

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home !

**THE IMMOKALEE
LOCAL
REDEVELOPMENT
ADVISORY (CRA) BOARD
MEETING**

January 17, 2024

8:30 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency



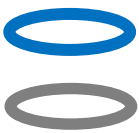
Florida's 21st century

2024

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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21	22	23	24	25	26	27	18	19	20	21	22	23	24	17	18	19	20	21	22	23	21	22	23	24	25	26	27
28	29	30	31				25	26	27	28	29	30	31	24	25	26	27	28	29	30	28	29	30				
May							June							July							August						
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5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
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September							October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				



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
Co-Chair
District 4

Commissioner
Burt L. Saunders
District 3

Commissioner
Chris Hall
District 2

Commissioner
Rick LoCastro
District 1

CRA Advisory Board

Mark Lemke
Chairman

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Lupita Vazquez Reyes

MSTU Advisory Committee

Andrea Halman
Chairman

Bernardo Barnhart
Vice-Chair

Christina Guerrero
Norma Garcia
Cherryle Thomas
David Turrubiarz Jr.

CRA Staff

Christie Betancourt
Program Manager

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative
Assistant

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

AGENDA

Hybrid Remote Public Meeting

(*Please see details below)

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

January 17, 2024 – 8:30 A.M.

- A. Call to Order
- B. Pledge of Allegiance and Prayer
- C. Roll Call and Announcement of a Quorum
- D. Voting Privileges for Board Members via Zoom (*CRA Action Item*)
- E. Approval of Agenda (*CRA Action Item*)
- F. Approval of Consent Agenda (*CRA Action Item*)
 - 1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for December 13, 2023 (Enclosure 1)
 - 2. Budget Reports (Enclosure 2)
 - 3. Code Enforcement Report (Enclosure 3)
 - 4. Staff Reports
 - i. Program Manager Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
 - iii. Community Meetings (Enclosure 6)
 - 5. Zocalo Maintenance Report (Enclosure 7)
- G. Announcements
 - 1. Public Comment speaker slips
 - 2. Communications Folder
- H. Other Agencies
 - 1. FDOT updates
 - 2. Other Community Agencies
- I. Community Presentations
- J. Old Business
 - 1. Brief Staff project update
 - i. Immokalee Sidewalk Project Phase III Eustis Ave. and W. Delaware Ave. (Enclosure 8)
 - 2. Strategic Planning Program
 - i. Accomplishments (Enclosure 9a)
 - ii. Vision (Enclosure 9b)
 - iii. Prioritization List (Enclosure 9c)
- K. New Business
 - 1. 2024-2025 Grant Cycle - First Street Pedestrian Safety Improvement Project Grant Application (Enclosure 10)

L. Citizen Comments

M. Next Meeting Date

The **CRA Board** will be meeting on Wednesday, *February 21, 2024*, at 8:30 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 January 16, 2024, at 4:00 P.M.

You may attend the meeting in person on January 17, 2024, 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

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on December 13, 2023. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Patricia Anne Goodnight at 8:31 A.M.

B. Pledge of Allegiance and Moment of Silence.

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

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA and MSTU Board. Mr. Bernardo Barnhart chaired for the MSTU Committee.

CRA Advisory Board Members Present in Person:

Patricia Anne Goodnight, Mark Lemke, Mike Facundo (8:39 A.M.), Andrea Halman, Frank Nappo, Estil Null, Edward “Ski” Olesky, Yvar Pierre, and Lupita Vazquez Reyes.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

None.

MSTU Advisory Committee Members Present:

Bernardo Barnhart, Andrea Halman, and Norma Garcia.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

Christina Guerrero, Cherryle Thomas, and David Turrubiardez Jr.

Others Present in Person:

Victoria Peters, Armando Yzaguirre, Misty Smith, Rev. Jean C. Paul, Carrie William, Commissioner McDaniel, and Stephanie Giardinieri.

Others Present via Zoom:

Elvira Herrera, Daniel Flynn, Sloan Nagy, Taylor Jaskuiski, and Sarah Harrington.

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

D. Voting Privileges for Board Members via Zoom.

CRA Action: *No Action Taken.*

MSTU Action: *No Action Taken.*

E. Approval of Agenda.

Staff presented the Agenda to the Boards for approval. Agenda was approved as presented.

CRA Action: *Mr. Frank Nappo made a motion to approve the Agenda as presented. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.*

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

F. Approval of Consent Agenda

1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for November 15, 2023 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
 - i. Program Manager Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
 - iii. Project Observation Field Report (Enclosure 6)
 - iv. Community Meetings (Enclosure 7)
5. Contractor Maintenance Report
 - i. A&M Property Maintenance
 - a. Maintenance Report (Enclosure 8)

Staff presented the Consent Agenda to the Boards for approval. Consent Agenda was approved as presented.

Ms. Andrea Halman thanked Mr. Armando Yzaguirre, his wife, and Ms. Christie Betancourt for their efforts in getting Christmas done at the Zocalo Plaza. She said the Christmas Tree Lighting event is something that the Community looks forwards to. Mr. Mark Lemke also thanked them for their best efforts in decorating for this event, especially with the unforeseen circumstance that occurred.

Ms. Christie Betancourt thanked everyone who helped with the Christmas Tree Lighting Event. She looks forward to next year.

Ms. Christie Betancourt informed board and community members that Enclosure 1 through 8 are put into the Consent Agenda, so that Staff and Board members have the time to go over the Strategic Planning Session. She informed everyone present that this is the last meeting for Mr. Greg Oravec, so Staff would like to have his help for the future plans for the Immokalee Area.

CRA Action: *Mr. Frank Nappo made a motion to approve the Consent Agenda as presented. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 8-0.*

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

G. Announcements.

1. Public Comments speaker slips
CRA Staff reiterated the public 3-minute speaker slip policy. The Board will give more time if they feel it necessary.

2. Communications Folder

Staff reviewed the communication folder with the board and members of the public. The folder contained the Public Notice of the Joint Meeting, the Transportation Network Plan, and the 2024 Public Meeting Calendar for the Immokalee CRA and MSTU.

3. Interagency Presentation

Staff informed board and members of the public that the Immokalee CRA will be presenting at the Interagency meeting at 12:00 p.m., December 13, 2023. Staff will present to the community nonprofit agencies, government agencies, and business and community representatives about what the Immokalee CRA has completed and future plans. Staff invited everyone to attend.

H. Other Agencies

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

Ms. Victoria Peters had no particular update. She said that she did reach out to get more information on the corner of SR29 and Oil Well Road but has received no response. The County is working with FDOT Traffic Ops on this matter. There is a possibility of signage or signaling for this road. She also informed board and public members on the TIP Amendments for the Moving Florida Forward funding. This was approved by the BCC meeting last month. She said if anyone has any questions, they may contact her. She wished everyone a Merry Christmas.

2. Other Community Agencies

Boys & Girls Club of Collier County, Stephanie Giardinieri

Ms. Stephanie Giardinieri introduced herself. She is the Program Director for Miracle, which is an after school program that falls under the Boys and Girls Club. She informed members that she attended the Christmas Tree Lighting Event. She hopes she can continue to partner with others to help with any opportunities available.

I. Community Presentations

No Presentation.

J. Old Business.

1. Advisory Board

i. Board Vacancy Update (Enclosure 9)

Staff informed board and public members on Enclosure 9. The information presented is in the County website on the Advisory Board Vacancies. Staff informed everyone that there are other board vacancies but have decided to only show the vacancy for the Immokalee MSTU Advisory Committee. Staff went over the requirements to join the Immokalee MSTU Advisory Committee and how to apply.

2. Streetlight Pole Replacement (Enclosure 10)

Staff provided a background on a couple of streetlight poles that were knocked down a couple of times a few years ago. Staff decided not to replace them due to the many occurrences of individuals knocking them down. Reimbursement was received for the knockdown of the poles. The County provided feedback to Staff and said that the area where both poles were knocked down is too dark. Staff agreed that the area needs lighting, but they would like to have approval from the MSTU Committee members on the expense for the replacement. Since reimbursement was received for both Streetlight poles, Staff would need to pay the difference on replacing both poles.

Ms. Andrea Halman asked for an update on the flickering lights on Main Street. Staff said that Traffic Ops replaced a part, but they will check on Friday night to see if everything is operational. Staff will follow up for any updates.

Ms. Lupita Vazquez Reyes informed members on a notice that was sent to residents on the changes of lights to LED lighting. She would like to know if this consists of all the lights in the community or just certain residential areas. Staff informed Ms. Vazquez Reyes on the changes that LCEC plan on doing with the lights they have. Ms. Christie Betancourt would like to change the current MSTU light poles LED. Staff is currently waiting on a map; a big project is coming up and the Immokalee MSTU will be paying the utility light bill (not maintenance) for all 406 poles. This will be brought up as soon as staff receives a map. The map will show LCEC, MSTU, and County poles. The map will also show which lights are LED. Staff will be awaiting on the cost to present to the Board.

Mr. Mark Lemke provided a suggestion on having the poles replaced much sooner so that the cost is minimal. Staff discussed a few reasons as to why they waited for the reimbursement instead of replacing the two poles knocked down. Staff also discussed on the number of poles located on First Street.

After much discussion board agreed to replace pole #38 and #52.

MSTU Action: Ms. Andrea Halman made a motion to authorize Staff to proceed with Simmonds Electrical of Naples to furnish and install two (2) 27' Lumec Poles as replacement for poles #38 and #52 on N 15th Street SR29 based on the current quote of \$43, 022.26. Ms. Norma Garcia seconded the motion, and it passed by unanimous vote. 3-0.

3. Nomination for Chair and Vice Chair

Ms. Anne Goodnight discussed on her decision to have Mr. Mark Lemke be Chair for the Immokalee Local Redevelopment Advisory (CRA) Board. She is willing to help anybody to understand how to conduct the meeting. She said it's important to teach the individual in the Chair position on understanding their role as well as the Chair procedures.

Staff and Board members had a discussion on the idea to have the Vice-Chair be the Chair in waiting, so that the Vice-Chair is able to learn from the Chair. Ms. Anne Goodnight provided her opinion on having the Chair serve for 2 years helps not only strengthen the Board but also help strengthen the Chairman. She said that this can be an opportunity for the Vice-Chair to learn the procedures

Board Members discussed on having Ms. Anne Goodnight as Vice-Chair. After much discussion on the term for the current Chair to serve as Vice-Chair, the CRA Board made a Nomination and a motion.

CRA Action: *Mr. Frank Nappo made a nomination to appoint Mark Lemke as Chair of the Immokalee Local Redevelopment Advisory (CRA) Board. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 9-0.*

CRA Action: *Mr. Mark Lemke made a nomination to appoint Patricia “Anne” Goodnight as Vice-Chair of the Immokalee Local Redevelopment Advisory (CRA) Board. Mr. Edward “Ski” Olesky seconded the motion, and it passed by unanimous vote. 9-0.*

CRA Action: *Mr. Frank Nappo made motion to have the current Chair serve two (2) years as Vice-Chair to support and educate the Chair of the Immokalee Local Redevelopment Advisory (CRA) Board. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 9-0.*

MSTU committee members provided discussion who should be MSTU Chair. Mr. Bernardo Barnhart suggested the Ms. Andrea Halman be Chair. She is consistent with the meetings. Brief discussion was made on who should be MSTU Vice Chair.

MSTU Action: *Mr. Bernardo Barnhart made a motion to appoint Andrea Halman as Chair of the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee. Ms. Norma Garcia seconded the motion, and it passed by unanimous vote. 3-0.*

MSTU Action: *Ms. Norma Garcia made a motion to appoint Bernardo Barnhart as Vice-Chair of the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 3-0.*

4. Strategic Planning Program (Enclosure 11)

i. Opening Comments from Advisory Board Members

This item was reviewed at the December 13, 2023, planning session.

ii. Introduction to “Community Redevelopment” in Florida

iii. Introduction to the Collier County Community Redevelopment Agency

iv. The Finding of Necessity and Designation of the Community Redevelopment Areas

v. The creation of the Collier County Community Redevelopment Agency

vi. Adoption of the Original Community Redevelopment Plan

vii. Establishment of the Redevelopment Trust Fund

viii. The Bylaws of the CRA and its Local Redevelopment Advisory Boards

a. Discussion of important operating practices

Mr. Oravec briefly reviewed items ii. – viii.

***** The following items were tabled for a future Strategic Planning Session Meeting.**

ix. Accomplishments from Inception to 2022

x. The 2022 Amendment to the Community Redevelopment Plan

[Scheduled Break]

xi. Deep Dive on the Current (2022) Community Redevelopment Plan

xii. Vision

CRA Director, Greg Oravec, went over a few key points of the Immokalee Community Redevelopment Plan. He went over the goals, objectives, and strategies of the plan.

Mr. Mike Facundo provided feedback on the importance of the Vision Statement and said the current Vision Statement is too long, and he would like the board members to consider changing it. Mr. Oravec agreed with Mr. Mike Facundo and said that the Vision Statement should fit in within the context of the County's vision and values because Immokalee is part of the County. After much discussion with the board members providing feedback on what Immokalee is really about and why the vision is important to review and make a change that best describes Immokalee. The Board and Public members were grouped into 3 groups, the groups had 25 minutes to discuss with each other and provide a Vision Statement.

All three groups presented the Vision Statement they came up with.

Mr. Mark Lemke explained on the reasoning of Group 1 Vision Statement. He elaborated on the idea that there is no real expectation to meet other than to be the best in the nation. He said this statement is simple, short and sweet. Group 1 believes that this Vision Statement best describes Immokalee.

Mr. Mike Facundo elaborated on Group 2 Vision Statement. He elaborated on the idea of keeping the vision statement open ended. Ms. Christie Betancourt elaborated on Group 3 vision statement.

Group 1: "To Be the Best Rural Community in The Nation to Work, Live, and Play!"

Group 2: "Develop a thriving Community."

Group 3: "A Small Community That Provides Safe and Affordable Living with a Diverse Culture."

Mr. Oravec provided insight on the importance of a Vision Statement and gave insights on his experience for the past six months. He said that we must all keep our eyes in the big picture of what we like to get accomplished.

Staff will send a follow up email to all board members on the Vision Statements, and they will be able to vote on the statements they believe is best to implement in the Immokalee Redevelopment Plan.

***** The following items were tabled for a future Strategic Planning Session Meeting.**

- xiii. Identified Project, Programs, and Priorities
- xiv. Where are we today?
 - a. Progress from 2022 to the present.
 - b. SWOT Analysis
- xv. Check in...Is our Vision still true?

[Scheduled Break]

xvi. Bringing our Vision to life...

xvii. Check in...Is there something missing from our Community Redevelopment Plan (i.e., critical authorizing projects of programs)?

xviii. Of our hundreds of potential projects and programs, what are our Top Ten?

a. Previous Work Program/Priority List

b. Prioritization exercise

[Scheduled Break]

xix. Discretion of the Advisory Board—adopt priority list following exercise or ask staff to bring back a refined list with any corresponding analysis at the next meeting for further consideration.

xx. Closing Comments from Staff

xxi. Closing Comments from Advisory Board Members

K. New Business.

No new business.

L. Citizen Comments

Ms. Christie Betancourt thanked Mr. Armando Yzaguirre for decorating the Zocalo Plaza. Mr. Armando Yzaguirre provided a brief rundown on the decorations done at the Zocalo Plaza. Ms. Betancourt also thanked Parks and Recreation staff for fixing the trip hazard at the Zocalo Plaza and for staying the whole time during the Christmas Tree Lighting Event. She also recognized Ramon Arce for helping with the electoral issues at Zocalo Plaza. It was a great community effort.

Commissioner McDaniel gave a public service announcement. He said that in the last Collier County Commissioner's board meeting, the ordinance which would create the unpaved road emergency repair was approved. He said that he wanted this to cover county-wide but because of some legal matters an assessment was done to see which roads were in the worst conditions. There are approximately 14 miles of road that were deemed to be in the worst condition. Commissioner McDaniel asked Ms. Betancourt to send a note to his office so that the list of roads can be provided. Ms. Betancourt said she had the list at her disposal, and she would provide to community members.

Mr. Frank Nappo asked the difference between county-wide for unpaved road and what is currently occurring. Commissioner McDaniel said that county-wide would have encompassed all the roads in the County but what is occurring is specifically naming miles of roads. The cost is estimated to be about \$12,000 per mile with an estimated date of 3 years to have them all completed. Discussion was made on how there is no opt out and the goal of safety is the main goal for this Ordinance. Ms. Christie Betancourt said that she will add this item to her report.

Commissioner McDaniel said that the MSTU created for this Unpaved Private Road Emergency Repair will consist of all county staff, but they will have 3rd party committee that consist of Fire, EMS, and the Sherriff's office to help with the decision in the initial grade of the roads.

Rev. Jean C. Paul provided a brief history on himself and the experiences he has endeavored and what others have experienced as well. He provided suggestions on what he would like to see happen in the Immokalee Community. Information was also given on the education classes he is proctoring. Commissioner McDaniel provided information to Pastor Paul.

Ms. Andrea Halman thanked Mr. Greg Oravec for all that he has done in the past 6 months. Mr. Oravec said he is grateful for the time he had with each board member and is sorry that he is going.

M. Next Meeting Date

The **CRA Board** will be meeting on Wednesday, *January 17, 2024*, at 8:30 A.M. at CareerSource SWFL. The **MSTU Committee** will be meeting on Wednesday, *January 24, 2024*, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 11:37 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency

01/02/2024

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			205,884.11	498,173.71-	292,289.60
1025000000 IMMOKALEE REDEVELOPMENT			205,884.11	498,173.71-	292,289.60
REVENUE Sub Total	1,318,000.00-	1,318,000.00-		1,224,636.78-	93,363.22-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		6,236.78-	963.22-
361170 OVERNIGHT INTEREST				4,735.87-	4,735.87
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		1,500.91-	5,699.09-
CONTRIBUTION AND TRANSFERS Sub-Total	1,310,800.00-	1,310,800.00-		1,218,400.00-	92,400.00-
410001 TRANSFER FROM 0001 GENERAL FUND	993,000.00-	993,000.00-		993,000.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	225,400.00-	225,400.00-		225,400.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	1,318,000.00	1,318,000.00	205,884.11	726,463.07	385,652.82
PERSONAL SERVICE	258,900.00	258,900.00	22,492.50	67,459.30	168,948.20
OPERATING EXPENSE	400,000.00	400,000.00	183,391.61	116,303.77	100,304.62
631400 ENGINEERING FEES			41,282.75	3,677.25	44,960.00-
634210 IT OFFICE AUTOMATION ALLOCATION	16,300.00	16,300.00	12,225.00	4,075.00	
634211 INFO TECH BILLING HOURS ALLOCATION	200.00	200.00	150.00	50.00	
634970 INDIRECT COST REIMBURSEMENT	27,700.00	27,700.00	13,850.00	13,850.00	
634980 INTERDEPT PAYMENT FOR SERV	168,000.00	168,000.00		62,898.00	105,102.00
634999 OTHER CONTRACTUAL SERVICES	21,300.00	21,300.00	66,041.37	2,958.63	47,700.00-
639967 TEMPORARY LABOR	50,000.00	50,000.00			50,000.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	7,000.00	7,000.00		4,548.30	2,451.70
640410 MOTOR POOL RENTAL CHARGE	6,600.00	6,600.00			6,600.00
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		19.57	180.43
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	4,281.43	1,718.57	
641700 CELLULAR TELEPHONE	3,000.00	3,000.00	2,691.24	308.76	
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	3,000.00	3,000.00	2,548.90	451.10	
643400 WATER AND SEWER	5,000.00	5,000.00	3,252.52	547.48	1,200.00
644100 RENT BUILDINGS	38,500.00	38,500.00	25,681.26	12,745.04	73.70
644620 LEASE EQUIPMENT	3,000.00	3,000.00	1,370.25	456.75	1,173.00
645100 INSURANCE GENERAL	1,800.00	1,800.00	1,350.00	450.00	
645260 AUTO INSURANCE	500.00	500.00	375.00	125.00	
646430 FLEET MAINT ISF LABOR AND OVERHEAD	400.00	400.00		62.00	338.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		23.25	76.75
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	2,500.00	2,500.00			2,500.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND PROMOTIONAL	5,200.00	5,200.00	3,250.00		1,950.00
649030 CLERKS RECORDING FEES ETC	200.00	200.00			200.00
649100 LEGAL ADVERTISING	1,000.00	1,000.00	1,984.00	1,316.00	2,300.00-
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00			500.00
651110 OFFICE SUPPLIES GENERAL	3,000.00	3,000.00	126.00	1,210.65	1,663.35
651210 COPYING CHARGES	3,500.00	3,500.00	2,389.89	1,110.11	
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
651930 MINOR OFFICE FURNITURE	1,000.00	1,000.00			1,000.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,000.00	10,000.00			10,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00

Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00		838.80	661.20
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00		283.67	716.33
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	2,000.00	2,000.00		6.99	1,993.01
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	500.00	500.00			500.00
654210 DUES AND MEMBERSHIPS	4,000.00	4,000.00	342.00	2,464.00	1,194.00
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	600.00	600.00			600.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		108.85	691.15
CAPITAL OUTLAY	63,400.00	63,400.00			63,400.00
763100 IMPROVEMENTS GENERAL	63,400.00	63,400.00			63,400.00
TRANSFERS	542,700.00	542,700.00		542,700.00	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	542,700.00	542,700.00		542,700.00	
RESERVES	53,000.00	53,000.00			53,000.00
991000 RESERVE FOR CONTINGENCIES	53,000.00	53,000.00			53,000.00

Fund 1629 Immokalee Beautification MSTU

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			457,867.64	330,419.43-	127,448.21-
1629000000 IMMOKALEE BEAUTIFICATION			457,867.64	330,419.43-	127,448.21-
REVENUE Sub Total	1,582,500.00-	1,912,395.88-		380,205.67-	1,532,190.21-
REVENUE - OPERATING Sub-Total	572,100.00-	572,100.00-		380,205.67-	191,894.33-
311100 CURRENT AD VALOREM TAXES	565,100.00-	565,100.00-		373,424.23-	191,675.77-
311200 DELINQUENT AD VALOREM TAXES				223.81	223.81-
361170 OVERNIGHT INTEREST				5,316.76-	5,316.76
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		1,688.49-	5,311.51-
361320 INTEREST TAX COLLECTOR					
CONTRIBUTION AND TRANSFERS Sub-Total	1,010,400.00-	1,340,295.88-			1,340,295.88-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,039,100.00-	1,039,100.00-			1,039,100.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		329,895.88-			329,895.88-
489900 NEGATIVE 5% ESTIMATED REVENUES	28,700.00	28,700.00			28,700.00
EXPENSE Sub Total	1,582,500.00	1,912,395.88	457,867.64	49,786.24	1,404,742.00
OPERATING EXPENSE	571,500.00	864,815.88	421,287.64	40,743.11	402,785.13
631400 ENGINEERING FEES	175,000.00	464,975.65	261,665.15	28,310.50	175,000.00
634970 INDIRECT COST REIMBURSEMENT	4,000.00	4,000.00	2,000.00	2,000.00	
634980 INTERDEPT PAYMENT FOR SERV	102,800.00	102,800.00			102,800.00
634999 OTHER CONTRACTUAL SERVICES	214,100.00	217,440.23	154,647.49	10,015.00	52,777.74
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	1,800.00	1,800.00			1,800.00
645100 INSURANCE GENERAL	1,300.00	1,300.00	975.00	325.00	
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00	2,000.00		1,000.00-
646318 MULCH	1,600.00	1,600.00			1,600.00
646451 LIGHTING MAINTENANCE	40,000.00	40,000.00			40,000.00
649010 LICENSES AND PERMITS	1,000.00	1,000.00			1,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	500.00	500.00		14.99	485.01
652990 OTHER OPERATING SUPPLIES	4,000.00	4,000.00		77.62	3,922.38
652999 PAINTING SUPPLIES	200.00	200.00			200.00
CAPITAL OUTLAY	100,000.00	136,580.00	36,580.00		100,000.00
763100 IMPROVEMENTS GENERAL	100,000.00	136,580.00	36,580.00		100,000.00
TRANSFER CONST	20,700.00	20,700.00		9,043.13	11,656.87
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,200.00	4,200.00		1,095.88	3,104.12
930700 BUDGET TRANSFERS TAX COLLECTOR	16,500.00	16,500.00		7,947.25	8,552.75
RESERVES	890,300.00	890,300.00			890,300.00
991000 RESERVE FOR CONTINGENCIES	16,100.00	16,100.00			16,100.00
993000 RESERVE FOR CAPITAL OUTLAY	874,200.00	874,200.00			874,200.00

C.C. 1011-163805

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	229,600.00	229,600.00	167,055.71	51,996.21	10,548.08
1011000000 MSTU GENERAL FUND - UNINCORPORATED AREAS	229,600.00	229,600.00	167,055.71	51,996.21	10,548.08
EXPENSE Sub Total	229,600.00	229,600.00	167,055.71	51,996.21	10,548.08
OPERATING EXPENSE	229,600.00	229,600.00	167,055.71	51,996.21	10,548.08
634990 LANDSCAPE INCIDENTALS	18,800.00	18,800.00	13,255.49	1,744.51	3,800.00
634999 OTHER CONTRACTUAL SERVICES	180,600.00	180,600.00	133,729.00	41,271.00	5,600.00
643100 ELECTRICITY	11,400.00	11,400.00	8,439.90	2,310.10	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,919.96	1,080.04	
643400 WATER AND SEWER	12,000.00	12,000.00	9,649.82	2,350.18	
646311 SPRINKLER SYSTEM MAINTENANCE	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00	61.54	3,240.38	301.92-
652310 FERTILIZER HERBICIDES AND CHEMICALS	300.00	300.00			300.00

C.C. 1026-138346

Fund 1026 Immokalee CRA Proj

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			201,215.60	551,716.53-	350,500.93
1026000000 IMMOKALEE CRA PROJECT FUND		-	201,215.60	551,716.53-	350,500.93
REVENUE Sub Total	548,900.00-	4,160,675.00-		551,716.53-	3,608,958.47-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		9,016.53-	2,516.53
361170 OVERNIGHT INTEREST				6,844.55-	6,844.55
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		2,171.98-	4,328.02-
CONTRIBUTION AND TRANSFERS Sub-Total	542,400.00-	4,154,175.00-		542,700.00-	3,611,475.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	542,700.00-	542,700.00-		542,700.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,611,775.00-			3,611,775.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	548,900.00	4,160,675.00	201,215.60		3,959,459.40
OPERATING EXPENSE		338,000.00		29,125.00	308,875.00
631400 ENGINEERING FEES					
634980 INTERDEPT PAYMENT FOR SERV		20,000.00			20,000.00
634999 OTHER CONTRACTUAL SERVICES		318,000.00		29,125.00	288,875.00
CAPITAL OUTLAY	548,900.00	3,217,675.00	201,215.60	29,125.00-	3,045,584.40
763100 IMPROVEMENTS GENERAL	548,900.00	3,217,675.00	201,215.60	29,125.00-	3,045,584.40
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00
RESERVES		420,000.00			420,000.00
998900 RESERVE FOR PROJECT CLOSEOUT	-	420,000.00	-	-	420,000.00

Fund 1026 Project 50243 Imm CRA-Stormw In

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	-	278,000.00	-	-	278,000.00
50243 IMMOKALEE CRA PROJECT FUND	-	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 CONTRACTUAL SERVICES		68,000.00	-	-	68,000.00
CAPITAL OUTLAY	-	210,000.00	-	-	210,000.00
763100 IMPROVEMENTS GENERAL	-	210,000.00	-	-	210,000.00

Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	110,000.00	519,800.00	101,215.60	-	418,584.40
50244 IMMOKALEE CRA PROJECT FUND	110,000.00	519,800.00	101,215.60	-	418,584.40
EXPENSE Sub Total	110,000.00	519,800.00	101,215.60	-	418,584.40
OPERATING EXPENSE	-	50,000.00	-	-	50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY	110,000.00	469,800.00	101,215.60	-	368,584.40
763100 IMPROVEMENTS GENERAL	110,000.00	469,800.00	101,215.60		368,584.40

C.C. 1026-138346

Fund 1026 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	50,000.00	361,375.00	-	-	361,375.00
50245 IMMOKALEE CRA PROJECT FUND	50,000.00	361,375.00	-	-	361,375.00
EXPENSE Sub Total	50,000.00	361,375.00	-	-	361,375.00
OPERATING EXPENSE	-	20,000.00	-	29,125.00	(9,125.00)
634980 INTERDEPT PAYMENT FOR SERV	-	20,000.00	-	-	20,000.00
634999 OTHER CONTRACTUAL SERVICES	-	-	-	29,125.00	(29,125.00)
CAPITAL OUTLAY	50,000.00	341,375.00	-	(29,125.00)	370,500.00
763100 IMPROVEMENTS GENERAL	50,000.00	341,375.00	-	29,125.00	370,500.00

Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	113,900.00	997,500.00	100,000.00	-	897,500.00
50246 IMMOKALEE CRA PROJECT FUND	113,900.00	997,500.00	100,000.00	-	897,500.00
EXPENSE Sub Total	113,900.00	997,500.00	100,000.00	-	897,500.00
OPERATING EXPENSE	-	50,000.00	-	-	50,000.00
634999 OTHER CONTRACTUAL SERVICES	-	50,000.00	-	-	50,000.00
CAPITAL OUTLAY	113,900.00	947,500.00	100,000.00	-	847,500.00
763100 IMPROVEMENTS GENERAL	113,900.00	947,500.00	100,000.00	-	847,500.00

Fund 1026 Project 50247 Imm CRA-Mobility

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	-	50,000.00	-	-	50,000.00
50247 IMMOKALEE CRA PROJECT FUND	-	50,000.00	-	-	50,000.00
EXPENSE Sub Total	-	50,000.00	-	-	50,000.00
OPERATING EXPENSE	-	50,000.00	-	-	50,000.00
634999 OTHER CONTRACTUAL SERVICES	-	50,000.00	-	-	50,000.00

Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	250,000.00	974,000.00	-	-	974,000.00
50248 IMMOKALEE CRA PROJECT FUND	250,000.00	974,000.00	-	-	974,000.00
EXPENSE Sub Total	250,000.00	974,000.00	-	-	974,000.00
OPERATING EXPENSE	-	100,000.00	-	-	100,000.00
634999 OTHER CONTRACTUAL SERVICES	-	100,000.00	-	-	100,000.00
CAPITAL OUTLAY	250,000.00	874,000.00	-	-	874,000.00
763100 IMPROVEMENTS GENERAL	250,000.00	874,000.00	-	-	874,000.00

Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	-	250,000.00	-	-	250,000.00
50250 IMMOKALEE CRA PROJECT FUND	-	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 GENERAL	-	250,000.00	-	-	250,000.00

C.C. 1026-138346

Fund 1026 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	-	185,000.00	-	-	185,000.00
50252 IMMOKALEE CRA PROJECT FUND	-	185,000.00	-	-	185,000.00
EXPENSE Sub Total	-	185,000.00	-	-	185,000.00
GRANTS AND DEBT SERVICE	-	185,000.00	-	-	185,000.00
884200 RESIDENTIAL REHAB	-	185,000.00	-	-	185,000.00

Fund 1026 Project 50269 Imm CRA-Lighting

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	25,000.00	125,000.00	-	-	125,000.00
50269 IMMOKALEE CRA PROJECT FUND	25,000.00	125,000.00	-	-	125,000.00
EXPENSE Sub Total	25,000.00	125,000.00	-	-	125,000.00
CAPITAL OUTLAY	25,000.00	125,000.00	-	-	125,000.00
763100 IMPROVEMENTS GENERAL	25,000.00	125,000.00	-	-	125,000.00

C.C. 1027-138315-33831

Fund 715 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			159,125.25	30,864.75	189,990.00-
1027000000 IMM CRA GRANT		-	159,125.25	30,864.75	189,990.00-
REVENUE Sub Total		1,237,000.00-			1,237,000.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total		250,000.00-			250,000.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		250,000.00-			250,000.00-
EXPENSE Sub Total		1,237,000.00	159,125.25	30,864.75	1,047,010.00
OPERATING EXPENSE		250,000.00	159,125.25	30,864.75	60,010.00
631400 ENGINEERING FEES		250,000.00	159,125.25	30,864.75	60,010.00
CAPITAL OUTLAY		987,000.00			987,000.00
763100 IMPROVEMENTS GENERAL		987,000.00			987,000.00

Immokalee Code Enforcement Open Case Report

December 2023

Case Number	Case Type	Status	Date Entered	Location Description	Detailed Description
CESD20230010614	SD	Closed	12/05/2023	1009 Walkingstick Lane!	Converting carport into living space
CENA20230010744	NA	Open	12/07/2023	1203 N 19th ter.!!	unauthorized storage to include two indoor couches and car tires on grass in yard
CESD20230010773	SD	Open	12/08/2023	77163320003	Lady converting a porch into living space to rent
CENA20230010879	NA	Open	12/12/2023	1403 Tangerine st.!!	accumulation of litter and un-authorized storage
CEPE20230011034	PE	Open	12/15/2023	30682920002	Landscaping Commercial vehicles parked from 6pm til next day or days
CENA20230011093	NA	Open	12/18/2023	Corner lot parcel 224300100525 off Lind 1402 Carson rd!!	Grass/weeds over 18 inches
CENA20230011202	NA	Open	12/21/2023	30680400003 655 El Paso Trail!!	over grown weeds in the ROW
CENA20230011240	NA	Open	12/26/2023	00081400001 1302 Plum st.!!	Accumulation of litter
CENA20230011261	NA	Open	12/27/2023	30730920006 1324 Lincoln ct.!!	Grass/weeds
CENA20230011279	NA	Open	12/28/2023	22430012701 661 El Paso trail	grass/weeds
CENA20230011309	NA	Open	12/29/2023	00081240009 1214 N 18th st	Grass/ weeds
CENA20230011311	NA	Open	12/29/2023	1801 Grant ave	over growth of grass/weeds in the ROW
CENA20230010895	NA	Open	12/12/2023	122600003	outside storage old appliances
CENA20230010912	NA	Open	12/13/2023	60183360005	Litter paper, plastic mattress couch, cardboard bottles cans
CEPE20230011046	PE	Open	12/16/2023	CE 004362	Silver Nissan Tag # DLU793
CENA20230011047	NA	Open	12/16/2023	25630400000	outside storage of wooden pallets boxes, paper
CELU20230011048	LU	Open	12/16/2023	25580400008	outside storage of appliances
CEPM20230011142	PM	Closed	12/19/2023	1122 Forrester Ave	Landlord is splitting the apartment into multiple units, has blocked access to the stove, and is providing individual cooktops for each room. The complainant is
CESD20230011253	SD	Open	12/27/2023	RCMA Charter School 123 N 4th St	Multiple locations within Redlands Immokalee Community Academy where walls were removed or added and where electrical work was performed without permits.
CELU20230011179	LU	Closed	12/21/2023	63864200009 - Immokalee	Butchering cow at the farmers market and selling the meat on site

20 cases opened in December

Program Manager Report

January 11, 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).
- TNC held a Site Visit with CRA staff on August 12, 2022.
- An onsite meeting was held with TNC and ICRA staff on September 14, 2022. TNC provided staff with upcoming schedule/timeline.
- TNC presented at the CRA Advisory Board Meeting on February 15, 2023.
- Staff provided updates at the May 17, 2023, CRA Advisory board meeting.
- TNC finalized evaluations on the overlay and development patterns. They held one-on-one meetings with local stakeholders.
- TNC presented at the June 21st Joint CRA & MSTU meeting.
- TNC provided the Immokalee Land Development Code “White Paper” update to County staff on September 1st.
- TNC held a workshop on October 4th. TNC staff is now working on LDC draft language with ICRA staff and county staff. Adoption process will be after the LDC draft is completed.

TIMELINE

- **Public Workshop**
✓ October 2023
- **Draft LDC Updates**
✓ Collaboration with Collier County & ICRA Staff
- **CRA Advisory Board**
✓ January 2024- LDC Draft Presentation
- **Development Services Advisory Committee Presentation**
✓ March 2024
- **CCPC Hearing & BCC Hearings**
✓ 2024 – Specific dates to be determined
(estimated April through September for Final Adoption)



3. CRA Office

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

CRA Director Position – Interviews to be conducted.

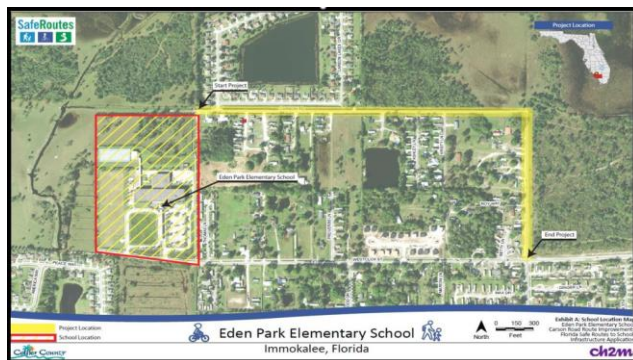
4. Redevelopment Plan

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. Fourth quarter implementation schedule was provided in September.

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 is estimated at \$663,000.
- Funded with Safe Routes to School funds in FY 21/22.
- Construction to start in FY 23/24.
- Design 100% complete.
- Project is out for bid.



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.

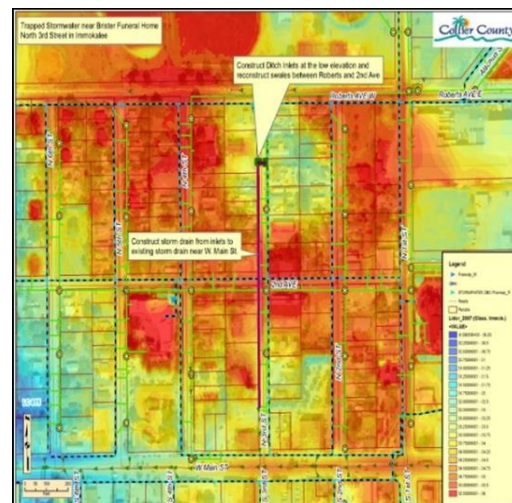
Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19th Street, if required. Constrained right-of-way at 19th Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is 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 \$900,000. The grant funding contract is now finalized, and the project is ending the contractor bidding phase. Bids received awaiting budget amendment. The project manager is Brittany Lazo with Collier County Stormwater Management.

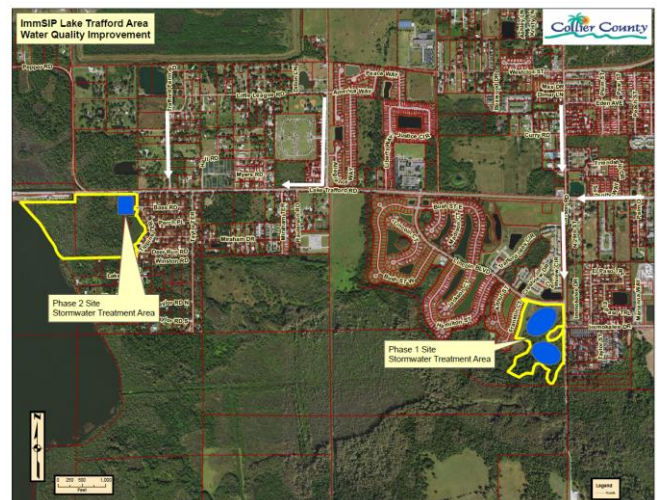
Madison Avenue Channel project:

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 south area 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. Project is 100% design and has been put on hold due to staffing resource shortage.



Lake Trafford Road Area:

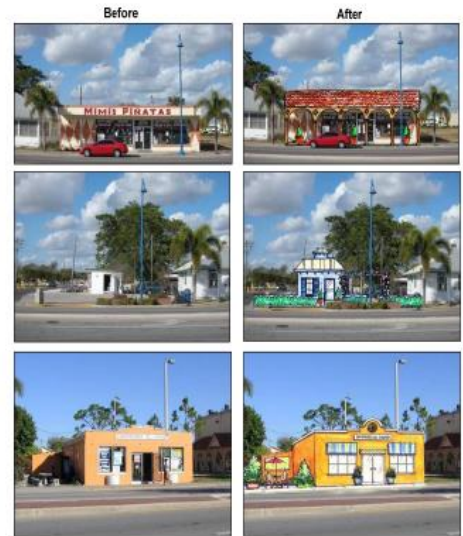
The single negotiated contract for designing both a stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace was applied for by the Board of County Commissioners in 2021. County staff is 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 2024. Phase 2 design began in 2022 and was split into Phase 2a, roadway & sidewalk scope with Phase 2b Pond design. Phase 2a road drainage/sidewalk design to be completed in 2023 and scheduled for construction bid in 2024.

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 initiated 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. The next FHERO board meeting is scheduled for February 6, 2024.

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



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

For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>

9. Development in Immokalee

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

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

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

The Immokalee Foundation sold its first home in December 2021 and closed on the 7th home in August 2023.



David Turrubiardez Jr. with his family.

2) Immokalee Fair Housing Alliance (IFHA)

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

Groundbreaking was held on November 10, 2021. Construction is under way. The infrastructure work which also include utility work is complete. The asphalt was laid in the construction access areas. Heatherwood Construction has started on the first of eight 16-unit apartment buildings for low income and workforce Immokalee families. The GC, Heatherwood Construction has reported that the construction of the footers and slab for the first building was completed in January and the first lift of concrete block was laid mid-February.

IFHA held the Signature Moment Wall Raising Ceremony on March 1, 2023. The event was attended by over 100 community and business leaders. The first walls were signed by the attendees and will go into the apartments. Construction continues to progress on the first building. They are on target to start the next two building, but they are currently in the process of paperwork and finding funds. IFHA plan to partner with the Shelter for Abused Woman & Children to allocate 16 apartments for those who have completed the program.

Link to [IFHA Wink News story](#)



3) Habitat for Humanity of Collier County Kaicasa Housing Development

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



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

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

- 4) ***Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub***
 The RCMA proposed childcare center and community hub consist of Childcare classrooms, Area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. CRA Board supported the proposed development. At the February 16, 2022, Parks & Recreation Meeting, H&F Architects provided updated renderings of the proposed development. A charter school is in the expansion plans, but it is currently planned as a development center. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023.

Lipman Family Farms, a long-time supporter of RCMA, made a \$3 million donation to the organization; the largest donation Lipman has ever made to any one organization. The groundbreaking for the new campus was held on May 25, 2023. When completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school. The campus is scheduled to open in July 2025.

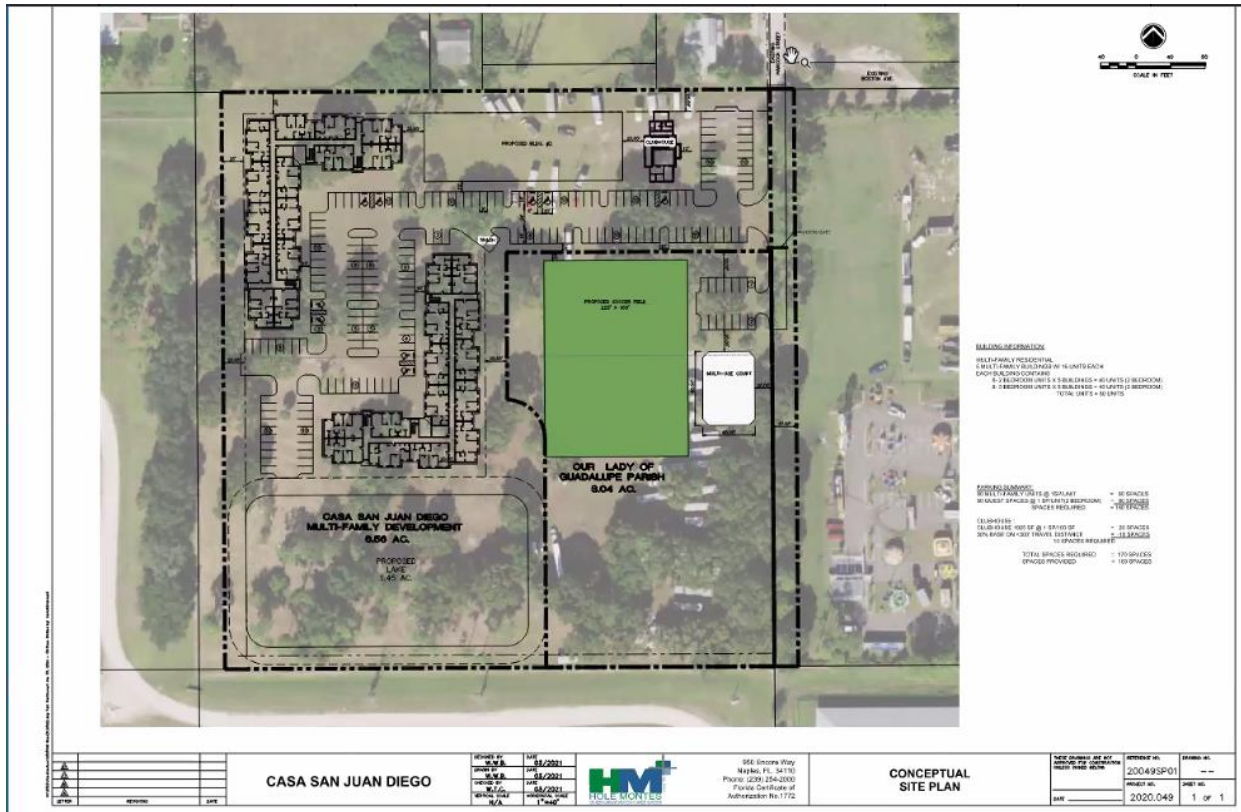


- 5) ***Casa San Juan Diego PL20230018133 SDP – 133 Hancock Street***

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. National Development of America, Inc. applied for grant funding but didn't receive. They will continue to look for other funding to build Casa San Juan Diego development in Immokalee. At the September IUNC Housing meeting staff provided committee a project update. Casa San Juan Diego has received recommendation for funding from Florida Housing. They will now enter the protest process. Final results are expected early 2024.

On January 3, 2024 a pre-app meeting was held to rezone the property. The held a pre application meeting to rezone property. The project consist of two buildings, a club house, a multi-use play field, and a multi-use court.





6) Casa Amigos – Farmworker units at Esperanza Place Rural Neighborhoods will open its new Casa Amigos apartments in Immokalee in October. Centered around a courtyard, the new development has 24 units, each with 2 bedrooms and 2 baths. The apartments are located at 2687 Amigo Way and serve both non-farmworker and farmworker families. Rents range from \$674 to \$1,123 per month including water, sewer and electric. Beginning September 18th, prospective tenants can call 239-657-2009 to schedule an appointment to submit their application. Applications can be downloaded [here](#) or picked up at 2693 Marianna Way during business hours. Additional information about income and eligibility is available [here](#).



7) LGI Homes

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



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 up to 250 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 foundation presented at the April Chamber of Commerce meeting. They held a Neighborhood Information Meeting (NIM) on Wednesday, June 7, 2023.

The Local Redevelopment Advisory Board requested that the Foundation comeback to the CRA after they receive comments from the county. The Foundation Presented to the Collier County Planning Commission on August 17, 2023. On October 10, 2023, the Board of County Commissioner approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.



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 applied 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. The application was approved by the Collier County Planning Commission in April 2023. On May 23, 2023, the Collier County Board of County Commissioner approved Agenda items 17.A. (Ordinance #2023-23).



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



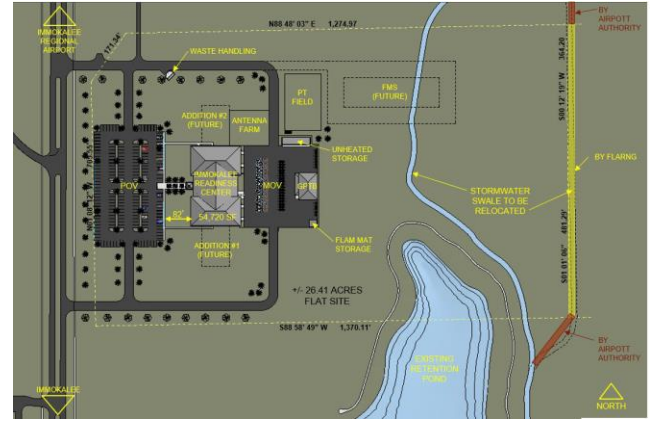
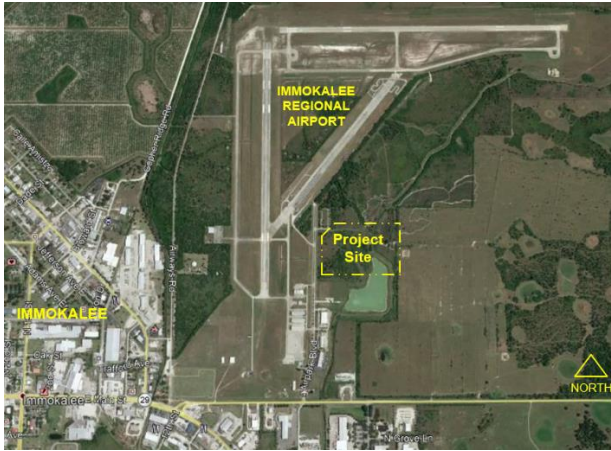
- 11) Immokalee Fire Control District
 Groundbreaking was held on September 27, 2021, for Fire Station 30 located at 510 New Market Road. The state-of-the-art firehouse features three apparatus bays and is equipped with bunker gear storage and a shop area. The building also features a lobby, conference room and two offices. Fire Station No. 30 replaces the existing firehouse located at 502 New Market Road. Construction started in December 2021 and a temporary certificate of occupancy was provided at the end of August 2023. Ribbon Cutting ceremony hasn't been announced yet.



- 12) Budget Inn (PL20220001199 CU)
 On March 16, 2022, a Pre-Application meeting was held with county for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. The architect for the business owner provided staff a rendering of the new hotel concept plan. Representatives for the Budget Inn will present at the Joint CRA & MSTU March 15, 2023, board meeting to request support for the project. No update.

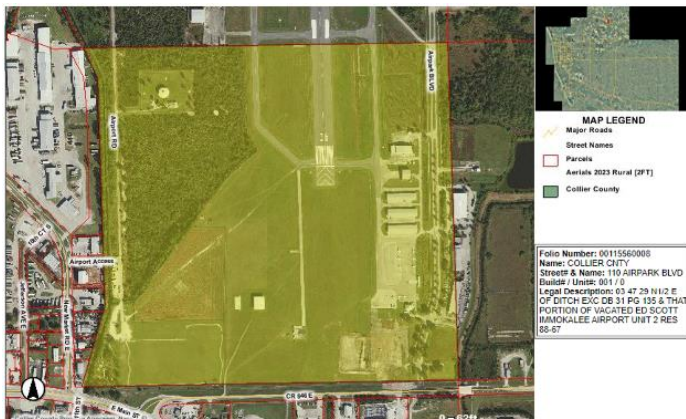


- 13) Florida Army National Guard Readiness Center Project
 This is a new construction project being proposed at the Immokalee airport. This project will include a General-Purpose Training Bay (GPTB), all utility services, information systems, roads, walkways, curbs, gutters, storm drainage, parking areas, and site improvements. Physical security measures for anti-terrorism and force protection will be incorporated into the design to include maximum feasible standoff distances. Energy conservation measures will also be incorporated into design where feasible. Estimated project \$20 million.



14) Mosquito Control PL20230017914

This is a new construction project being proposed at the Immokalee airport. This project will consist of building a 2-story administration building (37,000 sf), 25,000 sf hangar, rotorcraft hangar (25,000 sf), maintenance building and a chemical storage building and associated Site Development at the Immokalee Regional Airport. The tenant and developer is the Collier Mosquito Control District. The Rotorcraft hangar (26,060 sf) will be built as Phase I and other buildings will be built as Phase II.



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](#).

On April 16, 2023, “The Face of Immokalee” public art launch event was held at the Lipman property located at 200 E. Main Street. Ms. Tricca was awarded a \$25,000 grant from Florida Dept. of State, Division of Arts & Culture, and the National Endowment for the Arts.

On November 2, 2023, Ms. Tricca was a speaker at the Blue Zone Project Year in Review - The Art of Connection event held at Artis-Naples. The event introduced the Face of Immokalee: Public Art for a Social Change film.

It was announced at that time that The Face of Immokalee: Public Art for Social Change won the Florida Film Award and the International Film Festival (NIFF) Awards Ceremony held on Sunday, October 29. The event, attended by industry professionals and film enthusiasts, featured the announcement of winners who excelled in various categories.

Florida Film Award
 “The Face of Immokalee: Public Art for Social Change”
 Director: Tara Calligan



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

10. Collier County Parks & Recreation – Immokalee area

CRA staff and Parks & Recreation staff are coordinating monthly meetings to discuss improvements of all Immokalee Parks. Immokalee Parks & Recreation updates were provided in communications folder.

11. Impact Fee Installment Payment Program

The Impact Fee Installment Payment Program was extended for five years on July 25, 2023, by the Board of County Commissioners. For questions, please call Gino Santabarbara at 239-252-2925 or email him at Gino.Santabarbara@colliercountyfl.gov.

Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate (2023 applicants). No interests for registered Charitable Organizations and Non-Profits.
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except state, county, and municipal taxes.
- Call or email for complete program requirements.

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. 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 provided updates at the March 15, 2023, Joint CRA & MSTU advisory board meeting.

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

13. Unpaved Private Road Emergency Repair MSTU (Municipal Service Taxing Unit)

At the March 28, 2023, Board of County Commissioners meeting the Board considered an Ordinance to create a municipal service taxing unit to handle the unpaved private roads.

At the December 12, 2023, Board of County Commissioner meet the Board approved an Ordinance which would create the unpaved private road emergency repair municipal service taxing unit by authorizing a levy of not to exceed one (1.0000) mil of ad valorem taxes per year.

There are approximately 25 roads that contain approximately 13.694 miles of unpaved private road considered impassable for emergency vehicles. The taxable value of the 625 properties benefitting from these roads is estimated to be \$61,452,001. A millage rate of 1.0000 will generate \$61,452 annually. With the average repair cost of \$12,000 per mile, approximately four (4) miles of impassable private lime rock road per year can be repaired.

Road Name	From	To	Mileage
28th Ave SE	Woodland Grade	Dead End	1
Acremaker	Woodcrest Dr	Dead End	0.48
Arden Ave	S 5th St SE	Dead End	0.17
Benton Rd	Woodland Estates Rd	Dead End	1.41
Christian Ter Ext	Christian Terr West	Dead End	0.11
Della Dr	Brantley Blvd	Dead End	0.73
Dillon Ln	Little League Rd	Dead End	0.1
Doak Ave	S 9th St	S 8th St	0.08
Edwards Grove Rd	SR 82	Dead End	0.76
Experimental Rd	State Rd	Dead End	0.19
Frangipani Ave	10th ST S	Ivy Way	0.37
Garland Rd	Keaney Ave	Markley Ave	1.04
Gator Slough Lane	SR 82	Dead End	1.09
Hall Rd	Lake Trafford Rd	Dead End	0.237
Kearney Ave	Garland Ave	Dead End	0.667
Ladybug Ln	Sunnygrove Rd	Dead End	1
Laertes Lane	Sunnygrove Rd	Ladybug Ln	1
Lightner Drive	Little League Rd	Dead End	0.08
Little League Dr	Dillon Ln	Trafford Farm Rd	0.54
Markley Ave	Garland Rd	Inez Rd	1.03
Myers Rd	Christian Terr	Dead End	0.1
O Quinn Rd	Hwy 29	Dead End	0.6
S 8th St	Doak Ave	Dead End	0.06
Smith Rd	Keane Ave	Ivisa Ave	0.75
Vireo Lane	Little League Rd	Little League Rd	0.1
Total Mileage			13.694

14. Collier County Opportunity Zone Program

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

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

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

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

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

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

Report by: Christie Betancourt, Program Manager

Project Manager Report

01/10/2024

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

i. Monthly Maintenance

A&M Property Maintenance (A&M) is providing short-term maintenance work while Staff prepares a Scope of Work to process an Invitation to Bid for a 3-year term with two (2) one-year renewals to finalize the selection of a contractor to maintain Zocalo Plaza. Staff met with A&M on 1/5/24 to update incidental invoices for submittal to Procurement Services for the Zocalo Maintenance Services A&M has performed.

ii. CRA

Holiday – A Scope of Work for Holiday Decorations was prepared to combine the Christmas decoration scopes for Immokalee, Bayshore and Pelican Bay. A Solicitation was processed for a three (3) year term with two (2) one-year renewals. The BCC/CRA awarded a contract to Lite Er Up (LEU) with an estimated budget of \$25,500 per year for Immokalee. Staff provided a Purchase Order to Light Er Up on 10/31. On 12/1 LEU cancelled. A&M provided immediate services to timely decorate Zocalo Plaza for the Tree Lighting Event.

Staff are recommending to the Board of County Commissioners at the 1/23/24 meeting that the Board approves terminating LEU's Agreement No. 22-7953, as permitted under Section 10 of the Agreement with an effective date of 2/22/24. A 30-day written termination notice was sent by Procurement Services to LEU, subject to the Board's approval. Staff will prepare the scope of work for the Request for Quotes for tree and holiday decorating services in 2024. Staff will also prepare a Request for Quotes for the replacement of the bell street light pole decoration for next year's holiday season.

A&M took down the holiday decorations at Zocalo Plaza on 1/9/24 and scheduled to take down the street light pole decorations and change the street light pole banners on 1/12/24.



1/9/24 A&M broke down the Zocalo Plaza holiday decorations.

**2. Street Light Poles #2B, #8, #10, #20, #38 & #52
Insurance Claim Report:**

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#2B Median Pole at N First Street and West Delaware	5/5-5/10, 2023 Discovered on 05.10.23	\$27,138.36	6/7/23			On 05.10.23 notified Traffic Ops of knocked down pole. Staff received incident report from Sheriff's Office on 5.25.23. Quote sent to Risk 6.15.23 & filed Claim. Replacement on hold pending new design of S. 1 st St. #500505231937. 11/2 Risk advised they need invoice & backup from original pole installation & determine if the proposed new pole will be an upgrade to evaluate any claim reimbursement. 12/1 Risk will elevate claim & attempt to recover from faulty driver's insurance carrier.
#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 orde-red. Installation completed on 1.10.23. Received invoice on 1.31.23 for \$21,904.32 and sent to Risk for claim reimbursement. 6/13 Risk's Adjuster still in the subrogation process with the faulty party's insurance carrier. 10/4 Risk confirmed still pursuing recovery from its carrier.
#10 Main Street Village apartment complex	09/21/23					09.26.23 Traffic Ops filing claim replacing pole and will do billing. On 1/9/24 Southern Signal advised the pole will be shipped the 2 nd week of March 2024.
#20 SR29 on the curve.	9/2-6/22	\$20,248.36 7/20/23 received invoice \$17,674.55	09/19/22			Filed Claim & processed. PO on 10.24.22. Pole installed on 7.6.23. Sent invoice to Risk 7/20/23. 10/4 Risk advised still pursuing recovery from the insurance carrier.
#38 15 th St near McDonalds Claim #53-05171201517 2012 Paid \$13,068.50 2023 Quote \$21,511.13 Difference \$8,442.63	04/17/12	\$13,568.30 in 2012 \$21,511.13 in 2023 NTE	2012 12/07/23	\$13,068.50	10/16/12	In 2012 no replacement was planned. 7/28/23 Traffic Ops emailed poles need replaced. 10/20/23 received authorization to replace. 10/31/23 request for quote from Simmonds Electrical. 11/3/23 sent Simmonds photos of base for quote. 12/7 Simmonds provided a quote of \$21,511.13. 1/2/24 sent PO 4500229429 to Simmonds.
#52 15 th at Santa Rosa Claim #53-0951908921 2019 Paid \$11,162.13 2023 Quote \$21,511.13 Difference \$10,349.00	09/15/18	\$11,662.13 in 2018 \$21,511.13 in 2023 NTE	2018 12.07.23	\$11,162.13	12/03/19	2018 no replacement planned. 7/28/23 Traffic Ops emailed poles need replaced. 10/20/23 received authorization to replace. 10/31/23 request for quote from Simmonds Electrical. 11/3/23 sent Simmonds photos of base for quote. 12/7 Simmonds provided a quote of \$21,511.13. 1/2/24 sent PO 4500229429 to Simmonds.

3. Immokalee Complete Street (TIGER Grant) Project

The overall project will create a network of Complete Streets including approximately 20 miles of new sidewalks, improved walkability by filling in sidewalk gaps, a bicycle boulevard network, additional street lighting, landscaping, drainage improvements, and improved bus stops. These improvements will increase safety for the community.

Area 1 is the construction of sidewalks along the south side of East Delaware Avenue from South 1st Street to School Drive and multi-use trail construction on the east side of School Drive from Rose Avenue to E. Eustis Avenue. Crews completed the multi-use trail on School Drive. Roberts Avenue, 9th Street, 1st Street, Monroe Street, Lee Street, N 11th Street and the bus transfer station at the Collier County Health Department on Immokalee Drive are under construction. Estimated substantial completion is Mid-2024.

Additional information is available at <https://immokaleecompletestreets.com>.



01.09.24 Lee Street



01.09.24 Orchard Avenue



01.09.24 Orchid Drive





01.09.24 Immokalee Drive

4. Immokalee Airport Improvements



12.21.23 Drywall installation at the new hangers at the Immokalee Airport



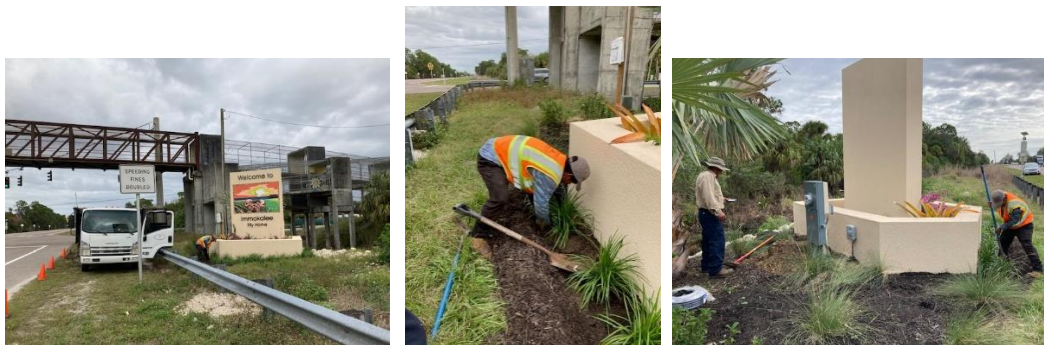
01.09.24 Airport security gate at new hangers with completed landscaping and irrigation.

5. Panther Crossing Welcome Sign

FDOT’s Approved Utility Permit #2022-H-192-00303 dated 12/14/22 was utilized for the water service tap and directional bore under State Road 29. The purpose of the directional bore is to allow for a tap and drill into the existing 10” portable water main located west of SR29 for irrigation to the sign location east of SR 29. Boring work commenced and was completed on 5/4/23. The permit for the signage was finalized on 6/6 and construction on the sign commenced on 6/14.

The Artist, Martha Cantu, provided a quote of \$2,280 to paint the mural on the sign. This is the same mural that is on the S 1st St/Eustis Immokalee Welcome Sign. Q. Grady Minor (QGM) completed revisions to the Plans on 6/1 to modify the lettering on the sign as recommended by the subcontracted sign vendor. The original letter specifications could not be fabricated at the size specified. The electrical permit was received on 8/2. The electrical meter main inspection was completed 8/17 and LCEC completed pulling power to the site on 11/9.

IWSD approved the certified backflow test on 11/13. A start work notice was issued to QGM and walk-through inspection was completed on 12/1 with QGM, CRA and Vetor. QGM provided a seven-item punch list to Vetor. Progress has been made on the punch list and the last remaining items are anticipated to be completed by 1/26. Vetor is extending the permit which expired 12/25 to complete the project. The final inspection will follow. Staff will investigate the surrounding areas to identify sightline improvements.



12.21.23 Bellavista Landscaping crew installing irrigation.



01.09.24 Progress on punch list items being completed.



12.18.23 Leaning dead tree at the Panther Crossing Pedestrian Bridge had been cut down.

6. Historic Cemetery Preservation

The historic cemetery property was being maintained by Parks and Recreation and A&M Property Maintenance LLC assumed the maintenance on the site on 8/13. Staff worked a scope for improvements at the cemetery and A&M is to provide a quote for the MSTU Advisory Board’s consideration. The Seminole Tribe, Christ Episcopal Church and Parks & Recreation will assist in identifying the individuals interred at the cemetery.



01.08.24 Christ Episcopal Church Historic Cemetery, 803 W. Main St.

Staff met Jennifer Wolfe, a Preservation Planning Specialist with PDP Architects, Philadelphia, PA, at the Florida Redevelopment Association Convention in Ponte Verda, Florida in November 2023. Staff emailed Ms. Wolfe on 11/28 for preservation guidelines and recommendations.

Ms. Wolfe recommended connecting with the Florida Public Archaeology Network (FPAN) that offers training programs and education. Natalie De La Torre Salas, Public Archaeology Coordinator of the SW Region, FL Public Archaeology Network (FPAN) and Mike Cosden, President of the Florida Trust for Historic Preservation, have been contacted. Ms. De La Torre Salas advised Staff needs to research boundaries and identify individuals interred and their descendants. She may meet with Staff to create a Management Plan and she recommended Staff attend the Cemetery Resource Protection Training on 3/6/24 at Palm Harbor, FL.

Staff have been unsuccessful in locating a survey and will continue research with the Seminole Tribe and the Council of Episcopal Diocese of Southwest Florida. A meeting with the Tribe and County Staff is scheduled for 1/24. The Collier County Government Surveyor and the Real Property Management Department do not have a survey or plot plan.

Staff have been in contact with The Very Rev Edward Gleason of Trinity-by-the-Cove Episcopal Church in Naples, Florida and he is researching the cemetery with the Dioceses.

The “1973 Identifiable Graves in the Florida Cemetery Records” collected by the Florida State Society Daughters of the American Revolution, Genealogical Records Committee, identifies these graves.


Leola Waldrop	1890 – 1922
George Oscar Enloe	1866 - 1927
Thomas D. Wilkison	1868 – 1900
Glynice West Berry	1925 – 1925
Two unmarked graves (one adult and one child)	

Background of the finding of the Christ Church:

“Bishop Gray was the missionary bishop of Southern Florida and was held in high esteem by the Seminoles at the time and the only white man ever to be permitted to attend the green corn dance. A gift of land was given to the Bishop by the Women’s National Indian Association. He erected Christ Church and named the place Immokalee...” – The Very Reverend Edward Gleason, Dean of Naples Deanery, Trinity-by-the-Cove 12/27/23

The Right Reverend
William Crane Gray

Missionary Bishop of Southern Florida



Church	Episcopal Church
Diocese	South Florida
Elected	October 1892
In office	1892–1913

Signature 

https://en.wikipedia.org/wiki/William_Crane_Gray

William Crane Gray was born in Lambertville NJ on 9/6/1835. He was ordained on 6/26/1859 in Christ Church, Nashville, TN and to the priesthood in 1860. He served two decades in Nashville and was elected in 1892 bishop of the new Missionary Jurisdiction of Southern Florida. Bishop Gray found 5 parishes, 40 missions and 11 mission stations. Among other churches established during his episcopate was the mission to the Seminoles in Immokalee in 1898. Bishop Gray served for over 21 years in Florida before submitting his resignation on grounds of ill health in October 1913 and went to live with his son in Nashville where he died on November 14, 1919. The WWII war ship *SS William Crane Gray* was named in his honor. His son, Campbell Gray later became Bishop of the Episcopal Diocese of Northern Indiana.

Report by: Yvonne Blair, Project Manager Dated: January 10, 2024



Immokalee Community Redevelopment Area (ICRA) Projects Updates

January 10, 2024

Table of Content

ICRA Projects (Funded by CRA and MSTU)

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

Other Projects of Interest

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

Immokalee Sidewalk Phase III

Eustis Avenue & West Delaware

Project #: 33873-01
Grant #B-22-CP-FL-0233
Project Sponsor: Immokalee CRA
Project Manager: Yvonne Blair

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

Design Budget: \$114,763 MSTU Funds

Construction Costs: 100% cost estimate \$1,007,822.50

Total Estimated: \$1.4M

Federal Appropriations Funds (Estimated): \$987,000

Architect/Engineer: Agnoli, Barber & Brundage (ABB)

Stop Work 9/15/22 with 145 remaining days. Resume after the solicitation of a contractor.

Owner's Representative (CEI): Total Municipal Solutions, stop work notice 4/20/23 with 250 remaining days.

CEI Budget: \$101,215.60 CRA Funds

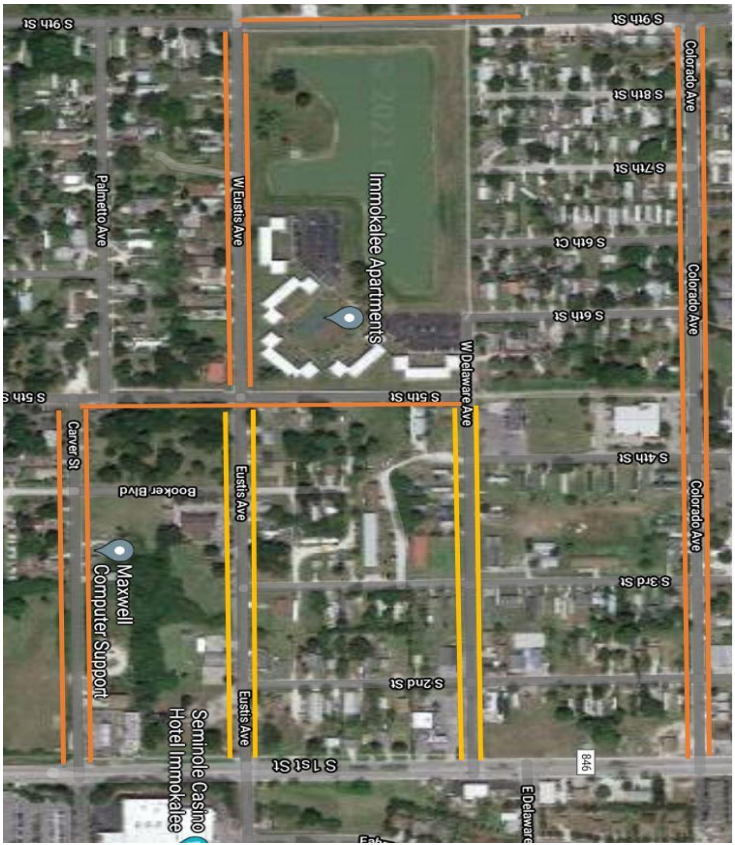
General Contractor: TBD

BCC Board Date: TBD

Notice to Proceed Date: 08.16.2021 Design

Estimated Substantial Completion Date: Q1 CY 2025

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



Yellow - Proposed Phase 3
 Orange - Phase 1 and 2 (completed in 2018 and 2021)

Milestones/Challenges To Date: 01/10/2024

- Notices (Findings of No Significant Impact & Request for Release of Funds) were published on 8/22 with 15-day public comment period. No comments received.
- 9/27 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14 BCC Agenda #16L1 was approved for the Chairman's execution the Grant Agreement. 11/16 Clerk sent Agreement to HUD for execution.
- 11/29 Staff sent HUD the Direct Deposit documentation and awaiting receipt of the fully executed Grant Agreement from HUD.
- 12/14 Staff submitted the Affidavit of Publication and Standard Form 7015.15 to HUD's Field Director in Miami, FL for approval.
- Staff sent Solicitation Worksheet for Construction with ABB's Bid Schedule & Estimated Costs Expense to Procurement. Staff unable to advertise until HUD provides signed Grant Agreement and 7015.16 Authority to Use Grant Funds.
- 12/27 Staff sent to HUD a revised Key Contact form removing GJO.

First Street Corridor Pedestrian Safety Improvements

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

Project #:33831-01

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: In 2021 Q Grady Minor (QGM) provided a Conceptual Plan Report that recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles for pedestrian safety. Staff applied for a \$250,000 Community Development Block Grant for the design of the lighting and safety improvement plans. 12/14/23 Scope may be modified to full corridor lighting.

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

Design Budget: \$189,990 CDBG Funds

Design Proposal: Kisinger, Campos & Associates (KCA)

CDBG Design Funds End: 04.30.2024

Construction Budget: \$850,000 (2023 updated to 1M)

CRA & MSTU Funds/apply for Grant in 2024

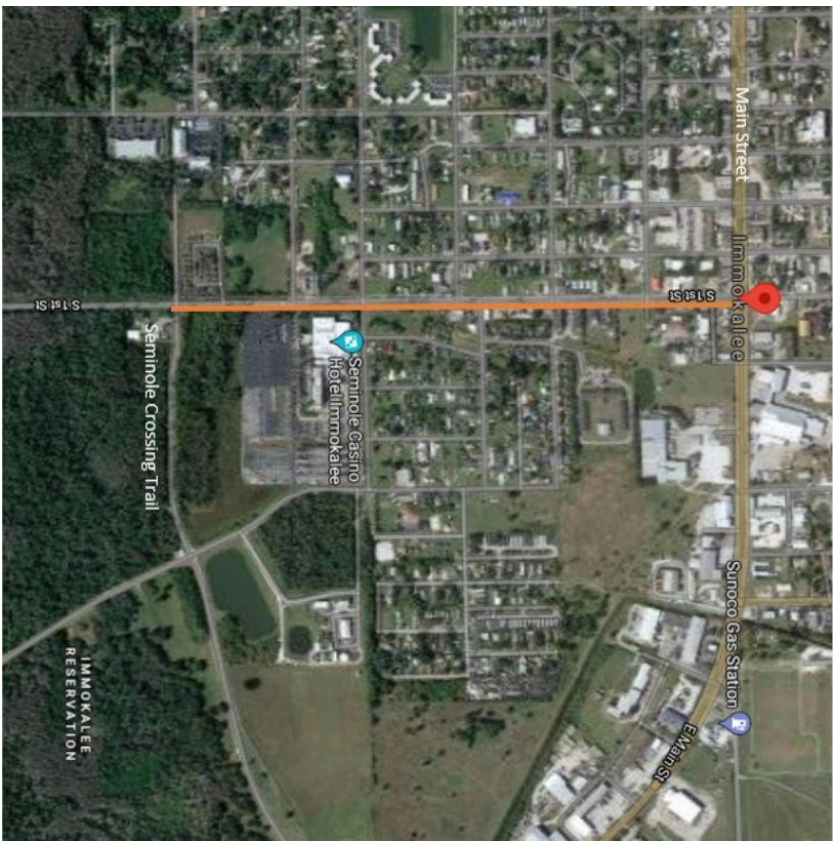
Architect/Engineer: KCA

General Contractor: TBD

Notice to Proceed Date: TBD

Estimated Substantial Completion Date: Design is targeted for completion Q1 CY 24, leading to construction in Q4 CY 24 and completion in 2025.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	25%
Construction	0%



Milestones/Challenges To Date: 01/10/2024

- Subrecipient Agreement & Budget Amendment was approved by BCC's 9/13/22 for \$250,000 CDBG Grant Agreement for the design project.
- Issued NTP for \$189,990 to KCA on 7/20/23 with a commencement date of 7/21/23.
- 12/8 KCA provided Lighting Design Memo with 2 Options (Pedestrian Safety or Full Corridor Lighting) for 30% Plans. 12/14 Staff requested Proposal from KCA for Full Corridor with Subsurface Utility Engineering (SUES) for CO.
- 1/4 Staff submitted a Request for a 180-day Extension (10/27/24) to CHS.
- 1/5 KCA suggested as an alternative to CO to eliminate 30% & 90% plans. 1/8 Staff provided 3 Options to DCM for discussion.
- PR15, Quarterly & Leveraged Funds Reports in Neighborly 1/9.
- Staff may apply for grant. Pre-App ends 1/19 noon and full app ends 1/31 noon.

Lake Trafford Road Corridor Lighting Study

Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

Project #: 1026-138346-50246.2 (CRA)
1629-162524-631400 (MSTU)
Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

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

Design Budget: \$149,930 MSTU Funds/\$100,000 CRA

Construction Budget (Estimate): \$2,500,000 – contingent on type of pole and partnership with LCEC.

Funding: CRA & MSTU Funds and Grants

Architect/Engineer: Jacobs Engineering (Jacobs)

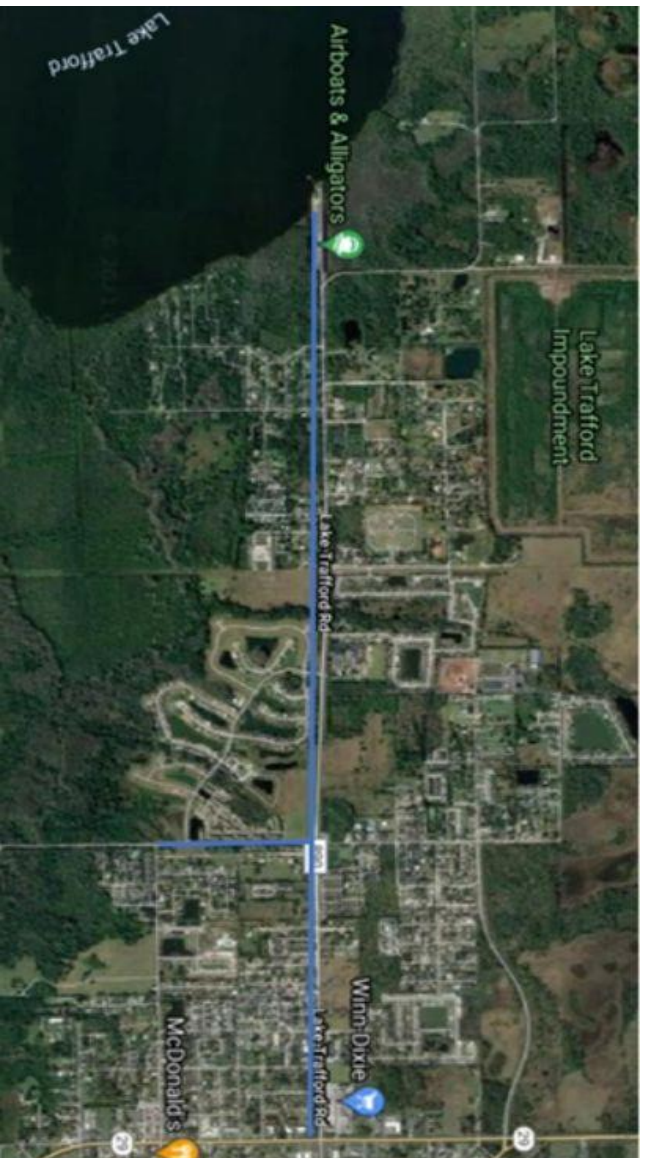
Owner's Representative (CEI): TBD

General Contractor: TBD

Notice to Proceed Date: 05/02/23

Estimated Substantial Completion Date: 05/01/24

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	43%
Construction	0%



Milestones/Challenges To Date: 01/10/2024

- A Work Order was finalized on 3/6 with Jacobs to perform a lighting study and prepare the construction plans to be utilized by LCEC and provide limited Subsurface Utility Engineering (SUE) along lighting corridor to identify underground utilities.
- On 5/1/23 a NTP with a PO in the amount of \$249,930 was issued for Jacobs to commence on 5/2/23. Topographic design surveys were completed 8/11/23.
- 10/16/23 Jacobs coordinated with LCEC.
- Task 1 – 11/7 Jacobs provided the 30% Lighting Study Analysis Report.
- 11/28 Staff drafted a Summary of Poles Spreadsheet and sent it with the Report to County Staff and IWSD for review with comments due 12/8.
- 12/21 Jacobs sent IWSD response to their comments/questions.
- Task 2 – Final Design due 3/1/24.

Main Street Corridor Streetscape

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

Project #: 1629-162524-631400
Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

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

Design Budget: \$212,598 MSTU Funds
Construction Budget (Estimated): \$2,500,000 CRA & MSTU Funds
Architect/Engineer: Johnson Engineering (Johnson)

Design Notice to Proceed Date: 9.1.22
Final Design 100% Plans: Stop Work Notice Issued 9.27.23.
Construction Completion Date: Project on hold.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	60%
Construction	0%



Milestones/Challenges to date: 01/10/2024 - On Hold

- A NTP was issued to Johnson with a commencement date of 9/1/22. Kick-Off and Site Visit Meeting held on 9/26/22 with Johnson's design team and CRA Staff.
- Johnson's design team conducted Public Meeting #1 11/16/22, Public Meeting #2 on 2/15/23, & Public Meeting #3 on 3/15/23.
- On 6/1/23 Johnson provided preliminary hardscape plans to CRA staff.
- Pre-App with FDOT on 7/18/23.
- An on-site meeting was held on Main Street with Johnson on 7/26/23 with a detailed follow up email to Johnson with questions and concerns for improvements to the corridor.
- On 8/31/23 Johnson provided a Cost Estimate of \$1,945,440.83.
- On 9/27/23 the CRA & MSTU Advisory Boards authorized Staff to put Johnson Engineering on hold until the evaluation of the SR29 Loop Road project is defined & the future conveyance of Main St. to County is investigated. A new scope of Main Street shall enhance features for a pedestrian friendly downtown streetscape.
- A Stop Work Notice was issued to Johnson on 9/28/23 with 213 remaining days.

Monument – Welcome Sign

Panther Crossing – SR29

Project #: 1629-162524-631400
Project Address: 1620 SR29, Immokalee 34142
Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

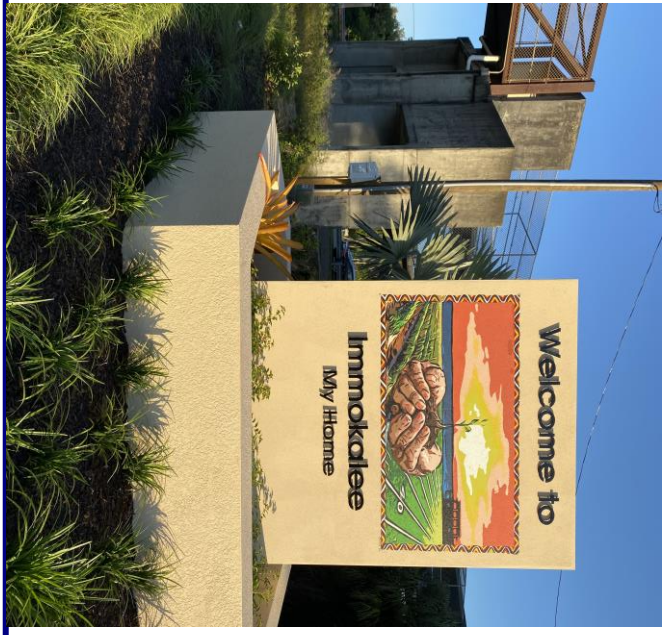
Project Scope: Project will provide the third and final gateway welcome sign for the community of Immokalee on SR 29 at the Panther's Crossing/Farm Worker's Village.

Design Budget: \$12,817 MSTU Funds
Construction Budget (Estimated): \$168,500 MSTU Funds

Design-Build Contractor: Q. Grady Minor (QGM)
Notice to Proceed Date: 08.04.22 & on Stop Order
Completion of Design Plans: 2/14/23 per pre-bid mtg changes

CO#1 10.18.22 - Additional 30 days & \$2,622 was required due to no water at location & needing a FDOT direction bore permit.
CO#2 11.17.22 – Additional 90 days required is delay receiving FDOT directional bore utility permit.
Stop Order 1.19.23, 2.15.23, 4/27 & 6/13 w/ 38 days remaining.
Estimated Final Completion Date: 1.31.24

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design - Rework	100%
Construction	99%



Milestones/Challenges To Date: 01/1/24

- On 12/21/22 received FDOT Utility Permit and QGM final plans on 1/17/23. On 3/22/23 sent PO (\$168,500) to Vektor Contracting of the Small GCs Contract.
- On 5/4/23 the directional bore under SR29 was completed. Construction commenced on 6/14/23. Mural painted 7/8-12. The letters for the sign were installed 7/28/23. Contractor completed power post 8/1/23; and water lines, rip rap and electrical meter main inspection completed on 8/17/23.
- LCEC was notified 8/17/23 of the inspection approval to schedule the installation of power loop and transformer. On 10/17/23 LCEC installed the pole for power hook up & completed 11/9.
- 10/23/23 Jack Whittaker with Vektor was assigned as the new Project Manager.
- IWSD approved the certified backflow test on 11/13. 11/28 Staff authorized Additional Services for \$4,500 for the completion of the work.
- 11/28 Start Work Notice sent to QGM for Walk-Through Inspection on 12/1 with Vektor and CRA. QGM provide a 7-item punch list. 12/21 Bellavista installed irrigation & box for controller; and needs to complete punch list. The final inspection will follow.
- Permit expired 12/25 and shall be reactivated and properly closed before payment to Vektor.

District #: 5

Project #: Ninth Street Parcel – (formally owned by CRA)

Project Sponsor: Immokalee CRA

Project Manager: Gregory J. Oravec

Monitoring Project for Community's Awareness

Project Scope: In May 2021, Catholic Charities submitted a Letter of Intent (LOI) and draft concept plan to purchase the CRA property to complete the assembly of appx. 7 acres at the corner of Ninth Street and Main Street in downtown Immokalee. The concept plan includes a mix of uses including urgent care facility, improved social services, community meeting room, administrative offices, retail space and affordable housing. Folio # 012228400009, 1.96 Ac., Zoning RMF-6 with C-4 MSOSD.
Property closed on 8/29/23.

Architect/Engineer: TBD

Construction Manager: TBD

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

Buyer's Representative: **Formerly** Eduardo (Eddie) Gloria, CEO & awaiting new appointment to the position

BCC Approval Date: April 11, 2023

Estimated Substantial Completion Date: TBD

Final Completion Date: TBD

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



Milestones/Challenges To Date: 01/10/2024

- On 07/12/22 the BCC/CRA accepted the 03/23/22 Letter of Intent submitted by Catholic Charities and directed staff to negotiate a Purchase Agreement.
- On 4/11/23 BCC/CRA approved Purchase Agreement with a Sales Price of \$600,000 plus closing costs. Transaction closed on 8/29/23. Deed recorded at OR Book 6282, Page 2959. Post-closing milestones:
- Within 180 days of closing (2/25/24), Catholic Charities will file an application for Rezone which includes a Catholic Community Center, Catholic Clinic with related medical offices, and/or retail/commercial space on the property in accordance with the Conceptual Plan (Exhibit B of the Purchase Agreement).
- Within 6 years of approval of rezone application & adoption of the rezone ordinance, Catholic Charities must have substantial completion of project.
- If Purchaser fails to meet the timelines including extensions, a reverter clause may be applied with written notice. 11/22 Staff received an updated rendering.

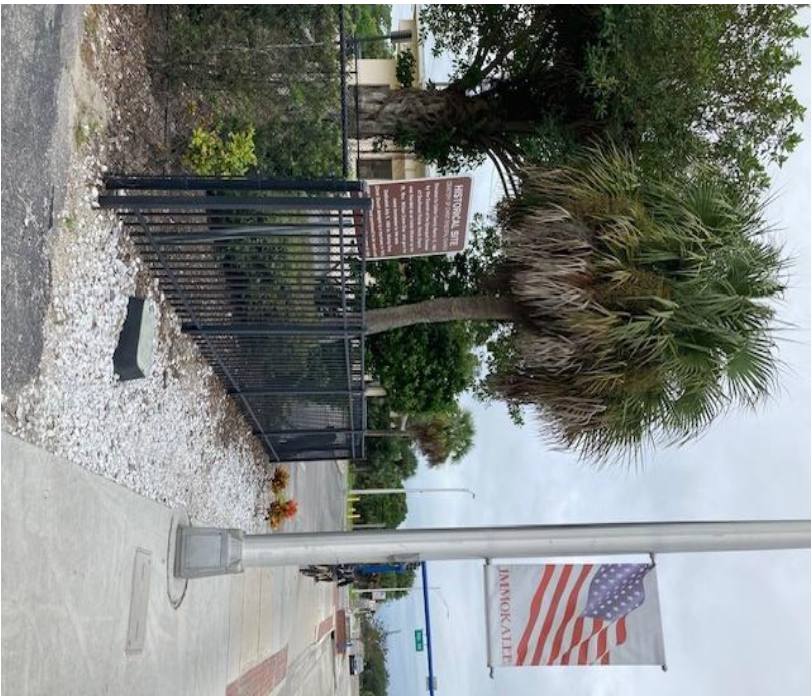
Historic Cemetery Preservation

815 West Main Street, PID 00127320003, 0.06 Ac +/-

District #: 5
 Project #:
 Project Sponsor: ICRA & IMSTU
 Project Manager: TBD

Project Scope: Staff to proceed with the maintenance and restoration of the Historic Cemetery. An appropriate roadmap that defines vision, destinations and outcomes will be drafted to map out both maintenance and restoration milestones and budget(s).
Maintenance Budget: TBD
Restoration Budget: TBD
Team/Partners: TBD
Construction Manager: TBD
Landscaping Maintenance: A&M Property Maintenance LLC
BCC Approval Date: TBD
Estimated Substantial Completion Date: 2025

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



Milestones/Challenges To Date: 01/10/2024

- 10/11/23 Staff emailed Helen Midney with Roberts Ranch Museum for cemetery restrictions; and she provided NPS's web links.
- 10/18/23 the ICRA & IMSTU Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- 10/23 Staff met with A&M to initiate plans for a roadmap of task; and Staff sent A&M RFQ. Existing irrigation lines from median to cemetery are being investigated to determine if operational. 10/24 emailed RPPMD a request for a survey.
- 12/15 Staff contacted Natalie De La Torre Salas, Public Archaeology Coordinator SW Region FL Public Archaeology Network (FPAN). Need boundaries, ID interned & descendants, Mgmt Plan & Preservation Training. No survey with County Surveyor. ID four burials & 2 unmarked graves (1 adult & 1 child). 12/27 Rev Edward Gleason with Trinity-by-the-Cove is researching with Diocese. Staff meeting with Tribe on 1/24.

Transportation Investment Generation Economic Recovery

District #: 5
Project #: 33563

Project Sponsor: BCC

Project Manager: Michael Tisch, Transportation Engineering

Monitoring Project for Community's Awareness

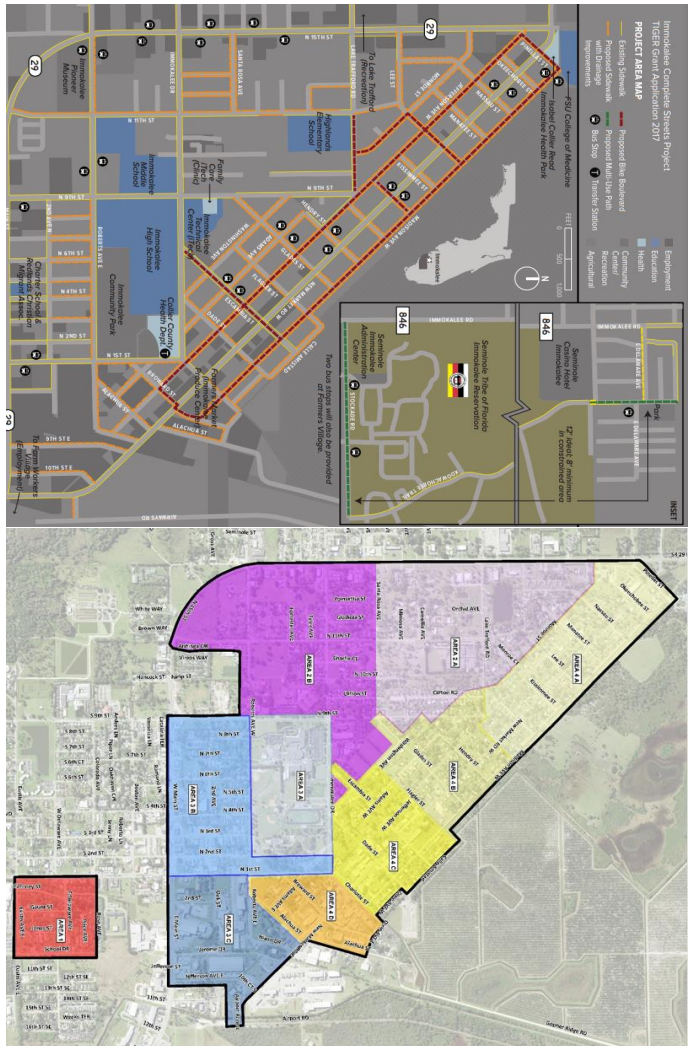
Project Website: <https://immokaleecompletestreets.com>

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

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

BCC Approval Date: 02.08.22
Estimated Substantial Completion Date: Mid 2024

Procurement	100%
Design	75%
Construction	17%



Milestones/Challenges To Date: 01/10/2024

- Area 1 – Contractor is continuing construction in Area 1.
- Areas 2A & 2B - The Contractor is continuing work in Areas 2A and 2B.
- Areas 3A, 3B & 3C – Contractor completed sidewalks in Area 3A, which is the concrete sidewalk abutting Immokalee HS. Contractor will begin construction in Area 3B in January and Contractor will begin construction in Area 3C in February.
- Area 4 – Contractor submitted 100% plans for Areas 4D & 4B/C; and is working towards final plans. Contractor will submit 100% plans for Area 4A by the end of January. Contractor received verification from SFWMD that all of Area 4 is exempt from permitting
- Area 5 – Contractor submitted Area 5 60% plans showing the revised trail alignment coordinated with the Seminole Tribe. Contractor received verification from SFWMD that Area 5 is exempt from permitting.
- Bus Transfer Station – Construction has commenced.
- Continuous Street Lighting – LCEC is in the process of procuring the materials.
- Johnson Engineering preparing map of light pole locations that will identify entity (LCEC, County, or MSTU) who owns pole and determine utility expenses (not maintenance expenses to poles) to finalize Executive Summary for the Agreement.

SR 29 Bypass Loop Road

SR 29 from CR846 E. to North of New Market Road N

District #: 5
 Project #: 417540-5

Project Sponsor: FDOT

Project Manager: Sean Pugh, P.E., Design Project Manager

Monitoring Project for Community's Awareness

Project Website: <https://www.swflroads.com/project/417540-5>

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

Construction Budget: Estimated 85 M

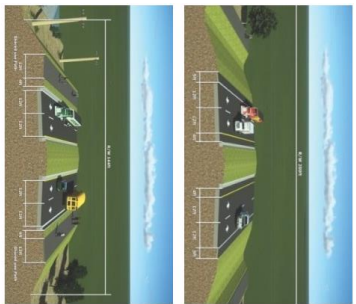
Architect/Engineer: TBD

Construction Manager: TBD

Owner's Representative (CEI): TBD

BCC Approval Date: TBD

Estimated Substantial Completion Date: 2032



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

Milestones/Challenges To Date: 01/10/2024 - No Update

- The FL Legislature approved a \$4B budget for the "Moving Florida Forward" Project. FDOT announced on 9/26/23 the Loop Road Project is slated to begin Spring 2027 on SR29 from CR 846 east to New Market Road. This project will construct a new alignment of SR29 as a 4-lane divided roadway to serve as a loop around downtown Immokalee area. The design will have four 12' travel lanes with curb and gutter on both sides, a 22' median, & 12' shared-use paths on both sides for the first mile. For the remainder of the project the design will have a 30' median and outside paved shoulders and 12' shared-use paths on both sides. The project also includes drainage improvements along the entire length of the corridor.

Upcoming Community Events

Updated 01/10/2024

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 01/17/2024 from 2:00 p.m. to 5:00 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 Water and Sewer Board of Commissioners Meeting

Date: 01/17/2024 at 3:30 p.m.

Location: Immokalee Water and Sewer District

1020 Sanitation Road., Immokalee, FL 34142

For more information call : 239.658.3630

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 01/18/2024 at 3:00 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/0>

Collier County Board of County Commissioners (BCC)

Date: 01/23/2024 at 9:00 a.m.

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

3299 Tamiami Trail E. , Naples, FL 34112

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

Immokalee Eastern Chamber of Commerce

Breakfast Networking Event

Date: 02/07/2024 from 8:00 a.m. to 9:30 a.m.

Location: CareerSource Center

750 South 5th ST., Immokalee, FL 34142

Member Fee of \$15.00

Collier County Board of County Commissioners (BCC)

Date: 02/13/2024 at 9:00 a.m.

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

3299 Tamiami Trail E. , Naples, FL 34112

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



Collier County Public School Board Meeting

Date: 02/13/2024 at 4:30 p.m.
Location: Dr. Martin Luther King Jr. Administrative Center / Live Online
5775 Osceola Trail., Naples, FL 34109
Live Online: <https://www.collierschools.com/educationlive>

Immokalee Interagency Council Meeting

Date: 02/14/2024 from 11:30 a.m. – 1:00 p.m.
Location: CareerSource Center
750 South 5th ST., Immokalee, FL 34142

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 02/15/2024 at 3:00 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/0>

Tourist Development Council Meeting

Date: 02/20/2024 at 9:00 a.m.
Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center / Live TV
3299 Tamiami Trail E. , Naples, FL 34112
Live online: <http://tv.colliergov.net/CablecastPublicSite/>

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 02/21/2024 at 2:00 p.m.
Location: Immokalee Community Park / Hybrid Remote Zoom
321 N. 1st St., Immokalee, FL 34142
For more information call 239.252.4000
Join Zoom Meeting <https://us02web.zoom.us/j/85487046953?pwd=dDdxOjQydTBtMUxhRGt3MjFwTVN3dz09>

Immokalee Water and Sewer Board of Commissioners Meeting

Date: 02/21/2024 at 3:30 p.m.
Location: Immokalee Water and Sewer District
1020 Sanitation Road., Immokalee, FL 34142
For more information call : 239.658.3630

Board of County Commissioners

Date: 02/27/2024 at 9:00 a.m.
Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail E. , Naples, FL 34112
Live Online: <http://tv.colliergov.net/CablecastPublicSite/>

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

ZOCALO PLAZA SHORT TERM LANDSCAPING AND IRRIGATION MAINTENANCE

Work Area- Zocalo Plaza, 107 N 1st Street, Immokalee, FL

A. ROUTINE MAINTENANCE		SERVICE-1	SERVICE-2	SERVICE-3	SERVICE-4	SERVICE-5
1	Mowing & Edging	n/a	12/13/23	n/a	12/27/23	n/a
2	Weeding	12/6/23	12/13/23	12/20/23	12/27/23	n/a
3	General Site Pruning (every 4 weeks)	n/a	12/13/23	n/a	n/a	n/a
4	Trash Removal	12/4, 12/6-9	12/11, 12/13-16	12/18, 12/20-23	12/26, 12/27-30	n/a
5	Air blow crushed shell	12/6/23	12/13/23	12/20/23	12/27/23	n/a
7	Bougainvillea on Trellis	n/a	12/13/23	n/a	n/a	n/a
8	Bamboo	n/a	12/13/23	n/a	n/a	n/a
9	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	12/27/23	n/a
ORNAMENTAL & TURF SPRAYING: Turf, Groundcover, Shrub, Tree, and Palm (Contractor supplied chemicals)		SERVICE-1	SERVICE-2	SERVICE-3	SERVICE-4	SERVICE-5
15	Insecticides & Fungicides: Groundcover, Shrub & Trees	n/a	n/a	n/a	n/a	n/a
16	Herbicides Application Labor & Materials	n/a	12/13/23	n/a	n/a	n/a

A&M PROPERTY MAINTENANCE, LLC
 Immokalee MSTU- Landscape Maintenance (#23-8084)

Month of: February 2024

Week Ending

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		2/3/24	2/10/24	2/17/24	2/24/24
Item	Description				
1	Pre-Service Cleaning	2/1/24	2/8/24	2/15/24	2/22/24
2	Mowing & Edging - Multiple Medians	2/1/24	n/a	2/15/24	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	2/1/24	n/a	2/15/24	n/a
4	Weeding - Medians - Hand & Chemical	2/1/24	n/a	2/15/24	n/a
5	General Site Trimming & Pruning - Medians	2/2/24	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	2/1/24	2/8/24	2/15/24	2/22/24
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	2/1/24	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
13	Irrigation System Inspection & Wet-Check	2/3/24	2/10/24	2/17/24	2/24/24
WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).		2/3/24	2/10/24	2/17/24	2/24/24
Item	Description				
14	Pre-Service Cleaning	2/1/24	2/8/24	2/15/24	2/22/24
15	Mowing & Edging - Multiple Medians	2/1/24	n/a	2/15/24	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	2/1/24	n/a	2/15/24	n/a
17	Weeding - Medians - Hand & Chemical	2/1/24	n/a	2/15/24	n/a
18	General Site Trimming & Pruning -	2/2/24	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	2/1/24	2/8/24	2/15/24	2/22/24
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	2/8/24	n/a	n/a
25	Irrigation System Inspection & Wet-Check	2/3/24	2/10/24	2/17/24	2/24/24
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.		2/3/24	2/10/24	2/17/24	2/24/24
Item	Description				
26	Pre-Service Cleaning	n/a	n/a	n/a	n/a
27	Mowing & Edging - (No Medians)	n/a	n/a	n/a	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	n/a	n/a	n/a	n/a
29	Weeding - Hand & Chemical	n/a	n/a	n/a	n/a
30	General Site Trimming & Pruning	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	n/a	n/a	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		2/3/24	2/10/24	2/17/24	2/24/24
Item	Description				
38	Pre-Service Cleaning	2/3/24	2/10/24	2/17/24	2/24/24
39	Mowing & Edging - (No Medians)	2/3/24	n/a	2/17/24	n/a
40	Weeding - Hand & Chemical	2/3/24	2/10/24	2/17/24	2/24/24
41	General Site Trimming & Pruning	2/3/24	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	2/3/24	2/10/24	2/17/24	2/24/24
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a



STAFF REPORT

To: Immokalee Local Redevelopment Advisory Board Members (CRA)
 From: Yvonne Blair, ICRA Project Manager
 Subject: Staff Report for Immokalee Sidewalk PH3 (Project Status)
 Date: January 10, 2024

Project Status: Staff processed a Solicitation Worksheet with Procurement Services to proceed with the Invitation to Bid (ITB) for the construction of the project upon receipt of Authorization to Use Funds (SF-7015.16) issued by HUD.

Background & Analysis: This project is part of the comprehensive sidewalk plan for the southern area of the Immokalee Community. Phases 1 and 2 were completed in 2018 and 2021. This phase will further the goal to provide an interconnected sidewalk network to improve pedestrian and bicycle safety, connecting residential areas to community facilities and commercial services.

Phase 3 will consist of constructing 6-foot-wide concrete sidewalks as well as drainage improvements associated with the sidewalks, along Eustis Avenue and W. Delaware from South 5th Street to South 1st Street (approximately 2500 linear feet). The total cost for the Eustis & Delaware Project (design and construction) was estimated at \$1.14M.

Agnoli, Barber and Brundage (ABB) had been selected to complete the design and permitting for this project. A Notice to Proceed was issued to ABB on August 16, 2021. ABB finalized their 100% design plans on September 8, 2022, and provided an Engineer's Opinion of Probable Costs in the amount of \$1,007,822.50.

The CRA had tentatively been awarded federal appropriations grant funds for the construction portion of the project. On September 21, 2022, at the Joint Meeting of the Community Redevelopment Agency and the Immokalee Beautification MSTU Advisory Committee, Staff obtained authorization for the submittal of HUD Grant #B-22-CP-FL-0233 Application in the amount of \$987,000.00. The MSTU shall pay \$114,763 for the design portion. The estimated probable construction costs are \$1,007,822.50. The Immokalee Beautification MSTU and the Immokalee CRA will partner on this project.

On the December 13, 2022, Board of County Commissioner's (BCC) Agenda, item 16B1, the BCC approved the Application and executed the federal forms for the Application.

The Application was submitted on December 21, 2022, to the U.S. Department of Housing and Urban Development (HUD). The Application package included the Key Contacts Form, Project Narrative, Project Budget, and three (3) Federal Forms (Standard Form SF-424, SF-424D and SF-LLL).



Total Municipal Solutions, Inc. (TMS) is the Project's Certified Engineer & Inspector (CEI). TMS Proposal for CEI Services is estimated to be \$100,000.00 and is on hold until the Grant Agreement requirements are finalized and the solicitation for a General Contractor is completed so the work may commence.

The Environmental Review was completed reflecting no significant impact and the County Manager's letters were sent by the Community Human Services Division to the tribal leaders for comment. The Tribal 30-day comments period expired on May 24, 2023. Staff prepared the required Notices for the Environmental Review Report for publication on August 22, 2023, with a 15-day public comments period. The Request for Release of Funds and Certificate (RROF) was submitted to the Office of Management and Budget (OMB) for review on September 12, 2023. On October 16, 2023, Community Health Services' Director requested additional environmental review steps. An 8-step process review was determined not warranted; however, staff secured a 5-step process review from Tetra Tech on November 27, 2023. Staff received the 5-step process review and attached it to the Environmental Review Report. OMB approved the RROF, and it was forwarded to the County Manager for execution as the Responsible Entity for the County on December 5, 2023. The executed RROF was sent to HUD's Regional Field Officer in Miami, Florida for approval on December 14, 2023. The environmental review process is completed when the Responsible Entity certifies the review and the RROF is approved by HUD's CPF Field Office Director through the issuance of the Standard Form 7015.16 Authority to Use Grant Funds.

The County cannot commit or spend funds (HUD or non-HUD funds) on hard costs or take any choice limiting actions until the project completes an Environmental Review. Examples of choice limiting action include, but are not limited to, entering, a contract for construction or physical work on the project. Failure to comply with the prohibition of choice limiting actions can result in forfeiture of grant funds.

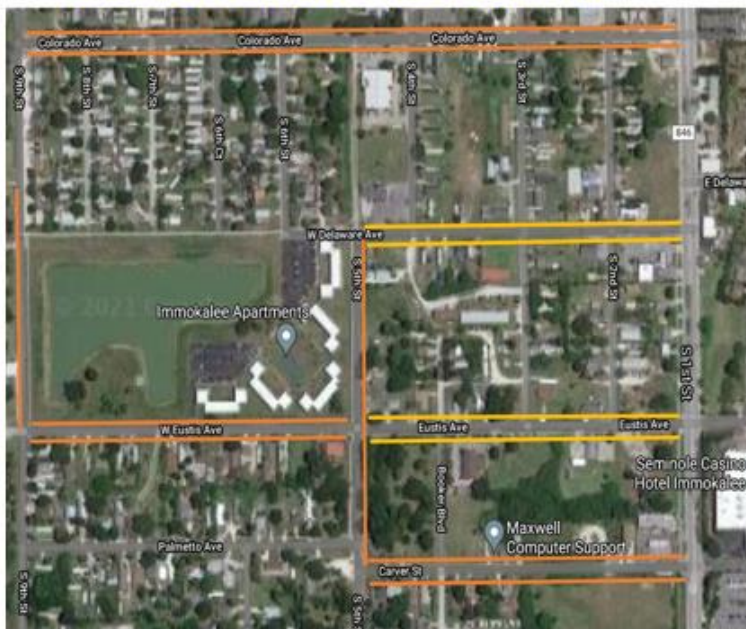
HUD provided Collier County with a corrected Grant Agreement on May 31, 2023. The Grant Agreement was reviewed by the County Attorney's Office. On September 27, 2023, the Immokalee MSTU Advisory Committee Board and the Immokalee Local Redevelopment Advisory Board recommend authorization of Staff to proceed with the execution of the Grant Agreement and authorize the gap funding expenses for the project shortages based on the current estimate of \$1,232,085.50 as depicted below. An Executive Summary was prepared for the execution of the Grant Agreement and the authorization for the necessary budget amendments for this grant on the November 14, 2023, BCC Agenda. On November 16, 2023, the Clerk of Courts sent the Grant Agreement to HUD for execution, and Staff is waiting on the fully executed Agreement. Staff sent HUD the direct deposit materials on November 29, 2023.

In December 2023, CHS assigned Grants Coordinators Parker Smith and Vanessa Collier to assist Staff on the project. They had applied for access to HUD's HEROS platform to upload the Environmental Review Report into HUD's system. They are also working on the setup in HUD's Disaster Recovery Grant Reporting (DRGR) System. Staff updated the Key Contacts with HUD to remove Greg Oravec from the list on December 27, 2023.

Staff prepared a draft Scope of Work for the Invitation to Bid for Contractors to bid on the project. The Scope of Work and Solicitation Worksheet are being reviewed by Procurement Services. On January 4, 2024, ABB provided a Bid Schedule for the ITB, and Staff provided the signed and sealed construction plans, the ABB Cost Estimate and Bid Schedule to Procurement for the Solicitation Worksheet. Only upon approval of the environmental review process by HUD with the issuance of the SF 7015.16 Authorization to Use Funds may Procurement Services proceed with the advertisement for bids. The estimated date for the award of the construction contract is April/May 2024 with eight (8) months for construction of the project.

Project Area:

Eustis Avenue & West Delaware



Yellow - Proposed Phase 3
 Orange - Phase 1 and 2 (completed in 2018 and 2021)



Eustis Avenue



W Delaware Avenue



Fiscal:

The total estimated project cost is \$1,232,085.50. A budget amendment was required to recognize grant revenue in the amount of \$987,000 within Immokalee CRA Grant Fund 1027, Project 33873 which will fund construction. This grant program does not require a match. The \$245,085.50 balance of the project cost includes design, environmental review and remaining construction costs funded through the Immokalee Beautification Municipal Services Taxing Unit MSTU Fund (1629) and the Immokalee CRA Project Fund (1026) as shown in the table below:

Line-Item Budget Details:

Description	CPF Fund (HUD)	non-CPF Fund (CRA/MSTU)	Total Budget
Design	\$ -	\$ 114,763.00	\$ 114,763.00
Environmental	\$ -	\$ 4,500.00	\$ 4,500.00
Construction	\$ 987,000.00	\$ 20,822.50	\$ 1,007,822.50
CEI (Construction Engineering and Inspection)	\$ -	\$ 100,000.00	\$ 100,000.00
Other (permits, legal ads, etc)	\$ -	\$ 5,000.00	\$ 5,000.00
Total	\$ 987,000.00	\$ 245,085.50	\$ 1,232,085.50

Fund Source	Amount
Immokalee CRA Grant (Fund 1027)	\$987,000
Immokalee Beautification Municipal Services Taxing Unit MSTU (Fund 1629)	\$127,674.25
Immokalee CRA Project (Fund 1026)	\$117,411.25
Total:	\$1,232,085.50

Recommendations:

No recommendation at this time.



1

Early Years 2000-2006, activities focused on public safety, adding lighting to various areas in the community, roadway improvements and supporting the establishment of the Weed and Seed program, a national initiative to weed out criminal activities and seed the community with resources.

In **2007**, the Immokalee CRA allocated \$250,000 in TIF funds to assist with the establishment of a Florida State University (FSU) School of Medicine rural health training center in Immokalee. Much of the cost of the \$1.5 million project was borne by FSU and private donors. TIF funds were used to support the upgrade and improvements on the Isabel Collier Read Medical Campus Building located on Heritage Boulevard in Immokalee. The \$4.5 million building was transferred to FSU from Naples Community Hospital. The facility opened in August of 2007.



In **2008**, the Immokalee CRA allocated \$600,000 for the development of Esperanza Place. The funds were distributed in increments of \$200,000 per year for three years, beginning in FY 2009 and ending in FY 2011. This affordable housing development was built jointly by two not-for-profit developers, the Empowerment Alliance of Southwest Florida and Florida Non-Profit Services, Inc. and provided 176 rental units for Farmworker families and 60 single family homeownership units. The Tax Increment Funds (TIF) were used toward the infrastructure of the development.



2

2

In late **2008**, the Immokalee CRA implemented the Commercial Façade Grant Program. Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures. In **2009** ten façade grants were awarded to local businesses in Immokalee for a total of \$158,331.00. A landmark restaurant installed a new colorful sign; five Handy Stores had significant face lifts to include awnings and landscaping; a laundry mat, a clothing store and an office business center received the award.



On **May 20, 2010**, the Board of County Commissioners adopted Interim Land Development Code to facilitate development until new land development codes are in place for Immokalee.

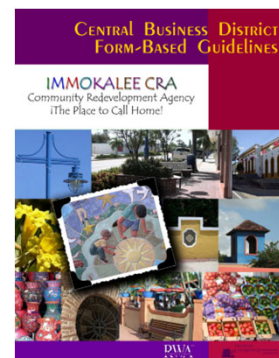


In **2010**, four more Commercial Façade Grants were awarded totaling \$76,290.67.

3

3

On **June 11, 2010**, the Immokalee CRA won the Award of Merit for a Public Study for the Public Realm and Town Design with Form Based Guidelines from the Florida Planning and Zoning Association at the 58th Annual Conference in Sarasota, Fl. These documents define the vision of Immokalee in the 21st Century.



The Public Realm/Town Design included two plazas, an intermediate and long-range conceptual design plan for the landscaping on Main Street, a design for the downtown commercial district and form-based guidelines to aid in the development of Land Development Codes. The CRA acquired the land for the plaza with TIF funds at the corner of 9th and Main Streets and is proceeding with the creation of the first plaza.

4

4

In **2010**, the Immokalee CRA was awarded \$3.5 million in Disaster Recovery Initiative (DRI) funds from Collier County Community & Human Services for Phase I of the project. The land (11.25 acres) was purchased for Phase 1. The 39.93-acre project area lies within the Immokalee Urban Area, which encompasses an area of approximately 35 square miles in north central Collier County. Each of the partnership entities committed \$200,000 of their 2010 budget toward getting the projects listed in the Immokalee Stormwater Master Plan “shovel ready”.



A very definitive effort in the housing area was accomplished via a partnership with the Housing Collaborative in Immokalee in **2011**. A \$20,000 grant from the CRA and the Community Foundation and in partnership with the Collier County Housing Authority, the Empowerment Alliance of Southwest Florida, I HOPE, and Immokalee Housing and Family Services provided funding to conduct an Immokalee Housing Condition Inventory - 2011. The first since 2004, the study has provided the basis to define both the housing needs and the need for a housing rehabilitation program.

The Downtown Immokalee Stormwater Improvement Project was completed in **2012** and consists of approximately 17,000 linear feet of new concrete drainage pipe, 200 drainage structures, 1100 square yards of asphalt restoration, 52,000 square yards of sod and a 6.5-acre stormwater retention pond.



5

5

In **2012**, the CRA was awarded \$994,000 in Community Development Block Grant from Collier County Community and Human Services to purchase land at the corner of 1st Street and Main Street and establish an entry into the Immokalee Community.



In **2013**, two businesses were awarded the Commercial Façade Grant Program. The businesses were Paralegal & Notary Services (\$20,000) and Kountry Kitchen (\$20,000). Since 2008 the program has funded 16 façade grants to local business in Immokalee for a total of \$274,621.67.

In **2014**, the CRA completed construction of the First Street “Zocalo” Public Plaza. The CRA, MSTU and County Parks & Recreation share maintenance responsibility of the facility which is open to the public. The plaza received many awards.



6

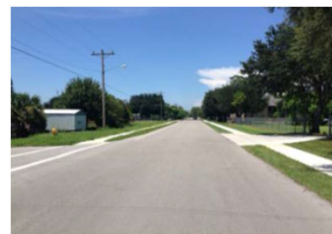
6

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

The Immokalee Drive & North 16th Street Project included the installation of a series of drainage structures connected via a piped conveyance system that meets current design standards. As a pedestrian safety measure, the scope also included the installation of concrete sidewalks on both sides of the roadway.

The CRA also installed a comprehensive asphalt overlay, constructed new driveway aprons, and replaced all effected right-of-way features. The South Florida Water Management District contributed \$200,000 for the design and the CRA used a combination of local CRA Tax Revenue and Florida Department of Opportunity grant funds totaling approximately 3 million.

The Colorado Avenue Project included concrete sidewalks, grading & new sod on both sides of Colorado Avenue from South First to South Ninth Streets in the densely populated downtown Immokalee area. Prior to installing the sidewalks, the CRA filled the open drainage ditches with concrete drainage pipe and fill dirt to create a level area for the sidewalks along the roadway. The CRA funded the project using a combination of local CRA Tax Revenue and Florida Department of Economic Opportunity grant funds totaling approximately \$500,000.



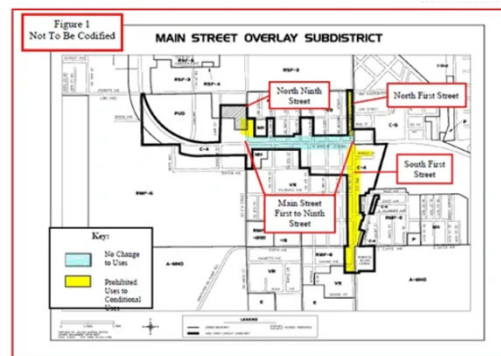
7

7

On **July 12, 2016**, the Board of County Commissioners adopted an ordinance to amend the Land Development Code Section 2.03.07 Overlay Zoning Districts: Main Street Overlay Subdistrict (MSOSD).

The approved amendment amended the conditional and prohibited uses within the Immokalee MSOSD.

On November 18, 2015, the Immokalee Local Redevelopment Advisory Board voted unanimously to seek relief from the prohibitive uses through the conditional use process rather than alter the existing MSOSD boundary. Relief through a conditional use would be provided for properties with frontage on N. First St., S. First St., and N. Ninth St. The conditional uses would not apply to properties with frontage on Main St. located in between First St. and Ninth St. The principal reason for this exception is to preserve these streets as a pedestrian oriented district and to support public safety.



8

8

In **2016**, the CRA was awarded \$475,000 in Community Development Block Grant (CDBG) funds from Collier County Humans Services to construct sidewalk and stormwater improvements along South Ninth Street, West Eustis Avenue, and a portion on South Fifth Street. In **2017** the CRA was awarded an additional \$125,00 of CDBG funds bringing total award to \$600,000. The overall Immokalee Sidewalk Improvement Project cost was \$741,498. The remainder of the project funds were paid from the CRA and MSTU funds. The construction was completed in **May 2018**.



In **2016**, a Commercial Façade Grant was awarded to Lozano’s Restaurant. Since 2008 the program has funded 17 façade grants to local business in Immokalee for a total of \$294,621.67. Construction was completed in **2017**.

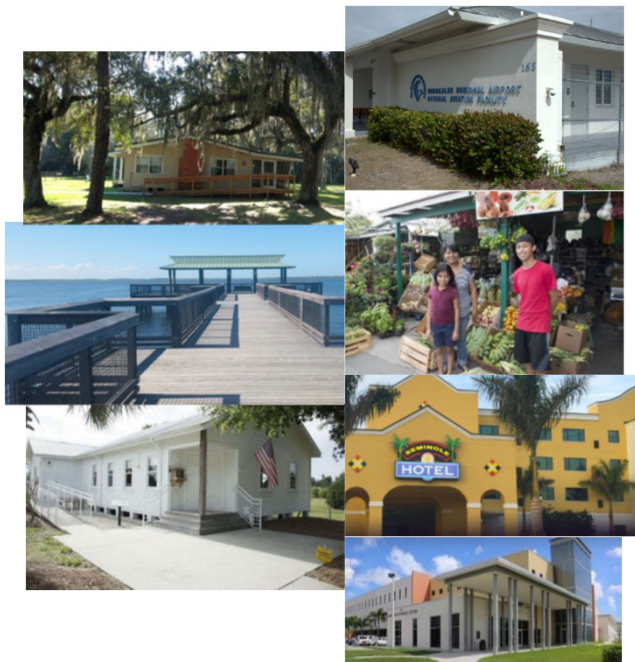


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In **2017**, Marketing Alliance was hired by FHERO to develop a marketing plan for the region. In April, they toured, videoed, and photographed the community of Immokalee. The tour efforts included the Immokalee Regional Airport, Pepper Ranch Preserve, Immokalee Pioneer Museum at Roberts Ranch, the Immokalee Produce Center and Lake Trafford.

In **2018**, Marketing Alliance was hired by FHERO to develop an economic development overview of the region. On December 14, 2018, they toured, videoed, and photographed the community of Immokalee. The tour efforts included the Immokalee Regional Airport, iTECH (Immokalee Technical College), Seminole Casino Hotel, the Immokalee Culinary Accelerator, and Ann Olesky Park at Lake Trafford.



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In **2018**, the CRA awarded a reimbursement grant totaling \$30,000 to Residential Options of Florida (ROOF) for renovations to a single-family home to establish Independence Place located in Immokalee. ROOF is a 501(c)(3) corporation founded in 2014 to promote safe, inclusive, affordable housing opportunities for individuals with developmental disabilities. The single-family home was transferred to the ROOF Housing Trust whose sole mission is to acquire, create, and preserve affordable housing in perpetuity to Floridians with intellectual and developmental disabilities.



In **2018**, the Immokalee CRA coordinated with Collier County Transportation Department to connect a portion of sidewalk on North 19th Street and Immokalee Drive. The CRA constructed sidewalks on Immokalee Drive in 2015 with grant funds. A private business owner constructed the sidewalk along North 19th Street in 2017. The CRA coordinated with Collier County Transportation Department to connect the gapped section that was left on the county right-of way. In October 2018, transportation planning staff completed the sidewalk connection.



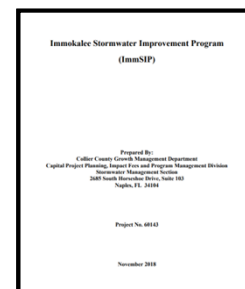
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In **January 2018**, the Immokalee CRA partnered with Collier County Growth Management Stormwater Department to fund Corrective Action Projects in Immokalee totaling \$95,000. The CRA partnered with the Stormwater Department to share the cost of four Corrective Action Projects within the Immokalee area. Growth Management Department covered half the cost and the CRA & MSTU split the remainder cost. This project included both minor improvements to culverts and swales along North 9th Street and Lake Trafford Memorial Gardens and design, permitting and construction review for new pipe and swales for Eden Gardens and North 3rd St. areas. Future funding will need to be allocated to complete the construction of these two projects.



In **November 2018**, A final copy of the Immokalee Stormwater Improvement Program (ISIP) was provided to ICRA staff. This plan was completed by the Collier County Stormwater Department and provides a comprehensive approach to improving stormwater in the community. This plan was an updated document from the ISWMP that was prepared by CDM, but never finalized. By 2015, due to staffing changes and reorganizations, the Collier County Stormwater Management Section staff resumed responsibility for completing the updating of the ISWMP that had been started by CDM.



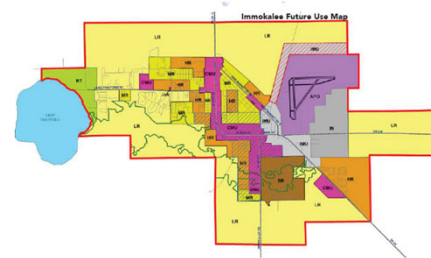
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In **June 2019**, through a competitive process, the Immokalee CRA was selected and awarded grant funds for additional sidewalk improvements along the southside of Immokalee. The CRA received a total of \$676,365 of HUD funding allocation for CDBG projects. In **August 2020**, Coastal Concrete was awarded the contract of \$821,756 to construct sidewalks and drainage along both sides of Carver Street and a portion of South 5th Street. Construction began in **September 2020** and was completed on **April 7, 2021**, under construction budget of \$744,590.99.



On **December 10, 2019**, the Immokalee Area Master Plan (IAMP) was approved for final adoption by the Board of County Commissioner. The IAMP is a component of the Collier County Comprehensive Plan. Originally adopted in 1987, the IAMP provides the guiding goals, objectives, and policies for land use in the community. The Board of County Commissioners (BCC) directed staff to update the IAMP and the process began in January 2018. The review focused on complementary land uses, economic vitality, mobility, and environmental sustainability.



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



In **2019**, Florida Department of Transportation (FDOT) partnered with the Community Redevelopment Agency (CRA) and the Municipal Service Taxing Unit (MSTU) to program a project on SR 29 in Immokalee due to a history of high bicycle and pedestrian crashes and activity. Construction began in **May 2020** and was completed in **March 2021**.

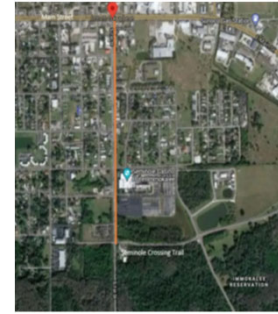
The purpose of the project is to increase pedestrian and bicyclist safety and consists of installing two Rectangular Rapid Flashing Beacons (RRFB), signing and pavement marking improvements, reconstruction of the lighting system, constructing a new signal at 3rd Street, drainage improvements, and sidewalk enhancements. The project cost was \$1.85 Million. FDOT paid the cost to install 30 standard LED light poles. The MSTU provided \$125,342 to FDOT for installation of holiday attachments on 30 light poles and all efforts associated with adding the attachments, including banner arms, GFCI outlets, additional conductors, mobilization, and maintenance of traffic. The contractor removed 52 of the existing blue light poles for storage.



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In **2020**, Q. Grady Minor & Associates, P.A (Grady Minor) was hired to provide professional services for future street lighting and pedestrian safety improvements along South First Street (from Main Street to School Road/Seminole Crossing Trail). This work included feasibility studies and conceptual plans for the purpose of relocating existing decorative light poles, considering the future street lighting and pedestrian safety improvements. In **2021**, Grady Minor provided the final Conceptual Plan Report that recommends the installation of Rectangular Rapid Flashing Beacons at the three crosswalks and 11 additional Collier County Traffic Operations light poles.



In **2021**, two Welcome signs were completed. The sign on the corner of State Road 29 (Westclox and New Market Road Triangle Area) and on 1st and Eustis Avenue. In **2018**, the MSTU board approved two monument designs from Q. Grady Minor & Associates, P.A. for monuments located at the Farm Workers Village entrance (Panther Crossing) on SR 29 and on the corner of South 1st and East Eustis Avenue located across from the Seminole Casino Hotel Immokalee. In late 2019, Lykins Signtek was awarded the construction contract to do repairs to the monument located on SR29 and New Market Road and to replace the monument located on South 1st Street and East Eustis Avenue. Artist, Ms. Cantu completed the mural on the sign located downtown on First Street and Eustis Avenue. Currently, construction on the Panther Crossing sign is on hold until the needed easement acquisition is finalized.



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In **2021**, the CRA was awarded through FHERO a Department of Economic Opportunity (DEO) Grant totaling \$13,540 for Professional Services to develop a site improvement plan for a parcel on Airpark Blvd. The proposed scope of work includes general consulting, engineering, planning, and survey services to evaluate the subject site for commercial development.

The CRA was also awarded through FHERO a DEO Grant totaling \$7,700 for Professional Services for assessment of retail demand in the Immokalee Community.

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South- Central Rural Area of Opportunity (RAO) for another five-year term with an expiration date of June 28, 2026.

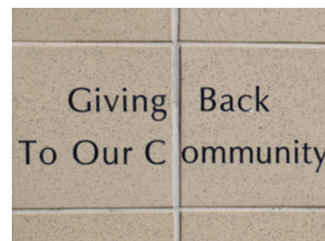
In **October 2021** work was completed on eleven mast arm poles at three intersections in Immokalee. In early 2021 staff identified 3 intersections that needed eleven mast arms to be refurbished. The intersections were Main Street/9th Street, Main Street/1st Street, and New Market Road/Charlotte Street. The MSTU board approved to fund the project. The total project cost was \$97,634.04.



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On **May 10, 2022**, the Collier County Board of County Commissioners acting as the Community Redevelopment Agency (CRA), approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Plan. In April 2019, the first amendment of the plan update focused on the Bayshore Gateway Triangle Redevelopment Area. The Board directed staff to update the plan to reflect the changes and needs in the Immokalee Community Redevelopment Area (ICRA). On December 1, 2020, staff issued NTP to Johnson Engineering to provide planning support services for the Immokalee Community Redevelopment Plan. This effort is specific to Section 4 of the Collier County Community Redevelopment Agency Community Redevelopment Plan. Staff is currently working on an implementation schedule. Areas of Focus are Celebrating Culture, Economic Development, Housing, and Infrastructure.



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On **August 29, 2023**, the CRA owned property located at 107 S. 9th St. was sold to Catholic Charities. The CRA had owned the 9th Street property since 2010. The property is approximately 1.96 acres of land at the corner of South 9th Street and W. Main Street in the Immokalee Community Redevelopment Area.



At the end of **November 2023**, the Welcome Sign project on SR29 along the Panther Crossing/Farmworker's Village will be completed. In August 2018, construction of the welcome monument sign was put on hold until the acquisition of the sign easement was acquired. The easement was approved by the Board of County Commissioners on May 24, 2022. After some design rework a Request for Quote (RFQ) for the construction of the monument was issued in January 2023. Vetur Contracting was awarded the contract. Estimated cost is \$195,612.



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STAFF REPORT

To: Immokalee Local Redevelopment Advisory Board (CRA)

From: Christie Betancourt, ICRA Program Manager

Subject: Vision Statement - Strategic Planning Session

Date: January 11, 2024

Request:

To review and select updated Vision Statement for the Immokalee Community Redevelopment Area to be incorporated into the Immokalee Community Redevelopment Plan.

Background & Analysis:

During the Strategic Planning Session held on December 13, 2023, staff reviewed the current vision statement with County staff, CRA & MSTU board members present, and the public. Discussion was held regarding a need to update current Vision Statement.

Participants were separated into 3 groups and were asked to come up with a Vision Statement for Immokalee.

Below are the suggested Vision Statements.

- Group 1: “To be the best rural community in the nation to live, work, and play!”
- Group 2: “Develop a thriving community”
- Group 3: “A small community that provides safe and affordable living with a diverse culture.”

Current Vision Statement:

A rural community that provides safe and affordable multigenerational living opportunities, interconnected pedestrian and transportation connections, a pristine environment, and a thriving economy that celebrates a diverse culture.

Vision Statement from the Immokalee Area Master Plan adopted in 2019:

Immokalee is a family-oriented community that supports a healthy lifestyle. It is attractive, environmentally sustainable and offers a full range of housing, recreation, and education opportunities to meet all residents’ needs. Immokalee has a safe, well-connected network to walk and bicycle about town, as well as a roadway network needed to support the transport of goods and services. Business and job opportunities flourish in trade and distribution, agri-business, and ecotourism.

Past Statement excerpted from Annual Reports:

Those of us who live and work in Immokalee envision a future for our town. We see new business and job opportunities in international trade and distribution, Agri business, ecotourism, recreation and entertainment, and the construction industry.

We see Immokalee as an attractive, sustainable community with affordable workforce housing, parks and outstanding schools a place where people walk and bicycle to do their errands, and where parents are returning to school to finish their education and master new job skills Main Street will have a Latin flavor colorful plazas, outdoor cafes, shops and entertainment attracting both the local community and the tourists who come to explore our unique ecology or entertainment at the Casino.

On December 19, 2023, a follow up email was sent to board members and participants of the Strategic Planning Session requesting comments on the three options. Group 3 vision statement was the most selected. Please see the follow up of options.

1. “A small community that provides safe and affordable living with a diverse culture.”
2. “A rural community that provides safe and affordable living with a diverse culture.”
3. “To be a thriving small community, to live, work and play.”

Recommendation:

To have the Immokalee Local Redevelopment Advisory Board review and select updated Vision Statement for the Immokalee Community Redevelopment Area to be incorporated into the 2022 amended Immokalee Community Redevelopment Plan.



Prioritization Project List
Draft from Strategic Planning Session
 November 15, 2023

1. **First Street Pedestrian Safety Improvements – Project Underway**
 - a. Design is under way (grant funded)
 - b. Construction (need funding) applying for CDBG Grant

2. **Sidewalk Phase III – Project Underway**
 - a. Design complete (MSTU funds)
 - b. Construction solicitation is being drafted (partially grant funded)

3. **Historic Cemetery Improvements - Project Underway**
 - a. Outside Improvements
 - b. Inside Improvements

4. **Lake Trafford Corridor Improvements – Project Underway**
 - a. Lake Trafford Road
 - i. Sidewalk Improvements (County funded)
 - ii. Stormwater Improvements (County funded)
 - iii. Lighting plan under Design (funded by CRA & MSTU)
 - iv. Construction (need funding)
 - b. Lake Trafford (Ann Olesky Park and the lake) - **Project on Hold**
 - i. Shoreline Improvements
 - ii. Park Improvements

5. **Fields of Dreams Initiative (Sports fields)**
 - a. Immokalee Sports Complex
 - b. Dreamland
 - c. South Park
 - d. RCMA
 - e. Williams Property
 - f. Boys & Girls Club

6. **Housing Development – Some Projects Underway need more**
 - a. **Affordable housing (IFHA, Habitat, Pulte, & Rural Neighborhoods)**
 - b. **Market Rate Housing (LGI, Immokalee Foundation)**

7. **9th Street Property – Catholic Charities Development – Project Underway**
 - a. **Concept Plan for mix use facility – Urgent Care, affordable housing, meeting room, meeting space, and improved social services.**

8. **Main Street Corridor Improvements – Project on Hold**
 - a. **Design (Streetscape)**

9. **Immokalee Airport Park Improvements**
 - a. **Culinary Accelerator expansion**
 - i. **Spec Building**
 - ii. **Co-pack facility**
 - b. **National Guard**
 - c. **Airport improvements**
 - d.

10. **24-hour Medical Facilities**
 - a. **Urgent Care**
 - b. **Pharmacy**

11. **Little League Road Extension**
 - a. **Little League to Westclox**
 - b. **Little League to SR 82**



Public Notice
FY2024-2025 HUD and SHIP Grant Application Cycle



The Collier County Community and Human Services Division (CHS) announces the opening of the FY2024-2025 grant application cycle. During FY2024-2025, Collier County is scheduled to receive federal funds from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and State Housing Initiatives Partnership (SHIP) funds.

The pre-application period for local, State and Federal grant funds will begin on Tuesday, January 9, 2024, and will continue until 12:00 p.m. noon on Friday, January 19, 2024. Those invited to complete a full application will be notified prior to January 31, 2024. The full application portal will be opened to invitees Wednesday, January 31, 2024 and will close at 12:00 p.m. noon, Wednesday, February 21, 2024. The pre-applications will be available through the CHS website at www.colliercountyfl.gov under the CHS Main page link and paper copies of the application may also be obtained at our offices at 3339 Tamiami Trail East, Suite 211, Naples, FL 34112.

All pre-applications must be consistent with the Collier County's Consolidated Plan and/or SHIP Local Housing Assistance Plan (LHAP). Pre-application and full application details are provided in the FY2024-2025 Grant Application guidance.

Application Guidance:

Administered by the U.S. Department of Housing and Urban Development (HUD), the federal programs projects must meet one or more of three national objectives:

- Benefits low- and moderate-income persons or households who earn at or below 80% of the median income
- Aids in the prevention or elimination of slums or blight
- Qualifies as a certified urgent need

Collier County, along with its entitlement city, Naples, will receive approximately \$2,574,633 in CDBG funds, \$844,948 in HOME funds and \$211,534 in ESG funds for the 2024-2025 grant cycle. State SHIP funds totaling approximately \$3,000,000, if allocated, will also be included in this grant application cycle. Funding amounts are subject to change based on actual amounts awarded from grantor agencies and availability of funds. Awards made under SHIP may only be used to support homeowner strategies such as Purchase Assistance, Housing Rehabilitation, Demolition & Replacement of Manufactured Homes and New Construction Assistance and other identified strategies.

One-on-one technical assistance meetings are mandatory in order to be considered to be invited to submit a full application. Those interested in applying in the FY2024-2025 funding cycle should contact CHS by calling 239-252-2339 to schedule a meeting between January 25, 2024, and January 30, 2024. No applications will be accepted unless a pre-application and a one-on-one technical assistance meeting have occurred.

Any questions, comments, clarifications, or changes made during the technical assistance period and/or with individuals will be made public on or about January 31, 2024, on the CHS website and through an email blast.

Collier County is an Equal Opportunity Employer. Collier County complies with the Fair Housing Act (42 U.S.C. 3600, et seq) and County Fair Housing Ordinance No. 92-9.

Organizations seeking information, technical assistance with the grant application process, or for any other questions may contact Lisa Carr by phone at (239) 252-2339 or by email at lisa.carr@colliercountyfl.gov.

Publish Date: December 29, 2023
