andrea Halman, Frank Nappo, Estil Null, Edward “Ski” Olesky, and Yvar Pierre.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Patricia “Anne” Goodnight and Mark Lemke.

Others Present in Person:

Andrew VanValin, Jeffrey Bookstein, Marlene Dimas, Jamie Ulmer, Misty Smith, Lee Van Gelder, Gil Tabares, and Commissioner Bill McDaniel.

Others Present via Zoom:

Helen Midney, Lincoln Price, Lupita Vazquez Reyes, Donika Farnham, and Catherine Cordova.

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

D. Voting Privileges for Board Members via Zoom.

No board member was present via Zoom.

CRA Action: No Action Taken.

E. Approval of Agenda.

Staff presented the agenda to the boards for approval. Staff announced a change in the Agenda. Remove Community Presentations I.I. Adopt a Road Program from Agenda. The Adopt a Road program did share a brochure to staff, so staff will share a copy. They were unable to present due to short staff.

CRA Action: Mr. Frank Nappo made a motion to approve the Agenda as amended. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 7-0.

F. Approval of Consent Agenda

1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for December 14, 2022 (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)

Commissioner Bill McDaniel made a comment on the Operations Manager (Program Manager) Report item 11. He said that even though the Impact Fee Installment Payment Program expired in October, it is still available.

CRA Action: Ms. Andrea Halman made a motion to approve the Consent Agenda as presented. Mr. Frank Nappo seconded the motion and it passed by unanimous vote.7 -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 CRA meeting and community event flyers for upcoming events.

Staff went over the Together Initiative Event on January 20, 2023, at 2 o'clock. Staff also mentioned how the CRA will be a sponsor for the upcoming Cattle Drive on March 18, 2023.

Vice Chair for the CRA board, Jonathan Argueta, commented on Find Your Future Event on January 21, 2023. He said that many organizations will be there to help the community members with job and educational opportunities. He encouraged everyone to attend this event.

Staff commented on the importance of taking the Survey for the Collier County Community Assessment. Staff announced that they have handouts with the QR codes that leads directly to the Survey.

3. Community Meetings (Enclosure 6)
Staff provided a copy of Enclosure 6 which is a copy of the upcoming community meetings. Staff read the upcoming community meetings and provided a brief on the purpose of each meeting.

H. Other Agencies

1. Florida Department of Transportation (FDOT), Victoria Peters
No FDOT updates were provided.

2. Other Community Agencies

Small Business Administration , Donika Farnham

Ms. Donika Farnham provided information on the SBA disaster relief program that is available to homeowners and businesses. She stated that deadlines are currently open but fast approaching. She stated that businesses in the county are eligible to receive up to 2 million dollars to either repair damages caused during the disaster or to use funds for working capital. She said that homeowners can earn up to \$200,000. Renters who are eligible may also receive up to \$40,000.

Ms. Donika Farnham informed board and community members that deadline for homeowners and renters is on the 26th. Businesses have an extended application with the deadline being June 20, 2023. She said that application can be done online, at the FEMA Resource Center or at the SBA Business Resource Center.

Ms. Donika Farnham also provided the numbers of approved loans in terms of dollars. The amount for the County was \$78 million with about \$16 million going to local businesses and \$61 million of that going to homeowners and renters.

Immokalee Pioneer Museum, Helen Midney

Ms. Helen Midney invited everyone to an event that helps support the local children. The event is an animal auction, the event will start Friday, January 20, 2023 and end on January 22, 2023 on Sunday. Money raised in this event will go to support the children.

Collier County Economic Development & Housing Division, Lincoln Price

Mr. Lincoln Price stated that they still have plans to advance on the culinary connection day with the culinary accelerator at the airport. He said that he will provide more details as soon as there is a firm plan. Mr. Lincoln Price also said that this showcase is presented to allow the community to see what the facility is all about.

Mr. Lincoln Price provided updates on the Qualified Opportunity Zones Program. He said that the timeline for its expiration is on December 20, 2026. They have been tracking properties and have seen up to 10 active properties in Immokalee that are available for sales within the Qualified Opportunity Zone Program.

Cultivate Abundance, Lupita Vazquez Reyes

Ms. Lupita Vazquez Reyes provided information on what Cultivate Abundance is all about. She said they plan on having a seed swap on February 18, 2023, which is on a Saturday.

The goal is to identify garden partners that have been part of the community and that are growing their own gardens and have been preserving their seeds.

The goal for this event is to have a seed exchange as well as to have a space to be able to share what people are growing. She said that the overall goal is create a sort of seed bank for the Immokalee Community to show the different cultures.

She said that the community is invited to do things they know such as creating baskets, pottery, or any other crafts. If anyone is interested, they are welcomed to reach out and contact her.

Ms. Lupita Vazquez Reyes also provided information on what is expected for the Cultivate Abundance in Spring break. She said that they have started hosting college students to come and do a tour of the garden and to get an insight of the relationships of building solidarity with the local farm workers and their access to food.

She also said that recently 18 students from Manchester University came down from Indiana to spend a Saturday to do some service in the garden. They helped a local community member with their garden and fence. She said if anyone would like to have the students' groups connected or be a part of the itinerary and provide more on the Immokalee experience, they may contact her.

Healthcare Network, Jamie Ulmer

Mr. Jamie Ulmer presented himself to the community. He said he is a part of the Healthcare Network. He said that his contact information is available. He expects to be attending the meetings regularly.

Collier County Public Schools, Marlene Dimas

Ms. Dimas provided information on the School Board Meeting in March. She said that the School Board Meeting will be in Immokalee at Itech on March 7th at 4:30 p.m. She also said that on March 7th, the Immokalee High School will have a showcase of all the schools as well as showcasing the new Innovation Center. She said that the School Board Meeting in Immokalee usually occurs in October every year, however, due to Hurricane Ian they rescheduled it for March.

I. Community Presentations

1. Adopt a Road Program

A brochure was sent to Staff. Staff provided all present with a copy. An electronic copy can also be provided.

2. Pulte Family Charitable – Nuestra Senora De La Vivienda Community Foundation – Housing Development on Westclox Street – Andrew VanValin

Mr. Andrew VanValin introduced himself to the CRA board members, staff, and members of the public. He provided updates on changes that occurred since the last time he presented.

He said he will like a formal support from the CRA for the rezone of 50 Acres, requesting up to 200 single-family units, 50 townhome units, and a 250-student early childhood education center.

Mr. Andrew VanValin elaborated on the project details, stating that the project is a joint venture between the Nuestra Senora de la Vivienda Community Foundation and the Pulte Family Foundation.

The Community Foundation will be the owner and operator of the housing project. He goes through an overview as to what the developments consist of. The idea is to have 250 units, 50 townhomes, and a 250-student early childhood education center. Mr. Andrew VanValin also said that the retention pond has been moved to a central area between the units.

Dr. Frank Nappo asked how there should be a program to have nonprofits pay a fee to help with the community.

Mr. Andrew VanValin said that he understands what Dr. Nappo is saying, and he would be open to it, especially since it would help the community.

Board discussed certain issues that could be present during and after this development.

Board also asked what accommodations were made regarding parking. A few issues discussed were of people parking more than two vehicles or people parking on the grass.

Another issue brought up was that sometimes families re-rent to other family member who might not have the requirements needed.

Commissioner McDaniel gave advice to Mr. Andrew VanValin. He said if landscaping is maintained, then this could help avoid people parking in the grass. He also said to sure the management company is aware of the circumstance in Immokalee due to the culture around the Community.

Mr. Jonathan Argueta comments on how much housing is needed not only in Immokalee but Collier County as well. He believes this development is a good idea.

Ms. Christie Betancourt asked which units will be built first.

Mr. Andrew VanValin said that the first units in the front near Carson Road would be built first.

Ms. Lupita Vazquez Reyes asked if there is any housing in Naples, Golden Gate that might have the same issues with parking.

Ms. Debrah Forester said that some of the Habitat communities are similar.

Mr. Michael “Mike” Facundo asked Mr. Andrew VanValin whether he has thought about any commercial development. He said it’s not something to decide on, just more of a thought.

Mr. Andrew VanValin responded by saying that he and the Vice President of the Pulte Family Foundation, Jeffrey Bookstein, have talked about the scenario of Pathways not being able use the property. He said the discussion are there but not much else.

After much discussion 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.

CRA Action: Mr. Michael “Mike” Facundo made a motion to support the Pulte Family Charitable – Nuestra Senora De La Vivienda Community Foundation (PFCF/NSV) rezone application. The board requests that the foundation comeback to the CRA after they receive comments from the county. Mr. Frank Nappo seconded the motion, and it passed by unanimous vote.7 -0.

J. Old Business.

1. Main Street Streetscape Improvements Project
 - i. Johnson Engineering Public Meeting #2 at CareerSource from 5 p.m. – 7 p.m.
Staff announced public meeting #2 will be held on February 15, 2023, from 5 -7 to get public input.
2. Advisory Board
 - i. CRA Bylaws (Enclosure 7)
Staff presents the CRA Bylaws to remind CRA board members of Section 8 Attendance, Removal and Resignation from the board.
 - ii. Attendance Log (Enclosure 8)
Staff presented CRA Attendance log. Staff announced that moving forward attendance log will be tracked with excused and unexcused absence.

So please notify staff in advance if you will not be able to attend a meeting. Schedule of meetings have been provided for the upcoming year.

3. 7 Eleven Murals (Enclosure 9)

Staff announced that Creighton provided 3 art renderings that were created by local artist Martha Cantu to be painted on 3 arched panel located on the east side (right building wall) at the property located at 107 North 9th Street.

Staff reviewed Enclosure 9 which included a draft letter from CRA staff, 3 mural renderings and the 7 Eleven drawing of the structure.

Most board members thought the murals represented the community very well. A comment was made that the murals didn't represent the whole community and if more murals were provided.

After much discussion the board made a recommendation to approve murals and asked if 7 Eleven would consider not doing 3 panels but use the 3 murals as a collage on the whole right building wall.

CRA Action: Mr. Frank Nappo made a recommendation to approve the 3-murals submitted by Creighton for the 7 Eleven located at 107 N. 9th Street. Mr. Edward "Ski" Olesky seconded the motion and it passed with a 6-1 vote.

CRA Action: Mr. Michael Facundo made a recommendation to request that 7 Eleven consider doing a collage to cover the whole right building wall instead of doing a 3-panel mural. This would not be a requirement just a recommendation. Mr. Frank Nappo seconded the motion and it passed with a 5-2 vote.

K. New Business

1. 2022 CRA Annual Report

Staff will provide a draft copy to CRA board members at the February meeting. If any changes are made, then staff will present a final copy that will be sent to Board for approval in March. Comments can be made within the week the draft copy is presented.

L. Citizens Comments.

Ms. Helen Midney commented that she had an update on an event for an open reception for a new temporary exhibit. The exhibit is presenting the African American History and many cultivating stories.

M. Next Meeting Date.

The next meeting will be a Joint CRA and MSTU meeting to be held on February 15, 2023, at 9:00 A.M at CareerSource SWFL.

N. Adjournment.

Meeting adjourned at 10:42 A.M.

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

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee MSTU Advisory Committee on January 25, 2022. 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 Christina Guerrero at 8:32 A.M.

B. Pledge of Allegiance and Moment of Silence.

Christina Guerrero 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 and announced that the new Chair is Christina Guerrero and the Vice Chair Bernardo Barnhart. A quorum was announced for the MSTU board.

MSTU Advisory Committee Members Present:

Christina Guerrero, Bernardo Barnhart, Ana Estrella (8:45 a.m.), Andrea Halman, and David Turrubiarz Jr.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

Cherryle Thomas and Norma Garcia.

Others Present in Person:

Aristeo Alviar, Armando Yzaguirre, Commissioner Bill McDaniel.

Others Present via Zoom:

Randi Swinderman, Lincoln Price, Megan Greer, and Marlene Dimas.

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

D. Voting Privileges for Board Members via Zoom.

Staff announced two board members may get on 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. 4-0.

E. Approval of Agenda.

Staff presented the agenda to the boards for approval.

MSTU Action: Mr. David Turrubiarz Jr. made a motion to approve the Agenda as presented. Mr. Bernardo Barnhart seconded the motion and it passed by unanimous vote. 4-0.

F. Approval of Consent Agenda

1. Minutes

- i. Joint CRA & MSTU Advisory Board Meeting for December 14, 2022 (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)

CRA staff announced that during the CRA meeting the week prior, Commissioner McDaniel commented on the Impact Fee Installment Payment Program. He announced that even though the Impact Fee Installment Payment Program expired in October, it is still available.

Ms. Andrea Halman commented on the Code Enforcement report. She urged the community members to use the 311 app and report community issues. She said the current report is too small.

Mr. Aristeo Alviar commented on the need for the Collier County Sheriff's Department to provide an Immokalee Community Relations Deputy. They could help with some of the community issues/concerns. It was suggested that a request be sent to the Commissioner to help with that request.

After much discussion board made a motion to approve consent agenda as presented.

MSTU Action: Mr. David Turrubiardez Jr. made a motion to approve the Consent Agenda. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 5-0.

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.
3. Community Meetings (Enclosure 7)
Staff provided a copy of Enclosure 7 which is a copy of the upcoming community meetings. Staff read the upcoming community meetings and provided a brief on purpose of each meeting.

H. Other Agencies.

1. Florida Department of Transportation (FDOT), Victoria Peters
No FDOT updates were provided.

2. Other Community Agencies

Collier County Economic Development & Housing Division, Lincoln Price

Mr. Lincoln Price provided on Economic Development. He reported on 3 quick issues. He said that the qualified opportunity zone, the use for this opportunity must be used by December 2026.

Mr. Lincoln Price encourages business owners in the market to consider reporting their capital gains so that they may receive some benefits if approved under the qualified opportunity zone. He also reported to those who intend to report to get advice from their CPA about this tax element before making any decisions.

Mr. Lincoln Price also provided information on government contracting. He said that Immokalee has not received any government contracting at the Federal level since 2020. He said that there may be a training program available in the Procurement Technical Assistance Center at FGCU. If there is any further information needed, he will provide that information through CRA staff.

He also announced that the Culinary Accelerator is set to move forward on the Culinary Connection Day and that chef Amed El will provide further information as soon as it's known.

Collier County Parks and Recreation, Randi Swinderman

Ms. Randi Swinderman announced that Parks and Recreation will be hosting Trokiando Y Bailando on February 18th at the Airport Park. She said that there will be a showcase of cars, vendors, and many more great entertainments.

Ms. Randi Swinderman also provided information on upcoming construction on the Immokalee Sports Complex. They hope to begin in July. Ms. Randi said that construction is occurring to redo the drainage system, to put in two artificial turf fields and remaining grass field as well, as redoing the pool. The estimated time for the completion of this constructions will be about a year.

Collier County Public Schools, Marlene Dimas

Ms. Marlene Dimas confirmed that the School Board Meeting will be at Itech on March 7, 2023, at 4:30 p.m... She said that an announcement for this meeting will be made at the February School Board Meeting.

Blue Zones Program, Megan Greer

Ms. Megan Greer announced that they have the official certification seal for Blue Zones Certification for all Southwest Florida, which is a national accreditation. She said that a certification will be given to those who have helped reached this accomplishment. She also added that they are trying to work on notoriety across Southwest Florida with industries like tourism, economic development any other related services to help share the story of wellness and well-being across the community.

I. Old Business.

1. Contractor Maintenance Report

i. A&M Property Maintenance Report & Schedule (Enclosure 8)

Staff provided Enclosure 8 which is A&M maintenance reports, incidental invoice, and upcoming schedule for work in the MSTU area.

CRA Staff reiterated that extra cleanup is being provided along Main Street.

A&M Staff provided a few updates. Mr. Armando Yzaguirre said that everything is running normal. He said that we should be consider replacing some of the holiday decorations. The clamps that help hold the decorations are starting to get rusty. He acknowledged that these decorations can probably last another year or two, but he recommends finding a replacement real soon.

CRA Staff provided details into this matter. Ms. Christie Betancourt said that there are plans to buy replacements, however, it will most likely be done in phases.

Commissioner William McDaniel asked A&M staff if they had consulted with the Naples Botanical Garden about planning replacements, in which A&M staff reported that some members of the Naples Botanical Gardens attended the MSTU walk through and made suggestions for Zocalo Plaza and the Triangle area.

The Naples Botanical Gardens recommendations for improvements at the Triangle with respect to the replacement of annuals, the plants to utilize in shaded area and to stagger every other tree when trimming the azalea trees in the future to soften the appearance immediately after being trimmed.

Commissioner William McDaniel also commented on two pilot programs within the Naples landscape, he would like to see a third pilot program in Immokalee. He said that he would like A&M staff to get with the other members for a design criterion so that there is a shift from traditional construction methodology to pumping meters and inverting.

2. Main Street Streetscape Improvements Project

i. Johnson Engineering Public Meeting #2 at CareerSource from 5 p.m. – 7 p.m.

Staff announced public meeting #2 will be held on February 15, 2023 from 5 – 7 to get public input.

3. Advisory Board

i. MSTU Bylaws (Enclosure 9)

Staff provided a copy of Enclosure 9 which is the MSTU Bylaws and Ordinance. Staff said this information was provided to help board members be aware and understand the rules.

Staff reviewed Section Eight: Attendance Requirements with the board. Any board member who is absent for more that one-half of the Board’s meeting in a given fiscal year shall be deemed to have tendered his or her resignation from such Board.

ii. Attendance log (Enclosure 10)

Staff provided a copy of Enclosure 10 which is the MSTU Member Attendance Log. Staff announced that moving forward the attendance log will be marked whether board members were present, excused, and unexcused in the meetings. Attendance log will be shown to the board if there are any continued issues. Board agreed not to take any action on board members for the past year but moving forward would like staff to track attendance requirements.

J. New Business

1. 2022 CRA Annual Report

Staff announced that a draft copy of the Annual Report will be shown to CRA and MSTU members at the February Meeting. Staff requested that board provide comments once they receive the draft copy. The CRA Annual report showcases what developments have occurred and are occurring.

K. Citizens Comments.

Staff announced that a comment was made from Mr. Aristeo Alviar regarding sidewalk lighting on Immokalee Drive and Lake Trafford Road. Staff announced that the Project Manager Report provide an update for the Lake Trafford area which is included under consent on the agenda.

Mr. Aristeo Alviar commented that there is poor lighting at the intersection by Lake Trafford Road and Carson Road and even worse lighting at Lake Trafford Elementary School intersection entering Arrowhead Development and crossing further down at the intersection of Carson Road and Lake Trafford where the Jubilation Development is. He also questioned whether there is a timeline for RCMA to start their developments on Lake Trafford Road, he said that it’s important to also see how things will be for both parents and children at the Lake Trafford Elementary School.

Mr. Aristeo Alviar also commented that Immokalee Drive is of concern, between the time of 4:30 p.m. – 6:30 p.m. there is traffic to the point where no one can cross over Immokalee Drive. He said there was an accident that occurred with a labor bus and there was no way around that road. He also mentioned how the sidewalks on Immokalee Drive are too close to the road and reiterated how poor the lighting is in that area.

Staff did provide feedback stating that improvements were made on Immokalee Drive, however, lighting was not a part of the project.

Ms. Christie Betancourt, mentioned that in the past the Sherriff’s Department, provided a study that listed areas of high concern with safety and crime and the MSTU was able to provide LCEC security lighting in those areas.

The CRA is hoping to focus their efforts for neighborhood revitalization in the Eden Park area and Immokalee Drive could be included in this study and we could possibly work with LCEC to put lighting in those intersections if they are deemed high safety concern. This is an item we are hoping to discuss at our upcoming Budget Workshop.

Mr. Aristeo also expressed concern on drivers speeding on Immokalee Drive and New Market Road, he said that there are only two speed limit signs on Immokalee Drive and that New Market Road is a concern with constant speeders.

Ms. Christina Guerrero said that Apple Street and Eden Avenue are of high concern with speeders since the Habitat community was developed. She said traffic is chaotic and she is very concerned because that area has many children so she worries a child may be hit by a speeder.

Ms. Christie Betancourt informed Ms. Christina Guerrero that a study will be done around that area on housing and other needs. However, that area is new and hasn't been studied yet.

Mr. David Turrubiarz Jr. ask staff if it's possible to have the electrical boxes be decorated. He also questions if there is an alternative into numbering the poles with a number plate instead of spray painting.

Ms. Christie Betancourt said that decorating the electrical boxes had been suggested and was on hold until the redevelopment was adopted. The proposed artwork must be attached to a redevelopment goal for the CRA to allocate project funding. She also said that there are plans to set up a Public Art Committee and a Public Art Plan like the Bayshore CRA is doing for their area. Ms. Betancourt said this will also need to be discussed at the upcoming Budget Workshop.

As for the light poles, Ms. Christie Betancourt said that the new poles have been numbered with a decal of some sort. She will investigate product type for upcoming meeting.

L. Next Meeting Date. The next meeting will be a Joint CRA and MSTU meeting to be held on February 15, 2023, at 9:00 A.M. at CareerSource SWFL.

M. Adjournment. Meeting adjourned at 10:05 A.M.

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

Fund 186 Immokalee Redevelopment

Enclosure 3

02/06/2023

C.C.186-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			123,933.10	483,207.09-	359,273.99
*** 186 IMMOKALEE REDEVELOP			123,933.10	483,207.09-	359,273.99
** REVENUE Sub Total	1,307,400.00-	1,325,572.54-		1,209,750.11-	115,822.43-
* REVENUE - OPERATING Su	7,200.00-	7,200.00-		1,950.11-	5,249.89-
361170 OVERNIGHT INT				673.71-	673.71
361180 INVESTMENT IN	7,200.00-	7,200.00-		733.73-	6,466.27-
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-		1,207,800.00-	110,572.54-
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-			92,800.00-
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	123,933.10	726,543.02	475,096.42
* PERSONAL SERVICE	239,500.00	239,500.00	14,296.00	74,403.68	150,800.32
* OPERATING EXPENSE	311,400.00	329,572.54	109,637.10	79,239.34	140,696.10
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		3,734.57	16,265.43
634999 OTHER CONTRAC	100,000.00	114,005.87	47,738.07	21,767.80	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		3,747.61	2,752.39
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	2,228.93	771.07	
641950 POST FREIGHT	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	1,200.00	1,200.00	277.37	722.63	200.00
643400 WATER AND SEW	5,000.00	5,000.00	2,970.40	829.60	1,200.00
644100 RENT BUILDING	37,400.00	37,400.00	21,842.70	15,467.30	90.00
644620 LEASE EQUIPME	2,000.00	2,000.00	1,391.00	609.00	
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		30.00	370.00
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	191.88	1,208.12
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		761.76	2,238.24
651210 COPYING CHARG	3,000.00	3,000.00	2,486.09	1,013.91	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		858.87	641.13
652490 FUEL AND LUB	600.00	600.00		387.68	212.32
652920 COMPUTER SOFT	1,000.00	1,000.00			1,000.00
652990 OTHER OPERATI	1,000.00	1,000.00	100.62	593.83	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		555.00	45.00
* CAPITAL OUTLAY	130,500.00	130,500.00			130,500.00

Fund 186 Immokalee Redevelopment

Enclosure 3

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
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 3

C.C. 162-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			314,004.51	267,156.34-	46,848.17-
*** 162 IMMOKALEE BEAU			314,004.51	267,156.34-	46,848.17-
** REVENUE Sub Total	1,453,100.00-	1,774,777.58-		397,323.23-	1,377,454.35-
* REVENUE - OPERATING Su	522,300.00-	522,300.00-		397,323.23-	124,976.77-
311100 CUR AD VALORE	515,300.00-	515,300.00-		369,613.20-	145,686.80-
311200 DEL AD VALORE				326.48-	326.48
361170 OVERNIGHT INT				4,757.14-	4,757.14
361180 INVESTMENT IN	7,000.00-	7,000.00-		2,310.64-	4,689.36-
361320 INTEREST TAX				205.57-	205.57
369130 INS CO REFUND				20,110.20-	20,110.20
* CONTRIBUTION AND TRANS	930,800.00-	1,252,477.58-			1,252,477.58-
486600 TRANS FROM PR					
486700 TRANS FROM TA					
489200 CARRY FORWARD	957,000.00-	957,000.00-			957,000.00-
489201 CARRY FORWARD					321,677.58-
489900 NEG 5% EST RE	26,200.00	26,200.00			26,200.00
** EXPENSE Sub Total	1,453,100.00	1,774,777.58	314,004.51	130,166.89	1,330,606.18
* OPERATING EXPENSE	432,200.00	753,877.58	279,004.51	120,283.89	354,589.18
631400 ENG FEES	150,000.00	388,244.00	212,759.00	30,729.00	144,756.00
634970 INDIRECT COST	3,400.00	3,400.00	1,700.00	1,700.00	
634980 INTERDEPT PAY	20,000.00	20,000.00		3,666.58	16,333.42
634999 OTHER CONTRAC	150,000.00	233,433.58	60,760.51	81,934.25	90,738.82
639961 PAINTING CONT	20,000.00	20,000.00	2,554.00		17,446.00
643100 ELECTRICITY	1,500.00	1,500.00			1,500.00
645100 INSURANCE GEN	1,200.00	1,200.00	600.00	600.00	
646311 SPRINKLER SYS			631.00	369.00	1,000.00-
646451 LIGHTING MAIN	80,000.00	80,000.00			80,000.00
649000 SALES TAX EXP				13.34	13.34-
649010 LICENSES AND	1,000.00	1,000.00			1,000.00
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00
651110 OFFICE SUPPLI	100.00	100.00			100.00
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATIN	500.00	500.00		152.78	347.22
652990 OTHER OPERATI	2,000.00	2,000.00		1,118.94	881.06
652999 PAINTING SUPP	500.00	500.00			500.00
* CAPITAL OUTLAY	800,000.00	800,000.00	35,000.00		765,000.00
763100 IMPROVEMENTS	800,000.00	800,000.00	35,000.00		765,000.00
* TRANSFERS	92,800.00	92,800.00			92,800.00
911860 TRANS TO 186	92,800.00	92,800.00			92,800.00
* TRANSFER CONST	15,300.00	15,300.00		9,883.00	5,417.00
930600 PA BUDGET TR	4,500.00	4,500.00		1,984.21	2,515.79
930700 TC BUDGET TR	10,800.00	10,800.00		7,898.79	2,901.21
* RESERVES	112,800.00	112,800.00			112,800.00
993000 RESV FOR CAPI	112,800.00	112,800.00			112,800.00

Fund 111 Immok Rd SR29

Enclosure 3

C.C. 111-163805

Fund Ctr / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-FC/CI	220,300.00	220,300.00	133,593.29	84,044.83	2,661.88
*** 163805 IMMOK RD & SR 29	220,300.00	220,300.00	133,593.29	84,044.83	2,661.88
** EXPENSE Sub Total	220,300.00	220,300.00	133,593.29	84,044.83	2,661.88
* OPERATING EXPENSE	220,300.00	220,300.00	133,593.29	84,044.83	2,661.88
634990 LANDSCAPE INC	15,000.00	15,000.00	2,072.50	12,927.50	
634999 OTHER CONTRAC	177,000.00	177,000.00	113,846.00	61,154.00	2,000.00
643100 ELECTRICITY	9,500.00	9,500.00	6,930.39	2,569.61	
643300 TRASH AND GA	3,000.00	3,000.00	1,525.19	1,474.81	
643400 WATER AND SEW	12,000.00	12,000.00	9,219.21	2,780.79	
646311 SPRINKLER SYS	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00		3,138.12	138.12-
652310 FERT HERB CHE	300.00	300.00			300.00

Fund 786 Immokalee CRA Projects

C.C 786-138346

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			12,400.00	441,412.60-	429,012.60
*** 786 IMMOKALEE CRA PROJ			12,400.00	441,412.60-	429,012.60
** REVENUE Sub Total	440,300.00-	2,359,900.00-		441,412.60-	1,918,487.40-
* REVENUE - OPERATING Su	6,500.00-	6,500.00-		7,212.60-	712.60
361170 OVERNIGHT INT				4,936.54-	4,936.54
361180 INVESTMENT IN	6,500.00-	6,500.00-		2,276.06-	4,223.94-
* 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		1,919,600.00-			1,919,600.00-
489900 NEG 5% EST RE	400.00	400.00			400.00
** EXPENSE Sub Total	440,300.00	2,359,900.00	12,400.00		2,347,500.00
* OPERATING EXPENSE	50,000.00	338,000.00	12,400.00		325,600.00
631400 ENG FEES			12,400.00		12,400.00-
634980 INTERDEPT PAY		20,000.00			20,000.00
634999 OTHER CONTRAC	50,000.00	318,000.00			318,000.00
* CAPITAL OUTLAY	390,300.00	1,921,900.00			1,921,900.00
763100 IMPROVEMENTS	390,300.00	1,921,900.00			1,921,900.00
* GRANTS AND DEBT SERVIC		100,000.00			100,000.00
884200 RESIDENTIAL R		100,000.00			100,000.00

Fund 786 Project 50243 Imm CRA-Stormw In

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	-	278,000.00	-	-	278,000.00
*** 50243 Imm CRA-Stormw In		278,000.00			278,000.00
*** EXPENSE Sub Total		278,000.00			278,000.00
** OPERATING EXPENSE		68,000.00			68,000.00
* 634999 OTHER CONTRACT		68,000.00			68,000.00
138346 IMMOKALEE CRA		68,000.00			68,000.00
** CAPITAL OUTLAY		210,000.00			210,000.00
* 763100 IMPROVEMENTS G		210,000.00			210,000.00
138346 IMMOKALEE CRA		210,000.00			210,000.00

Fund 786 Project 50244 Imm CRA-S Sidewalk

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	-	414,300.00	12,400.00	-	401,900.00
*** 50244 Imm CRA-S Sidewalk		414,300.00	12,400.00		401,900.00
*** EXPENSE Sub Total		414,300.00	12,400.00		401,900.00
** OPERATING EXPENSE		50,000.00	12,400.00		37,600.00
* 631400 ENG FEES			12,400.00		12,400.00-
138346 IMMOKALEE CRA			12,400.00		12,400.00-
* 634999 OTHER CONTRACT		50,000.00			50,000.00
138346 IMMOKALEE CRA		50,000.00			50,000.00
** CAPITAL OUTLAY		364,300.00			364,300.00
* 763100 IMPROVEMENTS G		364,300.00			364,300.00
138346 IMMOKALEE CRA		364,300.00			364,300.00

Fund 786 Project 50245 Imm CRA-Park & Rec

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	70,000.00	140,000.00	-	-	140,000.00
*** 50245 Imm CRA-Stormw In	70,000.00	140,000.00			140,000.00
*** EXPENSE Sub Total	70,000.00	140,000.00			140,000.00
** OPERATING EXPENSE		20,000.00			20,000.00
* 634980 INTERDEPT PAYM		20,000.00			20,000.00
138346 IMMOKALEE CRA		20,000.00			20,000.00
** CAPITAL OUTLAY	70,000.00	120,000.00			120,000.00
* 763100 IMPROVEMENTS G	70,000.00	120,000.00			120,000.00
138346 IMMOKALEE CRA	70,000.00	120,000.00			120,000.00

Fund 786 Project 50246 Imm CRA-Neigh R

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	-	383,600.00	-	-	383,600.00
*** 50246 Imm CRA-Neigh R		383,600.00			383,600.00
*** EXPENSE Sub Total		383,600.00			383,600.00
** OPERATING EXPENSE		50,000.00			50,000.00
* 634999 OTHER CONTRACT		50,000.00			50,000.00
138346 IMMOKALEE CRA		50,000.00			50,000.00
** CAPITAL OUTLAY		333,600.00			333,600.00
* 763100 IMPROVEMENTS G		333,600.00			333,600.00
138346 IMMOKALEE CRA		333,600.00			333,600.00

Fund 786 Project 50247 Imm CRA-Mobility

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	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	50,000.00			50,000.00
** OPERATING EXPENSE	50,000.00	50,000.00			50,000.00
* 634999 OTHER CONTRACT	50,000.00	50,000.00			50,000.00
138346 IMMOKALEE CRA	50,000.00	50,000.00			50,000.00

Fund 786 Project 50248 Imm CRA-Main St C.

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	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	644,000.00			644,000.00
** OPERATING EXPENSE		100,000.00			100,000.00
* 634999 OTHER CONTRACT		100,000.00			100,000.00
138346 IMMOKALEE CRA		100,000.00			100,000.00
** CAPITAL OUTLAY	220,300.00	544,000.00			544,000.00
* 763100 IMPROVEMENTS G	220,300.00	544,000.00			544,000.00
138346 IMMOKALEE CRA	220,300.00	544,000.00			544,000.00

Fund 786 Project 50250 Imm CRA-First St

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	-	250,000.00	-	-	250,000.00
*** 50250 Imm CRA-First St		250,000.00			250,000.00
*** EXPENSE Sub Total		250,000.00			250,000.00
** CAPITAL OUTLAY		250,000.00			250,000.00
* 763100 IMPROVEMENTS G		250,000.00			250,000.00
138346 IMMOKALEE CRA		250,000.00			250,000.00

Fund 786 Project 50252 Imm CRA-Com Gra

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	-	100,000.00	-	-	100,000.00
*** 50252 Imm CRA-Com Gra		100,000.00			100,000.00
*** EXPENSE Sub Total		100,000.00			100,000.00
** GRANTS AND DEBT SERVICE		100,000.00			100,000.00
* 884200 RESIDENTIAL RE		100,000.00			100,000.00
138346 IMMOKALEE CRA		100,000.00			100,000.00

Fund 786 Project 50269 Imm CRA-Lighting

Comm Item / Fund Ctr	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-CI/FC	100,000.00	100,000.00	-	-	100,000.00
*** 50269 Imm CRA-Lighting		100,000.00			100,000.00
*** EXPENSE Sub Total	100,000	100,000.00			100,000.00
** CAPITAL OUTLAY	100,000	100,000.00			100,000.00
* 763100 IMPROVEMENTS G	100,000	100,000.00			100,000.00
138346 IMMOKALEE CRA	100,000	100,000.00			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
February 2023

Enclosure 4

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20230000366	NA	Open	01/13/2023	627 Clifton Rd	Litter consisting of, but not limited to; broken tile, wood, construction debris front yard
CENA20230000457	NA	Open	01/18/2023	428 13th St SE	Litter/Prohibited Outdoor Storage - Appliance (Refrigerator) in front yard
CENA20230000466	NA	Open	01/18/2023	312 13th St SE	Litter / Prohibited Outdoor Storage- Appliance(s) Refrigerator and possible stove or dishwasher
CENA20220011341	NA	Open	12/29/2022	825 Glades St	Weeds in excess of 18" inches
CESD20230000228	SD	Open	01/11/2023	30731280004	unpermitted additions converted shed into living space
CENA20230000264	NA	Open	01/11/2023	721 Dade St	House under construction pile of broken block dumped in rear misc building material and litter strewn about on the ground
CENA20230000238	NA	Open	01/11/2023	30731280004	litter construction debris

Operations Manager Report

February 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. Initial CRA Advisory Board Meeting on February 15, 2023, One-on-One Meetings in February and March 2023, Public Workshop April 2023, and continuing with the review and analysis work and initial draft LDC update through March/April.

3. CRA Office

CareerSource SWFL building is open.

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

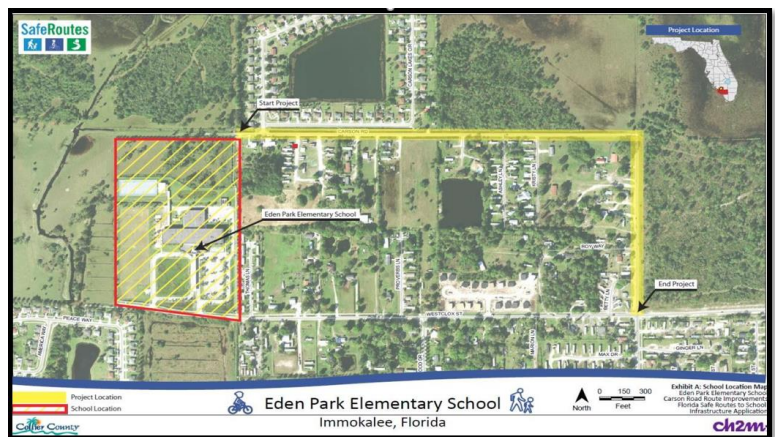
4. Redevelopment Plan

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. Second quarter implementation schedule was provided as Enclosure 4a on the January 18th CRA Agenda.

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



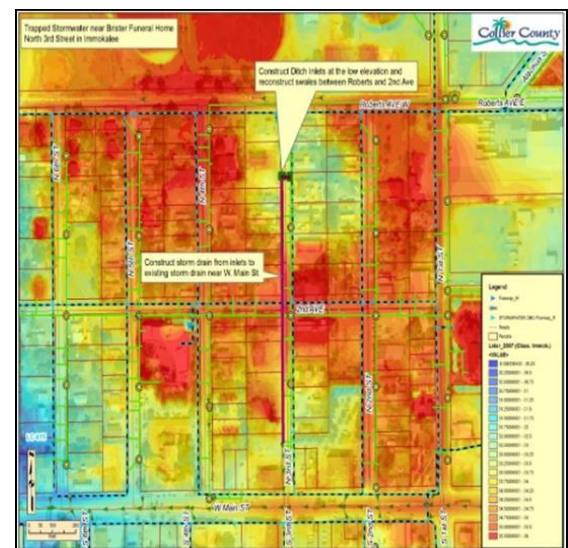
3) **Stormwater Improvements**

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.

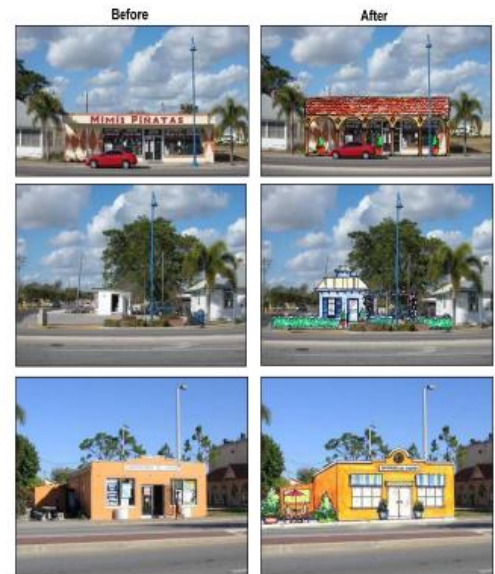


6. Commercial Façade Grant Program

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 January 10, 2023 meeting by Zoom. The next FHERO board meeting is in person in Sebring on March 21, 2023.

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 last 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, March 10th @ 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. The second home in May 2022. The third home in August 2022 and fourth home sold in November 2022. No update.



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 will be completed in January and the first lift of concrete block will be laid mid-February. IFHA is planning a Wall Raising Ceremony (not yet named) for March 1, 2023. No update.



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 is underway. At the last IUNC Committee meeting Ms. Wilna Cariansy provided updates on Habitat for Humanity of Collier County: Kaicasa Housing Developments. She announced that the Kaicasa development is working very well the first building is up, and that 2 families will be moving in soon. She acknowledged that they are behind, they are expected to have 20 homes built by June 13, 2023, most likely August. Hurricane Ian affected many plans, they are behind certain inspections. They have the families, but the homes are not ready. She also provided updated on other Habitat communities within Collier County.

Homes:

- Two-story home design
 - Three & Four-unit configurations
 - Contemporary style architecture
 - Affordable, no-interest mortgages
 - Three and four-bedroom, two-bath homes
 - Great room design
 - Single-car garage
-
- Estimated 280 homes when complete
 - Permit-monitored parking
 - Designated visitor parking
 - Premium landscaping
 - Homeowners Association
 - Roughly 3 acres of recreational area with a large central playground and two smaller playgrounds for convenient access
 - Access to Village Oaks Elementary via pedestrian walkway & bridge to keep children safe



Ten years. Three Phases.

Initial infrastructure will soon begin for this sprawling community, with additional infrastructure added as the phases progress. We anticipate phase one construction to last for about 16 months, with families moving into their homes as certificates of occupancy are secured. Once complete, this neighborhood will boast nearly 300 homes, making it the largest Habitat subdivision in the country.

Projected Phase Progress:

(estimated to begin late 2022)

Phase 1: approximately 126 homes

Phase 2: approximately 110 homes

Phase 3: approximately 44 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. No update.



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 another round of grant funding. Mr. Raymond provide and update at the last IUNC Housing Committee meeting. He said they will be providing an updated stie plan for this project.



*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 incomed 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.



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.



- 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.

Most board members thought the murals represented the community very well. A comment was made that the murals didn't represent the whole community and if more murals were provided.

After much discussion the 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.

Staff has submitted Immokalee Mural request for 7 Eleven to the Collier County Public Art Committee (PAC) on January 18, 2023 but due to lack of quorum no action was taken.



11) Seminole Trading Post

The Immokalee Trading Post will feature 10 gas pumps, five electric vehicle (EV) charging stations and a 7,200-square-foot convenience store. The dispensers will offer regular, mid-grade, premium, diesel and Rec90 fuel. The plans include two canopies: one in the front for regular vehicles and small trucks, and one in the back for semi-trucks and recreational vehicles. The trading post will work with the nearby Seminole Casino Hotel and accept players' points for gas and items inside the store. On April 29, 2021, the Seminole Tribe of Florida held the groundbreaking ceremony. The trading post opened in October. A grand opening ceremony is expected before the end of 2022.



Picture by Beverly Bidney



12) 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.



Picture by Beverly Bidney



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.

13) 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.



14) 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. They have requested to present at the CRA 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>

No update

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.

12. Adopt A Road Program

Adopt a Road – dormant for the past two years due to COVID and staffing changes.

In August 2021, Rich Koenigsknecht 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.

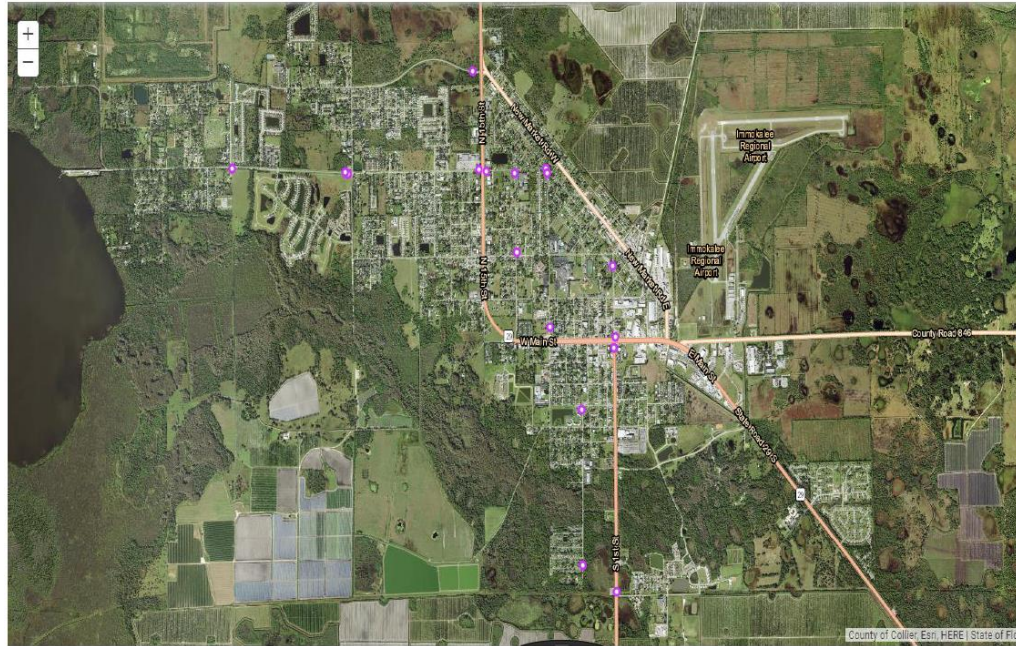
Immokalee - In Town Roadways
Main Street from Brown Way to Lake Trafford Road
Main Street from Jerome Avenue to Brown Way
N 9th Street from Habitat Center to Lake Trafford Road
N 9th Street from 2nd Avenue N (south) to SR29 (Main Street)
South 1st Street from Stockade Road to SR29 (Main Street)
S 5th 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

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. 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 will present updates at a future advisory board meeting.



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 in Low Tax Opportunity Zones. These 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 1

Project Manager Report

02/08/2022

1. Main Street Improvements

On 12.27.22 Staff received a Purchase Order for SiteOne in the amount of \$3,138.12 to acquire red mulch for the roadways. A&M will coordinate the delivery for installation.

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.



02.06.23 Zocalo Plaza



ii. CRA

Bandshell – Facilities Management will schedule the pressure washing and painting of the bandshell in the first quarter of 2023. The CRA shall provide the paint.

Lighting Enhancements – Simmonds Electrical completed the project on 1.31.23 with the installation of the overhead string lights. The final invoice was \$22,712.94 on a \$28,011.73 PO #4500218688.

Container – P&R Staff is moving the existing fence at South Park to accommodate P&R's utilization of their field. P&R held a Project Meeting on 2.6.23 on-site. A surveyor is to identify the location where the fence may be relocated. There may be a 30' easement that may be vacated. If the gate is relocated to the rear of the property for access to the container, a SDP Amendment will be needed. This may be done later to not delay raising the container to avoid damage to the floor and stored decorations in the wet season.

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 will be posted for unit pricing for every light or decoration for a three (3) year term with two (2) one-year renewals. For Immokalee it 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, and (3) install/remove the CRA owned decorations at Zocalo Plaza with extension cords buried under the shell.

The lighted street pole angels and banners will not a part of this contract but remain duties of the Landscape Maintenance Contract.

Pavers – On 2.6.23 Staff attended Parks & Recreation’s pre-bid meeting at Zocalo for the repair of pavers. Bids due 2.17.23 to address trip hazards, construct a slight slope for drainage (see black arrow) with no pooling on the pavers and for the cleaning of the pavers.



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	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. \$500 Deductable. 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	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.
#8 Triangle	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 ordered. Installation completed on 1.10.23. Received invoice on 1.31.23 for \$21,904.32 and sent to Risk for claim reimbursement.
#7	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 Staff is seeking authorization from MSTU Bd to replace pole #7.
#20 SR29 on the curve	9/2-6/22	\$20,248.36	09.19.22			Filed Claim & processed. PO on 10.24.22. On 2.7.23 Simmonds advised the vendor has not provided a shipping schedule. Awaiting delivery.

4. Save the Date: March 18, 2023 | 7:00 am-4:00 pm Immokalee Cattle Drive and Jamboree

Immokalee Pioneer Museum at Roberts Ranch 1215 Roberts Ave, Immokalee, FL

The Cattle Drive is back and better than ever! From the famous pancake breakfast to the echoes of hooves down Main Street, the Cattle Drive is sure to delight! Join in for an all-day fun event that honors Immokalee’s cattle past and bright future! The Jamboree has food, drink, craft vendors, music, horse dancing and cattle.

5. Collier County Centennial - Celebrating 100 Years (May 8, 1923)

The community will be celebrating its 100th anniversary throughout 2023 with programs & events commemorating this historic milestone. Visit CollierCounty100.com.



Report by: Yvonne Blair, Project Manager Dated: February 8, 2023

MSTU Project Manager Field Observation & Assessment

Project Manager Field Observations February 6, 2023

1) Beautification Area Improvements:

First Street Zocalo Plaza/Landscape Maintenance

Mast Arm Pole Repainting (NW corner of W Main/1st St at Zocalo Plaza):

The signal pole was damaged with some paint scraped down to the bare metal. When there is damage like this on a mast pole, Collier County requires that we repaint the entire upright. A PO was issued on 10.24.22 for \$2,554 and Staff has processed a claim with a \$500 deductible. Southern Signal started the work to sand, prime and paint the vertical pole on 2.9.23.



02.09.23 Southern Signal started the work to repaint the vertical pole

Pavers

On 1.31.23 Parks and Recreation requested quotes for pavers. Quotes are due on 2.17.23 at 2PM. Staff attended a pre-bid meeting on 2.6.23 with the contractors and Parks & Recreation staff. The scope includes correcting trip hazards, creating a slight slope for drainage and the cleaning of the pavers.

MSTU Project Manager Field Observation & Assessment



02.06.23 Pre-bid meeting with contractors for paver bid

Improvements on Main Street Project: Main Street between 1st and 9th

A&M: A&M is cleaning the streets according to their schedule and their work continues to be satisfactory.

MSTU Project Manager Field Observation & Assessment

MSTU Walking Tour:

The MSTU Walking Tour is scheduled on the second Monday of each month at 9-10 A.M. meeting at the Zocalo Plaza. The Board and the Public are invited to attend. At the February 13th MSTU Walking Tour Frank Kerr & Mitch Watson with the Hunger & Homeless Coalition of Collier County will be attending.



Triangle:

The Naples Botanical Garden (NBG) Staff provided recommendations for improvements at the Triangle with respect to replacement of annuals, the plants to utilize in shaded areas and to stagger every other tree when the trimming the azalea trees in the future to soften the appearance immediately after being trimmed. Awaiting NBG to send drawings of recommended landscape improvements.

311 Request – Main Street Excessive Trash:

On 2/3 Staff submitted a 311 Request for the area between Brenda's and El Mercado del Pueblo. Investigator Thompson was on location and spoke to the property manager about the debris alongside the building who stated his new tenant is remodeling and will remove all the debris before the agreed date of 2/7. Thompson also contacted Waste Pro to check the service dates of both dumpsters. The account was on a credit hold. The customer came into Waste Pro and made their account current. Also, the customer requested to increase service.

MSTU Project Manager Field Observation & Assessment



2.3.23 Between El Mercado del Pueblo & Brenda's

Upcoming Community Events

Updated 02/09/2023

Board of County Commissioners

Date: 2/14/2023 at 9:00 a.m.

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

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 2/16/2023 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/>

Trokiando Y Bailando 2023

Date: 2/18/2023 at 12:00 p.m.

Location: Immokalee Regional Airport
165 Airpark Blvd., Immokalee, FL 34142

School Board Work Session (Policies)

Date: 2/21/2023 at 4:30 p.m.- 7:30 p.m.

Location: Dr. Martin Luther King Jr. Administrative Center
5775 Osceola Trail., Naples, FL 34109

Immokalee Task Force Meeting

Date: 2/27/2023 at 10:00 a.m.

Location: Careersource Southwest Florida
705 South 5th Street., Immokalee, FL 34142

Board of County Commissioners

Date: 2/28/2023 at 9:00 a.m.

Location: Board of County Commissioners Chambers, Third Floor, Collier County Government Center
3299 Tamiami Trail E., Naples, FL 34112

Immokalee Chamber of Commerce

Date: 3/01/2023 from 8:00 a.m. – 9:30 a.m.

Location: Lozano's Mexican Restaurant
405 E New Market Rd., Immokalee, FL 34142

Collier County School Board Meeting

Date: 3/07/2023 at 4:30 p.m.

Location: Immokalee Technical College
509 N 9th St., Immokalee, FL 34142

Showcase of Immokalee Schools

Date: 3/07/2023 at 4:30 p.m.- 5:30 p.m.

Location: Immokalee High School
701 Immokalee Drive #5, Immokalee, FL 34142

District Title 1 Regional Parent Summit

Date: 3/07/2023 at 5:30 p.m.- 7:30 p.m.

Location: Immokalee High School
701 Immokalee Drive #5
Immokalee, FL 34142

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 3/15/2023 at 2:00 p.m.

Location: North Collier Regional Park / Hybrid Remote Zoom
15000 Livingston Road, Naples, FL 34109

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: 3/16/2023 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/>

Immokalee Cattle Drive and Jamboree

Date: 3/18/2023 from 7:00 a.m. – 3:00 p.m.

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

For more information call 239.252.2611

Immokalee Cowboy Challenge & Ranch Bronc Riding Rodeo

Date: 3/18/2023 Gates open at 5:30 p.m.

Admission: \$10/ person - kids 8 and under free

Location: John Jimmie Memorial Arena
1195 Seminole Crossing Trail, 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

A&M PROPERTY MAINTENANCE- SCHEDULE

Immokalee MSTU /MSTD Landscape Maintenance

Month of: February 2023

Week Ending

Work Area 1-Hwy 29 to Hancock	Saturday, February 4, 2023	Saturday, February 11, 2023	Saturday, February 18, 2023	Saturday, February 25, 2023
(1) Side ROW Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(2) Median Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(3) Median Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(4) Turf Mowing & Edging	2/3/23	n/a	n/a	n/a
(5) Weeding	2/1/23	2/8/23	2/15/23	2/22/23
(6) General Site Pruning	2/6/23	n/a	n/a	n/a
(7) Irrigation Systems	2/4/23	2/11/23	2/18/23	2/25/23
(27) Street Cleaning	2/1/23	2/8/23	2/15/23	2/22/23
(28) Trash Removal	2/1/23	2/8/23	2/15/23	2/22/23
(29) Air Blow	2/1/23	2/8/23	2/15/23	2/22/23
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a	n/a
(31) Street Sweeping**	2/2/23	2/9/23	2/16/23	2/23/23
(32) Bulbouts and Gutter Channel Drain Cleaning	n/a	2/8/23	n/a	2/22/23
(33) Pressure Water Flush	n/a	2/8/23	n/a	2/22/23
(34) Tree Grates	2/1/23	2/8/23	2/15/23	2/22/23
(35) Pressure Cleaning btw 9th & 1st)	n/a	n/a	n/a	n/a
Work Area 2-1st to Carver & Triangle	Saturday, February 4, 2023	Saturday, February 11, 2023	Saturday, February 18, 2023	Saturday, February 25, 2023
(8) Side ROW Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(9) Side ROW Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(10) Median Mowing	2/3/23	2/10/23	2/17/23	2/24/23
(11) Weeding	2/1/23	2/8/23	2/15/23	2/22/23
(12) General Site Pruning	2/6/23	n/a	n/a	n/a
(13) Irrigation Systems	2/4/23	2/11/23	2/18/23	2/25/23
(27) Street Cleaning	2/1/23	2/8/23	2/15/23	2/22/23
(28) Trash Removal	2/1/23	2/8/23	2/15/23	2/22/23
(29) Air Blow	2/1/23	2/8/23	2/15/23	2/22/23
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a	n/a
(37) Street Sweeping	2/2/23	2/9/23	2/16/23	2/23/23
(38) Tree Grates	2/1/23	2/8/23	2/15/23	2/22/23
Work Areas 1 & 2-Other Items	Saturday, February 4, 2023	Saturday, February 11, 2023	Saturday, February 18, 2023	Saturday, February 25, 2023
(14-17) Canopy Tree Pruning	n/a	n/a	n/a	n/a
(18-19) Palm Pruning	n/a	n/a	n/a	n/a
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	2/24/23	n/a
(21) Ornamental-Herbicides	n/a	n/a	2/17/23	n/a
(22) Fertilization	n/a	n/a	n/a	n/a
(25-26) Mulching	n/a	n/a	n/a	n/a
(39) Banner Installation	n/a	n/a	n/a	n/a
(40) Decorations with brackets	n/a	n/a	n/a	n/a

*n/ a's listed represents services not required for this time period

**Street Sweeping scheduled at variable times in the day, sometimes outside normal business hours

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 1/31/2023 2:11:22 PM.

Name: Mark A Lemke **Home Phone:** 2397762032

Home Address: 5105 Salerno St

City: Ave Maria **Zip Code:** 34142

Phone Numbers

Business: 2392527330

E-Mail Address: mark.lemke@flhealth.gov

Board or Committee: Immokalee Local Redevelopment Advisory Committee

Category: Not indicated

Place of Employment: Florida Department of Health - Collier County

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or

recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

Immokalee CRA Advisory Board

Please list your community activities and positions held:

Collier County Rural Health Network - Board Chairman Blue Zones Immokalee/Ave Maria Advisory Board
 - Co-Chair Immokalee Inter Agency - Member Hunger and Homeless CoC - General Member

Education:

Some College HS Graduate

Experience / Background

I am the Health Center Administrator for DOH-Collier at our satellite office in Immokalee. I have been in this position for over 10 years. I am very involved in the community and put on The Big Bus Event in Immokalee for the last six years.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 2/10/2023 2:40:09 PM.

Name: **Home Phone:**

Home Address:

City: **Zip Code:**

Phone Numbers

Business: .

E-Mail Address:

Board or Committee:

Category:

Place of Employment:

How long have you lived in Collier County:

How many months out of the year do you reside in Collier County:

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?

Do you or your employer do business with the County?

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board?

No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee?

No

Not Indicated

Please list your community activities and positions held:

I currently service on the Local Redevelopment Advisory Committee, the Collier County Tourist Development Council, the Collier County Parks & Recreation Board, the Collier Health Service Board, the Immokalee Rotary Club, and the Immokalee Chamber of Commerce. Board I have serviced on the Immokalee Master Plan & Visioning Committee, the Immokalee Enterprize Zone Advisory Board, and the Immokalee Fire Control District Board.

Education:

High School Diploma. Electrician license.

Experience / Background

I am a master electrician. I am also a business owner in Immokalee.



2022 Annual Report





Collier County Community Redevelopment Agency - Immokalee

CareerSource Southwest Florida
750 South Fifth Street, Suite C
Immokalee, FL 34142
www.ImmokaleeToday.com
239-867-0025

MSTU ACTION ITEM

REPLACEMENT OF POLE #7 AT THE TRIANGLE

Staff is seeking authorization for the replacement of Pole #7 now that a traffic signal is operating at Westclox Road/New Market Road and FDOT's roundabout proposal is in the future. When the pole was knocked down in 2020, the proposed improvements at the intersection (roundabout v. traffic signal) we not defined. No pole was installed then to avoid the potential of having to relocate the pole. A Claim was paid on 11.30.20 in the amount of \$20,152.86 for Pole #7.

On 2.6.23 the Primary Electrical Contractor (Harts Electric) declined to provide a quote. Staff requested a quote from the Secondary Electrical Contractor, Simmonds Electrical. The foundation on Pole #7 is damaged and a concrete base must be replaced. On 2.7.23 a quote in the amount of \$25,383.64 was provided by Simmonds to furnish and install the 27' pole and the installation of the new concrete foundation.

With the recent 2023 installation of poles #8 and #11, on 1.10.23 and 1.31.23, respectively, the installation of Pole #7 would complete and enhance the lighted conditions at the Triangle for roadway safety.



Accident Report:

The accident that knocked down Pole #7 occurred on 10.9.20 at 10:30 PM involving a 27 year old male, Immokalee resident. The Police Report reported:

Light Conditions: Dark-Lighted **Weather Conditions:** Clear **Roadway Surface:** Dry

No contributing circumstances due to the roadway or environment (animal, weather or construction) were identified in the police's accident report.

10.11.20 Knocked down pole #7





Summary of Claim:

11.30.20 - Claim Paid \$20,152.86 to Immokalee Lighting and Beautification MSTU.

02.07.23 - New Quote \$25,383.64 for 27' pole and concrete base/foundation.

An Additional Charge of \$5,230.78

RECOMMENDATION:

Recommend board approve staff to move forward utilizing the Simmonds' Quote # 2316426 in the amount of \$25,383.64 on account 162-162524-369130 MSTU for the installation of Pole #7 for safety and security enhancements at the Triangle.