

Collier County Community Redevelopment Agency

**IMMOKALEE CRA**

i The Place to Call Home !

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

**June 30, 2022**

**9:00 A.M.**



**Immokalee**  
Florida in the 21st century

# IMMOKALEE

**CRA** Collier County Community  
Redevelopment Agency



## 2022

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January 2022	February 2022	March 2022	April 2022																																																																																																																																																																																						
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- CRA Meeting
- MSTU Meeting
- Special Meeting
- BCC Joint Workshop
- Joint Meeting
- Cancelled
- No Meeting

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

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

◆ Hybrid Remote Public Meeting

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

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Penny Taylor  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Andy Solis, Esq  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Anne Goodnight  
Chairman

Jonathan Argueta  
Vice-Chair

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

**MSTU Advisory Committee**

David Turrubiardez Jr.  
Chairman

Bernardo Barnhart  
Vice- Chair

Ana Estrella  
Andrea Halman  
Norma Garcia  
Christina Guerrero  
Cherryle Thomas

**CRA Staff**

Debrah Forester  
CRA Director

Christie Betancourt  
Operations Manager

Yvonne Blair  
Project Manager

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

**AGENDA**

**Hybrid Remote Public Meeting**  
**(\*Please see details below)**

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

June 30, 2022 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Moment of Silence.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(CRA & MSTU Action Item)*
- E. Approval of Agenda. *(CRA & MSTU Action Item)*
- F. Approval of Consent Agenda. *(CRA & MSTU Action Item)*
  1. Minutes
    - i. CRA Advisory Board Meeting for May 18, 2022 (Enclosure 1)
    - ii. MSTU Advisory Committee Meeting for April 27, 2022 (Enclosure 2)
  2. Budget Reports (Enclosure 3)
  3. Code Enforcement Report (Enclosure 4)
  4. Staff Reports
    - i. Operations Manager Report (Enclosure 5)
    - ii. Project Manager Report (Enclosure 6)
    - iii. Project Observation Field Report (Enclosure 7)
- G. Announcements.
  1. Public Comment speaker slips
  2. Communications
  3. Community Meetings (Enclosure 8)
- H. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
- I. Old Business.
  1. Catholic Charities update (Enclosure 9)
    - i. Invitation for Proposals *(CRA Action Item)*
  2. Immokalee Complete Street (TIGER Grant) Project updates (Enclosure 10)
  3. Contractor Maintenance Report
    - i. A& M Property Maintenance
      - a. Maintenance Report & Schedule (Enclosure 11)
  4. Zocalo Park Improvements *(CRA & MSTU Action Item)*
    - i. Staff recommended improvements (Enclosure 12)

- 5. Main Street Corridor Streetscape Improvement Project
  - i. Johnson Engineering Proposal (Enclosure 13)
- 6. Immokalee Area Master Plan updates
  - i. IAMP Policies – LDC Amendments
- 7. Redevelopment Plan updates
- 8. Advisory Board
  - i. Attendance log (Enclosure 14)
- J. New Business.
  - 1. Cultivate Abundance - Food Policy Presentation
  - 2. Florida Redevelopment Association (FRA)
    - i. Board Training - Jeff Burton, President of FRA - 7/29/22 from 1p.m. -5p.m. Collier County Government Campus - 5<sup>th</sup> Floor Training Room, Building F.
    - ii. 2022 Conference October 12-14 – Daytona Beach, FL
    - iii. FRA Awards – Call for Entries
      - a. CRA application for Planning Studies for Redevelopment Plan
- K. Citizen Comments.
- L. Next Meeting Date.

The CRA will be meeting on Wednesday August 17, 2022, at 9:00 A.M. and the MSTU will meet on August 24, 2022, at 8:30 A.M. at CareerSource SWFL.
- M. 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 Christie Betancourt via email at [Christie.Betancourt@colliercountyfl.gov](mailto:Christie.Betancourt@colliercountyfl.gov) by June 29, 2022, at 4:00 P.M. You may attend the meeting in person on June 30, 2022 at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142.

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

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

## MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board on May 18, 2022. The Advisory board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

CareerSource  
750 South 5<sup>th</sup> Street  
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by Ms. Anne Goodnight, CRA Chair at 9:02 A.M.

B. Pledge of Allegiance and Moment of Silence.

Ms. Anne Goodnight led the pledge of allegiance and asked for moment of silence.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Patricia “Anne” Goodnight, Jonathan Argueta, Frank Nappo, Mark Lemke, Edward “Ski” Olesky, Yvar Pierre and Mike Facundo (9:11 a.m.).

CRA Advisory Board Members Present via Zoom:

None

CRA Advisory Board Members Absent/Excused:

Andrea Halman and Estil Null.

Others Present in Person:

Diana McGowen, Chad Oliver, Mark Frehe, Amy Lockhart, Lisa Morse, Aristeo Alviar, Rosemary Barrientos, Clara Herrera, Said Gomez, Juana Onley, Martina Hernandez, Silvia Puente, Randi Hopkins, Mary Martinez, and Jean Paul.

Others Registered via Zoom:

David Haight, David Turrubiardez, Jr., Genette Rincon, Jacob Stauffer, Lupita Vazquez-Reyes, Maria Cardenas, Megan Green, and Yvonne Merat.

Staff Present in Person: Debrah Forester, Christie Betancourt, and Marilyn Gijon.

D. Voting Privileges for Board Members via Zoom.

No board member was present via zoom.

**Action:** *Mr. Ski Olesky made a motion to allow board members on zoom privileges. Ms. Yvar Pierre seconded the motion and it passed by unanimous vote. 6-0.*

E. Approval of Agenda.

Staff presented the agenda to the board for approval. Staff requested to add Enclosure 7 – Catholic Charities Conceptual Plan under item I. Old Business 3. Catholic Charities. Staff also requested to move item J. New Business 1. Collier County Public Schools Presentation to H. 3. Agenda was approved as amended.

**Action:** *Mr. Ski Olesky made a motion to approve the agenda as amended. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 6-0.*

F. Approval of Consent Agenda.

1. Minutes
  - i. CRA Advisory Board Meeting for April 20, 2022 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement (Enclosure 3)  
No Code Enforcement updates, just listing of cases.
4. Staff Reports
  - i. Operations Manager Reports (Enclosure 4)
  - ii. Project Manager Reports (Enclosure 5)Staff announced that the Consent agenda includes Enclosures 1 – 5. Consent agenda was approved as presented.

**Action:** *Mr. Mark Lemke made a motion to approve the consent agenda as presented. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 6-0.*

G. Announcements.

1. Public Comments speaker slips  
CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this meeting and community event flyers for upcoming events.
3. Community Meetings (Enclosure 6)  
Staff announced public meetings involving the community.
4. Recap CRA Annual Workshop on May 3, 2022, at BCC Chambers  
Staff and board provided brief recap of the annual workshop.

H. Other Agencies

1. FDOT updates  
No FDOT Updates.
2. Other Community Agencies
3. Collier County Public Schools (CCPC)  
Collier County Public Schools team presented to the CRA board and members of the public on the public schools in Immokalee and the Collier area.

After presentation a Q & A open discussion was held with board, school team, staff, and members of the public. Members of the public that provided comments were Aristeo Alviar, Marina Hernandez, Mary Martinez, Lupita Vasquez-Reyes, and Graciela Cervantes.

**\* Presentation is attached to the minutes for the record.**

I. Old Business.

1. Immokalee Area Master Plan updates

i. IAMP Policies- LDC Amendments

Staff will check with county staff on status of the Land Development Code Amendments.

2. Redevelopment Plan updates (Enclosure 7)

Staff announced that the Redevelopment Plan amendment was adopted by the Board of County Commission (BCC) on May 10<sup>th</sup>.

3. Catholic Charities update

Staff announced that a Notice of an Invitation for Proposals will be sent out for 30 days for the purpose of facilitating the disposition of approximately 1.96 acres of Immokalee CRA owned property located at 107 S. 9<sup>th</sup> Street. Once 30-day notice is done staff will present any proposal to the board for review.

4. TIGER Grant updates

Staff announced that a public meeting will be held on May 25, 2022, so that people can understand and comment on the Tiger Grant. The Open House style meeting is from 5 p.m. -7 p.m. at the CareerSource SWFL conference room. TIGER Grant Project updates are also being provided in Project Manager Report Enclosure 5.

J. New Business.

1. Collier County Public Schools Presentation

Item was moved under agenda item H.2.

K. Citizens Comments.

No other comments.

1. Next Meeting Date.

The next CRA meeting will be Jointly with the MSTU on Wednesday, June 22, 2022, at 8:30A.M.


At the CareerSource SWFL located at 750 South 5<sup>th</sup> Street Immokalee, Fl.

L. Adjournment.

Meeting Adjourned @ 11:33 A.M.


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






**Immokalee CRA**

Collier County Public Schools in Immokalee  
May 18, 2022



1



**Introductions**

2

**CCPS Team**

- Chad Oliver, Executive Director, Communications
- Mark Frehe, Senior Director, SSPAR
- Amy Lockhart, Long Range Planner, SSPAR
- Lisa Morse, Director, Community Engagement & District Initiatives
- Diana McGowen, ESSA Coordinator

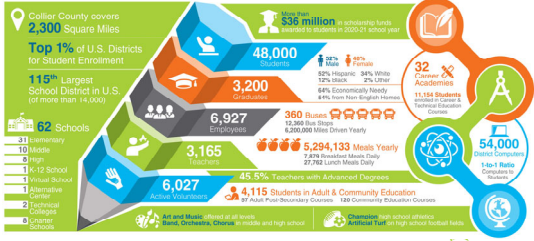
*Today's Learners - Tomorrow's Leaders*



3

**FAST FACTS**  
about Collier County Public Schools

Updated March 2022



- Collier County covers 2,300 Square Miles
- Top 1% of U.S. Districts for Student Enrollment
- 115<sup>th</sup> Largest School District in U.S. (of more than 10,000)
- 62 Schools
  - 31 Elementary
  - 10 Middle
  - 4 High
  - 1 K-12 School
  - 1 Private School
  - 1 Alternative Learning Center
  - 2 Technical Colleges
  - 3 Career Schools
- 48,000 Students
  - 82% Hispanic
  - 12% Black
  - 2% White
  - 2% Other
  - 84% Economically Needy
  - 44% from Non-English Speaking Homes
- 3,200 Children Under 5
- 6,927 Employees
  - 360 Buses
  - 12,360 Bus Drivers
  - 6,500,000 Miles Driven Yearly
  - 5,294,133 Meals Yearly
  - 2,476 Breakfast Meals Daily
  - 27,782 Lunch Meals Daily
- 3,165 Teachers
  - 45.5% Teachers with Advanced Degrees
- 6,027 Adult Learners
  - 4,115 Students in Adult & Community Education
  - 29 Adult Post-Secondary Courses
  - 188 Community Education Courses
- \$36 million in scholarship funds awarded to students in 2020-21 school year
- 32 Career & Technical Education Centers
- 11,154 Students in Career & Technical Education Centers
- 54,000 District Computers
- 14-1 Day Computer to Student

48 and Older: 100% of all students, Black, Deaf/Blind, Chinese, Middle and High school

100% of all students, High school seniors

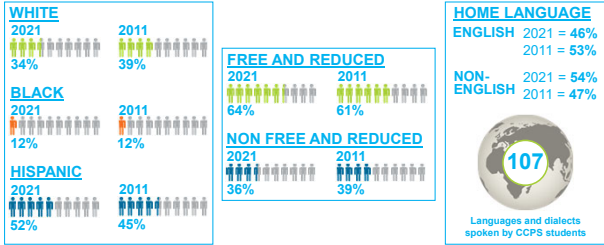
100% of all students, High school seniors

#CCPSuccess

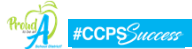
4



## A Closer Look at Student Demographics



Data Source: Survey 2 Snapshot Data - Updated February 2022  
5 | Collier County Public Schools

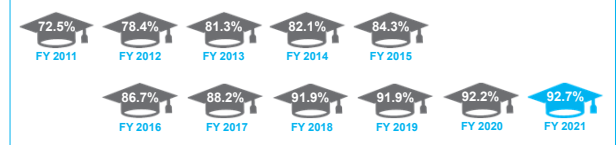


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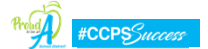
## CCPS GRADUATION RATE

### ACADEMIC ACHIEVEMENT

20.2 percentage point increase since fiscal year 2011

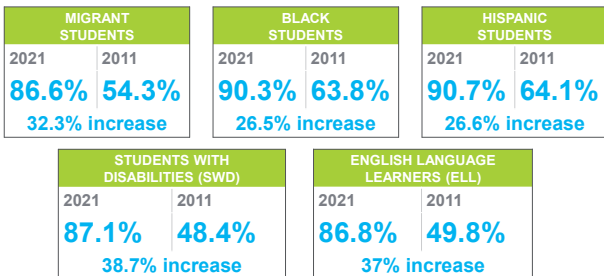


6 | Collier County Public Schools



6

## FOCUS ON SPECIFIC POPULATIONS



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## Student Achievement Rises

Florida Department of Education Assessment SY 20-21

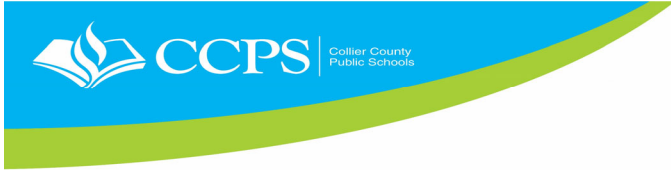


- Tremendous gains despite disrupted learning during the Covid-19 pandemic
- Pinecrest and Villages Oaks are no longer on state's list of low performing schools
- Pinecrest rose from a "D" to an "A"

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## Staffing and program decisions for Immokalee schools to support success of students

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## Supporting Student Success

Initiatives

- Immokalee Recruitment and Retention Workgroup
- Salary enhancements negotiated
  - Additional experience credit on salary schedule
  - Travel supplement
  - Teaching supplement:  $0.025 \times \$42,810 = \$1,070$
  - Differentiated supplement for Immokalee = \$2,500
- Extended day – elementary schools
- Additional staffing



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## Supporting Student Success

Impact of Initiatives

### • School Grade

	FY 17	FY 18	FY 19	FY 20	FY21
EPE	C (51%)	B (61%)	B (58%)	--	C (45%)
HLE	B (59%)	A (65%)	A (62%)	--	A (65%)
LTE	C (42%)	B (56%)	B (58%)	--	C (41%)
PCR	C (42%)	C (46%)	D (38%)	--	A (64%)
VOE	D (37%)	C (45%)	D (36%)	--	C (47%)
IMS	C (44%)	C (51%)	C (50%)	--	C (43%)
IHS	C (41%)	C (48%)	C (44%)	--	C (46%)



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## Supporting Student Success

Impact of Initiatives

### • Retention Rate

	Immokalee Schools	CCPS
2016-2017	86.48%	90.46%
2017-2018	83.20%	90.72%
2018-2019	86.13%	89.94%
2019-2020	95.06%	94.26%
2020-2021	89.79%	90.86%

- CCPS 5-yr average: 91.3%
- Immokalee 5-yr average: 88.85%
- National average: 84.27%

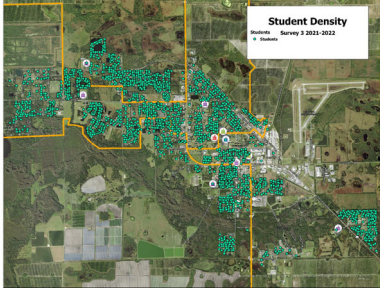


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## Planning for Immokalee schools, programs and facilities

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### Current Conditions



Elementary	2960
Middle	1545
High	1937
<b>Total Enrolled</b>	<b>6442</b>

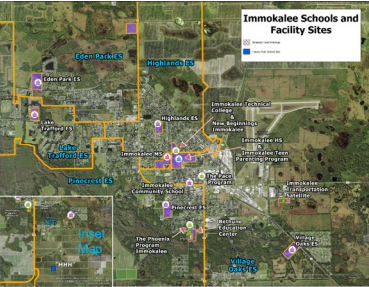
Percent of PK-12<sup>th</sup> Grade Students Enrolled per General Population: 24.6%

Majority of Immokalee students live within walking distance of a CCPS school

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### Current Conditions



**Immokalee Schools and Facility Sites**

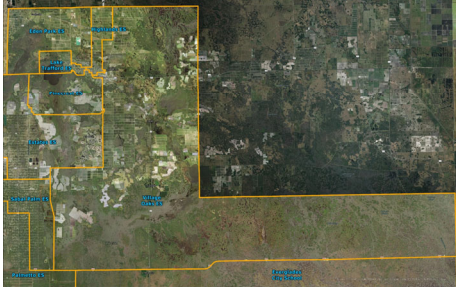
- Elementary Schools
  - Eden Park
  - Highlands
  - Lake Trafford
  - Pinecrest
  - Village Oaks
- Immokalee Middle School
- Immokalee High School
- Bethune Education Center
- Immokalee Technical College
- Immokalee Transportation Facility
- Alternative Programs

RCMA Immokalee Community Charter

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### Immokalee Schools Attendance Boundaries



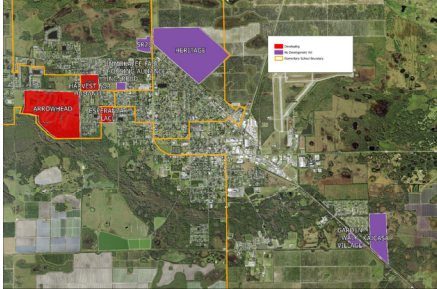
Feeder Pattern Perfect

- Students residing in all five of the elementary school boundaries are zoned for Immokalee Middle School
- Students residing in the Immokalee Middle attendance boundary are zoned for Immokalee High School

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## Major Developments

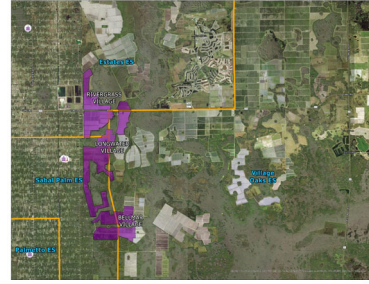


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## Major Developments



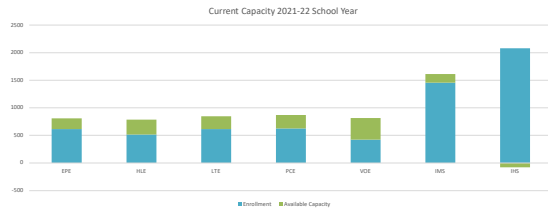
- Rural Villages
  - Rivergrass
  - Longwater
  - Bellmar
- Multiple attendance zones at all levels
- Nearest schools are in Golden Gate Estates

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## Current Capacity to Enrollment



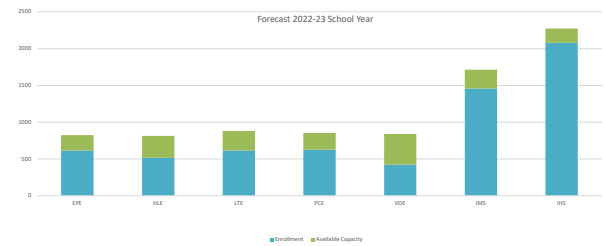
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## Future Capacity to Enrollment

2022-23 Addition to Immokalee High School Open



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### Planning Zone: Immokalee High School

Five Year Forecast

School	FISH Capacity	2022	2023	2024	2025	2026
EPE	824	615	627	621	630	634
HLE	812	516	530	535	549	549
LTE	881	615	615	617	620	616
PCE	854	626	622	626	636	641
VOE	839	424	421	401	381	392
IMS	1715	1458	1370	1357	1299	1283
IHS	2274	2080	2054	1948	1912	1828

Draft CIP 2022

**Forecast Methodology:**

- Cohort survivorship
- Data from FLDOE
- Residential development trends

**Complexities:**

- Migrant population
- Charter school expansion
- Break in historic trends
  - Pandemics, natural disasters, farming seasonal variability

### Planning Zone: Immokalee High School

Five Year Forecast

### High School Capacity to Enrollment Comparison

School	2021-2022			2022-2023		
	Capacity	Enrollment	Capacity Utilization	Capacity	Forecast	Capacity Utilization
BCHS	1865	1630	87%	1865	1647	88%
GCHS	1773	2447	138%	1773	2512	142%
GGHS	1982	1650	84%	1982	1643	83%
<b>*IHS</b>	<b>1782</b>	<b>1937</b>	<b>109%</b>	<b>2274</b>	<b>2095</b>	<b>92%</b>
LHS	1998	1547	77%	1998	1590	80%
NHS	1921	1749	91%	1921	1756	91%
PRHS	1937	2275	117%	1937	2349	121%

### Class Size Reduction – Comparison – High Schools

Florida Constitution: Section 1, Article IX

High School	Gr. 9-12 (<26)
Barron Collier High	18.71
Gulf Coast High	22.17
Golden Gate High	21.51
<b>Immokalee High</b>	<b>22.50</b>
Lely High	21.89
Lorenzo Walker Tech. High	19.49
Naples High	21.29
Palmetto Ridge High	22.42

## Middle School Capacity to Enrollment Comparison

Middle School	Capacity	2021-22		2022-23	
		Enrollment	Capacity Utilization	Forecast	Capacity Utilization
CMS	1006	917	91%	948	94%
CPM	1193	729	61%	737	62%
ENMS	1025	906	88%	857	84%
GGMS	1239	1045	84%	1002	81%
GVMS	683	588	86%	587	86%
<b>IMS</b>	<b>1715</b>	<b>1545</b>	<b>90%</b>	<b>1458</b>	<b>85%</b>
MMS	1306	785	60%	719	55%
NNMS	1005	910	91%	881	88%
ORMS	1315	1175	89%	1212	92%
PRMS	1135	898	79%	830	73%

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## Class Size Reduction – Comparison – Middle Schools

Florida Constitution: Section 1, Article IX

Middle School	Gr. 6-8 (<23)
Corkscrew Middle	18.53
Cypress Palm Middle	21.11
East Naples Middle	20.51
Golden Gate Middle	18.77
Gulfview Middle	17.03
<b>Immokalee Middle</b>	<b>18.69</b>
Manatee Middle	18.44
North Naples Middle	19.49
Oakridge Middle	20.31
Pine Ridge Middle	19.84

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## IMS Addition – Process/Rationale

- Parent surveys
- Parent meetings
- New space / site criteria – statutory requirements
- K-5 elementary throughout CCPS
- School community - continuity

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## Elementary School Capacity to Enrollment Comparison

Elem. School	Capacity	2021-22		2022-23	
		Enrollment	Capacity Utilization	Forecast	Capacity Utilization
EPE	824	638	77%	633	77%
HLE	812	517	64%	543	67%
LTE	881	678	77%	670	76%
PCR	854	646	76%	633	74%
VDE	839	481	57%	466	56%

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## Class Size Reduction – Comparison - Elementary

Florida Constitution: Section 1, Article IX

Elementary School	PreK-3 (<19)	Gr. 4-5 (<23)
Eden Park	14.18	14.25
Highlands	14.59	14.81
Lake Trafford	14.25	14.92
Pinecrest	14.47	17.41
Village Oaks	15.19	20.96

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## Recent Projects in Immokalee

10 years of Incremental Improvements

### • New Facilities and Additions

- Renovated or remodeled elementary schools
- Immokalee Technical College
- Rebuilt Bethune Education Center
- Immokalee Middle School Addition
- Moved 6<sup>th</sup> grade to Immokalee Middle School
- Synthetic field at Immokalee High School
- Collier Connect: WiFi enhancement for support of take home laptops for students
- Immokalee High School addition – Open for the 2022-23 school year

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## Immokalee High School Innovation Center

- Area under roof: 58,000 sq. ft.
- 500 student stations
- 20 classrooms (using fat-wall storage concept)
- 5 academies
  1. Aviation
  2. Finance and Entrepreneurship
  3. Information Technology
  4. Engineering
  5. Biomedical



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## Immokalee High Innovation Center

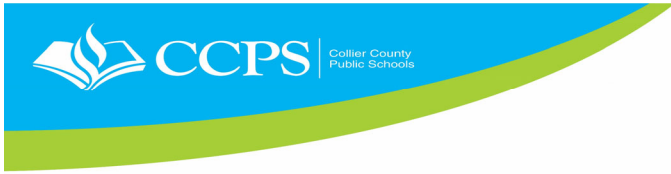


- [Watch Video Update from the Campus Construction](#)



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**Thank you!**

## MINUTES

Meeting of the Immokalee Beautification MSTU Advisory Committee on April 27, 2022. The Advisory Committee members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

CareerSource  
750 South 5<sup>th</sup> Street  
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by David Turrubiardez Jr., MSTU Chair at 8:39 A.M.

B. Pledge of Allegiance and Moment of Silence.

Mr. David Turrubiardez, Jr. 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.

MSTU Advisory Committee Members Present:

David Turrubiardez Jr., Bernardo Barnhart (8:44 a.m.), Andrea Halman, Norma Garcia , and Ana Estrella.

MSTU Advisory Committee Members Present via Zoom:

Christina Guerrero.

MSTU Advisory Committee Members Absent/Excused:

Cherryle Thomas.

Others Present in Person:

Armando Yzaguirre, Victoria Peters, Aristeo Alviar, and Diana MCGowen.

Others Present via Zoom:

Lupita Vazquez Reyes and Lorraine Lantz.

Staff Present in Person: Debrah Forester, Christie Betancourt, Yvonne Blair, and Marilyn Gijon.

D. Voting Privileges for Board Members via Zoom.

One member present via zoom.

**Action:** *Ms. Norma Garcia made a motion to allow board members zoom privileges. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 4-0.*

E. Approval of Agenda.

Staff presented the agenda to the boards for approval. Agenda was approved as presented.

**Action:** *Ms. Norma Garcia made a motion to approve agenda as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 5-0.*

Staff announced the newest MSTU Board Member Ana Estrella, was present in person. Ms. Estrella briefly introduced herself as the Director of St. Matthews House. She explained that she hopes her peer board members can help in guiding her as the newest board member, and she is very excited to be a part of the board.

F. Approval of Consent Agenda.

1. Minutes
  - i. Joint CRA & MSTU Advisory Committee Meeting for March 23, 2022 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Community Meetings (Enclosure 3)

Staff briefly went over Community Meetings and activities that involve Immokalee. Board meetings such as CCPS Regular Board Meeting, Collier County Parks & Recreation Advisory Board Meeting (PARAB), Immokalee Water & Sewer District Board Meeting, and the Immokalee Fire Control District Board Meeting are all included with location and time.

**Action**        *Ms. Andrea Halman made a motion to approve the Consent Agenda as presented. Ms. Christina Guerrero seconded the motion and it passed by unanimous vote. 6-0.*

G. Announcements.

1. Public Comments speaker slips  
CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this meeting and community event flyers for upcoming events. Staff briefly discussed the flyers for the events Parks & Rec are hosting the rest of April and May. Florida Lions Eye Clinic will be hosting Free Eye Exams on May 22<sup>nd</sup> at iTECH.
3. CRA Annual Workshop on May 3, 2022, at BCC Chambers.  
Staff announced the CRA Annual Workshop will begin at 9:00 a.m. and the Immokalee CRA is predicted to be up for discussion at 10:00 a.m.

H. Other Agencies

1. Code Enforcement Updates (Enclosure 4)  
No updates, just listing of cases.
2. FDOT updates  
Ms. Victoria Peters asked if there were any questions directed for FDOT in last week's CRA Advisory Board meeting (April 20, 2022). Ms. Victoria also asked for feedback on the roundabout in its current state. She also updated FDOT liaisons are currently working on TIP, which is the Transportation Improvement Program. FDOT is also starting to outline the new projects for the next cycle of the work program. Staff asked for an update on the traffic light located on Westclox Street and SR29.

Ms. Victoria responded they should be starting this week, according to the last update she got when she spoke to the Project Manager for Collier County. The scheduled time to begin was the last week of April and they anticipate to be done by the end of this summer. Mr. Aristeo Alviar asked what time of the day they are scheduled to be working. Ms. Victoria said she would find out the completion date and find out a work date and email. Ms. Victoria also mentioned the round-about on State Road 82 will technically be completed at the end of Summer 2022.

Mr. Aristeo Alviar mentioned there was some confusion with the two lanes located on the roundabout and staff suggested a directional sign, addressing which lane takes you to which road.

Staff also mentioned receiving questions on when the last section of State Road 82 that needs that needs to be four lanes will be completed.

Ms. Victoria responded that it is still in design, the design was pushed out for around a year. Staff asked if the freight video mentioned in previous meetings was available to share and educate the semi-truck drivers who may have a hard time maneuvering the roundabout, but Ms. Victoria said she would ask another project manager.

### 3. Other Community Agencies

Ms. Diana McGowen, Collier County Public Schools Community Liaison spoke on behalf of CCPS. Ms. McGowen addressed the questions that arose at last week's CRA Advisory Board meeting (April 20,2022) regarding the population ratios it takes for CCPS to put up a school. She explained there is a state law that states a school can't be built unless there are enough students to fill the school.

Mr. Bernardo Barnhart asked Ms. McGowen if she knew the exact count for the students currently? Ms. McGowen said the count for students is currently in the 1800s. Mr. Bernardo Barnhart said if there are nearly 2000 students, what other data is needed for a new school to be built?

Mr. Aristeo Alviar suggested to Ms. McGowen that when CCPS experts on the numbers do come for the next CRA meeting, they should be ready to answer all the questions being asked.

Mr. Bernardo Barnhart asked about the teacher's turnover rate and Ms. McGowen responded the turnover rate is 30%.

## I. Old Business.

### 1. Contractor Maintenance Report

#### i. A & M Property Maintenance Report & Schedule (Enclosure 5)

Staff provided board a copy of enclosure 5 which is a copy of the work completed in March and the upcoming landscape maintenance schedule for April and May. Mr. Armando Yzaguirre explained the extra trash pickup got approved, which will help with the trash throughout Main Street. He also brought up the issue of some pipes breaking while signs were being put up for an event and suggested putting signs somewhere else to prevent this from happening again.

Ms. Norma Garcia referred to the March MSTU meeting under Project Manager Observation Field Report and asked about the tree at the St. Matthews Thrift Store. Staff reassured the trees were replanted by St. Matthews at no expense to the MSTU Board.

Mr. Bernardo Barnhart suggested an idea of putting something as permanent display where events can be displayed long-term, so this issue doesn't keep happening.

Mr. Armando Yzaguirre suggested putting something on the right side because visitors are coming in through the right lane of SR 29 and the triangle is on the left so they would have to look across the street to see the signs. Staff explained the triangle is maintained by the MSTU Board, but the road is an FDOT road. Mr. Yzaguirre also mentioned he may have to cap some lines on the pipes so there may be some dryness in the plants until there is some rain.

2. TIGER Grant updates

Staff announced that the TIGER Grant public informational meeting will be held on May 25, 2022. Ms. Lorraine Lantz from Transportation Planning confirmed the meeting will be held Wednesday May 25, 2022, from 5 p.m. to 7 p.m. at CareerSource in Immokalee, FL. There will be no presentation for this meeting.

Ms. Lorraine Lantz also announced the Immokalee Transportation Network Project and want to be more involved in the MSTU Board Meetings as interested parties, moving forward with that plan.

J. New Business.

1. MSTU 2022 Priorities (Enclosure 6)

Staff briefly discussed the Priorities for 2022. The priorities for MSTU 2022 will require partnership funding with the CRA.

First Street Corridor: Staff applied and were awarded CDBG \$250,000 grant for the design portion of this corridor. The funds will be available in October 2023. MSTU funding will be needed mostly for construction after receiving the CDBG grant for design for First Street in Immokalee.

Lake Trafford: A direct select was issued to Jacob's Engineering and staff is working to get a proposal for a lighting study to be done to the Lake Trafford area, all the way to the lake. The study will go all the way to the lake, State Road 29, and a portion of Carson.

Sidewalk Phase III: Staff received 90% plans for Phase III of the South side portion of Immokalee Sidewalk project located on a portion of Delaware from South 5<sup>th</sup> to First Street and from Eustis to First Street. The MSTU paid for the design portion of the area and funds were just awarded for the construction.

Main Street Streetscape: A direct select was issued to Johnson Engineering and staff is working with them to get a proposal

MSTU will be funding Main Street streetscape design ending on Hancock and 2<sup>nd</sup> Street. Staff hopes to have completion plans within the next couple of weeks.

K. Staff Reports.

1. Project Manager Observation Field Report (Enclosure 7)

Staff provided board a copy of enclosure 7 which is the Project Manager Observation field report for the MSTU beautification area.

Staff discussed in detail key areas which include Zocalo Plaza, banners on Main Street, the Historical Cemetery on Main Street, and the plantings at the Welcome sign at the Triangle area.

The 8 wooden existing benches located at the Zocalo Plaza were sanded down and treated for a total of \$1,200. Work began on April 1 and the benches were refurbished within the week. A&M Maintenance trimmed the bougainvillea for the lighting improvements in the trellis area located at Zocalo Park.

Staff provided the Electrical Contractor, Simmonds Electrical, (Simmonds) a Purchase Order for \$18,254.51. Simmonds advised that pole #29 has a mid-arm as seen in the photos at the site when the pole was knocked down, but the serial number tag that was provided references a pole assembly that does not have a mid-arm so one was not quoted. Simmonds provided a revised quote of \$23,493.92 including the mid-arm component. Staff prepared a PO Modification on April 4 in the amount of \$5,239.41 and is awaiting finalization of the PO modification to provide to Simmonds.

2. Project Manager Report (Enclosure 8)

Ms. Yvonne Blair reviewed the project managers report as shown in enclosure 8.

Staff briefly discussed the Carver Street & South 5<sup>th</sup> Street Project, the Eustis Avenue & West Delaware Avenue Phase III Project, Trash Cans and Garbage Pickup, the Main Street Improvements and Lighting, Main Street Corridor Streetscape Design Plan, and the Zocalo Plaza improvement project. The damaged grates on Main Street have been repaired.

Staff updated that the Carver Street Project is now completed as a proposed post-project improvement, Staff has coordinated with Road Maintenance the paving of Carver Street in the 2022 Maintenance Overlay Schedule.

The target date for the design completion of the Immokalee Sidewalk Project, Eustis Avenue & West Delaware Sidewalk Phase III is June of 2022.

Staff announced after moving forward with an application for a grant funding the design for First Street Corridor, funding is granted for the design and will be available for FY 2023.

Staff announced additional funding is needed to finish the Welcome Sign Projects located at the Triangle area on SR 29 and New Market Road (refer to Enclosure 8, item 9). After having to change the channel lettering an additional \$2,786 is needed to complete the project. The total project cost will move up to \$57,600 of which \$52,772 has already been paid.

**Action**      *Ms. Andrea Halman made a motion to approve the additional funding of \$2, 786 to complete the welcome sign project. Ms. Norma Garcia seconded the motion and it passed by unanimous vote. 6-0.*

3. Operations Manager Report (Enclosure 9)

Staff provided the Operations Manager Report for review in Enclosure 9. Staff also provided brief updates on the Housing Development Projects in Immokalee.

The projects discussed were the Immokalee Foundation Learning Lab 18 home subdivision, the Immokalee Fair Housing Alliance proposed housing development, the Habitat for Humanity of Collier County

Kaicasa housing development, Casa Amigos, and the Casa San Juan Diego Multi-Family housing development.

Staff announced once the Redevelopment Plan gets adopted, the Commercial Façade Grant will be revisited, hoping to add residential while it currently is only for existing buildings with the ability of \$20,000.

Staff also announced that staff still meets monthly with the Immokalee Unmet Needs Coalition Housing Subcommittee where housing updates are provided.

The Guadalupe Grand Opening ceremony for the Guadalupe Center van Otterloo Campus for Learning was held April 21, 2022, at 11:00 a.m.

The campus will accommodate up to 154 students in Guadalupe Center's Early Childhood Education Program, as well as 125 high school students in the college-preparatory Tutor Corps Program.

The Immokalee Fair Housing Alliance has moved forward with infrastructure for their housing which are planned to be 8 buildings with 16 apartments each. Their land clearing started in September and construction is now underway.

Habitat for Humanity have moved forward with Phase 1 of their Kaicasa Housing Development, they are moving forward with phase 2 and 3 of clearing the land but only with Phase 1 of Infrastructure.

The Seminole Trading Post is under construction and the ground breaking was held April 26 for the Health Center.

L. Citizens Comments.

No citizen comments.

M. Next Meeting Date.

The next CRA meeting will be on May 18, 2022, at 9:00 A.M. at the CareerSource SWFL located at 750 South 5<sup>th</sup> Street Immokalee, FL.

The next MSTU meeting will be on May 25, 2022, at 8:30 A.M. at the Career Source SWFL located at 750 South 5<sup>th</sup> Street Immokalee FL.

N. Adjournment.

Meeting Adjourned @ 10:14 A.M.

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



## Fund 186 Immokalee Redevelopment

Fund 186 Immokalee Redevelopment

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 186 IMMOKALEE REDEVELOP						70,586.72	450,341.48-	379,754.76
** REVENUE Sub Total	1,207,100.00-	1,207,100.00-			1,034,697.95-		1,095,371.09	133,069.04-
* REVENUE - OPERATING Su	6,300.00-	6,300.00-			6,300.00-		4,428.91-	1,871.09-
324102 DEF IMPCT FEE PAY								
361170 OVERNIGHT INT							453.25-	453.25
361180 INVESTMENT IN	6,300.00-	6,300.00-			6,300.00-		3,975.66-	2,324.34-
* CONTRIBUTION AND TRANS	1,200,800.00-	1,200,800.00-			1,028,397.95-		1,099,800.00	131,197.95-
481001 TRANS FRM 001	821,100.00-	821,100.00-			821,100.00-		821,100.00	
481111 TRANS FRM 111	185,900.00-	185,900.00-			185,900.00-		185,900.00	
481162 TRANS FRM 162	92,800.00-	92,800.00-			92,800.00-		92,800.00	
489200 CARRY FORWARD GEN	101,300.00-	101,300.00-			101,300.00			101,300.00-
489201 CARRY FORWARD OF					30,197.95-			30,197.95-
489900 NEG 5% EST RE	300.00	300.00			300.00			300.00
** EXPENSE Sub Total	929,000.00	958,740.25			959,697.95	70,586.72	653,887.43	310,223.80
* PERSONAL SERVICE	194,700.00	194,700.00			195,200.00	7,073.00	143,903.68	44,223.32
* OPERATING EXPENSE	388,500.00	418,240.25			418,697.95	63,513.72	194,483.75	160,700.48
634207 IT CAP ALLOCA	7,900.00	7,900.00			7,900.00	1,975.00	5,925.00	
634210 IT OFFICE AUT	11,700.00	11,700.00			11,700.00	2,925.00	8,775.00	
634970 INDIRECT COST	52,200.00	52,200.00			52,200.00		52,200.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		11,540.30	8,459.70
634999 OTHER CONTRAC	150,000.00	179,740.25			179,740.25	37,061.55	66,058.70	76,620.00
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00			45,000.00
639990 OTHER CONTRAC								
640200 MILEAGE REIMB								
640300 TRAVEL PROF D	5,500.00	5,500.00			5,500.00		2,214.54	3,285.46
640410 MOTOR POOL RENTAL	6,600.00	6,600.00			6,600.00			6,600.00
641230 TELEPHONE ACC	200.00	200.00			200.00			200.00
641400 TELEPHONE DIR	6,000.00	6,000.00			6,000.00	2,840.38	3,159.62	
641700 CELLULAR TELE	3,000.00	3,000.00			3,000.00	1,443.52	1,556.48	
641950 POST FREIGHT	200.00	200.00			200.00			200.00
641951 POSTAGE	100.00	100.00			100.00		97.58	2.42
643100 ELECTRICITY	1,200.00	1,200.00			1,200.00	365.40	634.60	200.00
643400 WATER AND SEW	5,000.00	5,000.00			5,000.00	2,369.82	1,430.18	1,200.00
644100 RENT BUILDING	37,200.00	37,200.00			37,200.00	9,010.08	27,030.24	1,159.68
644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	732.04	1,267.96	
645100 INSURANCE GEN	1,600.00	1,600.00			1,600.00	400.00	1,200.00	
645260 AUTO INSURANC	500.00	500.00			500.00	125.00	375.00	
646180 BUILDING RM I								
646316 MAINT BLEACHERS							1,808.50	1,808.50-



## Fund 162 Immokalee Beautification

Fund 162 Immokalee Beautification

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 162 IMMOKALEE BEAU						120,611.58	(179,130.56)	58,518.98
** REVENUE Sub Total	1,518,400.00-	5,518,400.00-			1,847,664.21-		447,642.70-	1,400,021.51-
* REVENUE - OPERATING Su	465,800.00-	4,465,800.00-			465,800.00-		447,642.70-	18,157.30-
311100 CUR AD VALORE	460,800.00-	4,460,800.00-			460,800.00-		417,936.87-	42,863.13-
311200 DEL AD VALORE							25,587.30-	25,587.30
361170 OVERNIGHT INT							489.07-	489.07
361180 INVESTMENT IN	5,000.00-	5,000.00-			5,000.00-		3,596.95-	1,403.05-
361320 INTEREST TAX							32.51-	32.51
369130 INS CO REFUNDS							15,484.03-	15,484.03
369620 MISCELLANEOUS REV							71,514.46-	71,514.46
* CONTRIBUTION AND TRANS	1,052,600.00-	1,052,600.00-			1,381,864.21-			1,381,864.21-
486600 TRANS FROM PR								
486700 TRANS FROM TA								
489200 CARRY FORWARD	1,076,000.00-	1,076,000.00-			1,076,000.00-			1,076,000.00-
489201 CARRY FORWARD					329,264.21-			329,264.21-
489900 NEG 5% EST RE	23,400.00	23,400.00			23,400.00			23,400.00
** EXPENSE Sub Total	1,517,900.00	1,517,900.00			1,847,164.21	120,611.58	355,510.63	1,371,042.00
* OPERATING EXPENSE	473,300.00	473,300.00			710,387.95	120,611.58	250,713.35	339,063.02
631400 ENG FEES	150,000.00	150,000.00			264,763.00	31,700.75	88,645.20	144,417.05
631650 ABSTRACT FEES								
634970 INDIRECT COST	2,700.00	2,700.00			2,700.00		2,700.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		11,370.30	8,629.70
634999 OTHER CONTRAC	200,000.00	200,000.00			200,789.00	80,979.92	32,594.32	87,214.76
639961 PAINTING CONTRACT					97,635.04		97,635.04	
639990 OTHER CONTRAC								
643100 ELECTRICITY	10,000.00	10,000.00			10,000.00			10,000.00
645100 INSURANCE GEN	800.00	800.00			800.00	200.00	600.00	
646311 SPRINKLER SYS								
646451 LIGHTING MAIN	85,000.00	85,000.00			92,730.91	7,730.91		85,000.00
649010 LICENSES AND PERM	1,000.00	1,000.00			1,000.00			1,000.00
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00			1,000.00
651110 OFFICE SUPPLI	100.00	100.00			100.00			100.00
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00			1,000.00
652210 FOOD OPERATIN	500.00	500.00			500.00		55.96	444.04
652990 OTHER OPERATI	1,200.00	1,200.00			17,370.00		17,112.53	257.47
652999 PAINTING SUPPLIES	500.00	500.00			500.00			500.00

## Fund 162 Immokalee Beautification

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
* CAPITAL OUTLAY	500,000.00	500,000.00			500,000.00			500,000.00
762200 BUILDING IMPR								
763100 IMPROVEMENTS	500,000.00	500,000.00			500,000.00			500,000.00
<b>162</b>	<b>92,800.00</b>	<b>92,800.00</b>			<b>92,800.00</b>		<b>92,800.00</b>	
911860 TRANS TO 186	92,800.00	92,800.00			92,800.00		92,800.00	
917160 TRANS TO 716								
* TRANSFER CONST	15,100.00	15,100.00			15,100.00		11,997.28	3,102.72
930600 PA BUDGET TR	4,400.00	4,400.00			4,400.00		2,626.80	1,773.20
930700 TC BUDGET TR	10,700.00	10,700.00			10,700.00		9,370.48	1,329.52
* RESERVES	436,700.00	436,700.00			528,876.26			528,876.26
993000 RESV FOR CAPI	436,700.00	436,700.00			528,876.26			528,876.26

## Fund 111 Immok Rd SR29

Fund 111 Immok Rd SR29

c.c.163805

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>**** Grand Total-Fund/CI</b>						
<b>*** 163805 IMMOK RD &amp; SR 29</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>63,607.97</b>	<b>154,365.63</b>	<b>26.40</b>
<b>** EXPENSE Sub Total</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>63,607.97</b>	<b>154,365.63</b>	<b>526.40</b>
<b>* OPERATING EXPENSE</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>218,000.00</b>	<b>63,607.97</b>	<b>154,365.63</b>	<b>526.40</b>
634990 LANDSCAPE INC	15,000.00	15,000.00	15,000.00	120.00	14,880.00	
634999 OTHER CONTRAC	175,000.00	175,000.00	175,000.00	51,892.00	123,108.00	
643100 ELECTRICITY	9,000.00	9,000.00	9,000.00	4,170.28	5,329.72	500.00-
643300 TRASH AND GA	4,000.00	4,000.00	4,000.00	836.35	2,163.65	1,000.00
643400 WATER AND SEW	11,000.00	11,000.00	11,000.00	6,589.34	5,910.66	1,000.00-
646311 SPRINKLER SYS	500.00	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00	3,000.00		2,973.60	26.40
652310 FERT HERB CHE	500.00	500.00	500.00			500.00

# Fund 786 -Capital and Programs

Fund 786 Immokalee CRA Proj

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 786 IMMOKALEE CRA PROJ							(98,197.10)	98,197.10
** REVENUE Sub Total								
* REVENUE - OPERATING Su								
361170 OVERNIGHT INTEREST							202.78-	202.78
361180 INVESTMENT IN	6,300.00-	6,300.00-			6,300.00-		394.32-	5,905.68-
* CONTRIBUTION AND TRANS								
481186 TRANS FROM 186 IMM	97,600.00-	97,600.00-			97,600.00-		97,600.00-	
489201 CARRY FORWARD		1,451,700			1,451,700.00-			1,451,700.00-
489900 NEG 5% EST RE	300.00	300.00			300.00			300.00
** EXPENSE Sub Total								
* OPERATING EXPENSE								
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC		268,000.00			268,000.00			268,000.00
* CAPITAL OUTLAY	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
763100 IMPROVEMENTS	83,600.00	1,167,300.00			1,167,300.00			1,167,300.00
* GRANTS AND DEBT SERVIC		<b>100,000.00</b>			<b>100,000.00</b>			<b>100,000.00</b>
884200 RESIDENTIAL REHAB		100,000.00			100,000.00			100,000.00

**Fund 786 Project 50243 Imm CRA-Stormw In**

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

**Fund 786 Project 50244 Imm CRA-S Sidewalk**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50244 Imm CRA-S Sidewalk					250,000.00			250,000.00
EXPENSE Sub Total					250,000.00			250,000.00
OPERATING EXPENSE					50,000.00			50,000.00
634999 OTHER CONTRACTUAL					50,000.00			50,000.00
CAPITAL OUTLAY								
763100 IMPROVEMENTS					200,000.00			200,000.00

**Fund 786 Project 50245 Imm CRA-Park & Rec**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50245 Imm CRA-Stormw In				20,000.00	70,000.00			70,000.00
EXPENSE Sub Total				20,000.00	70,000.00			70,000.00
OPERATING EXPENSE					20,000.00			20,000.00
634980 INTERDEPT PAY				20,000.00	20,000.00			20,000.00
CAPITAL OUTLAY								
763100 IMPROVEMENTS					50,000.00			50,000.00



**Fund 786 Project 50246 Imm CRA-Neigh R**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50246 Imm CRA-Neigh R				83,600.00	<b>183,600.00</b>			<b>183,600.00</b>
EXPENSE Sub Total				83,600.00	183,600.00			183,600.00
OPERATING EXPENSE					50,000.00			50,000.00
634999 OTHER CONTRACTUAL					50,000.00			50,000.00
CAPITAL OUTLAY				83,600.00	133,600.00			133,600.00
763100 IMPROVEMENTS				83,600.00	133,600.00			133,600.00

**Fund 786 Project 50248 Imm CRA-Main St C.**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50248 Imm CRA-Main St C					<b>423,700.00</b>			<b>423,700.00</b>
EXPENSE Sub Total					423,700.00			423,700.00
OPERATING EXPENSE					100,000.00			100,000.00
634999 OTHER CONTRACTUAL					100,000.00			100,000.00
CAPITAL OUTLAY					323,700.00			323,700.00
763100 IMPROVEMENTS					323,700.00			323,700.00

**Fund 786 Project 50250 Imm CRA-First St**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50250 Imm CRA-First St					<b>250,000.00</b>			<b>250,000.00</b>
EXPENSE Sub Total					250,000.00			250,000.00
OPERATING EXPENSE								
634999 OTHER CONTRACTUAL								
CAPITAL OUTLAY					250,000.00			250,000.00
763100 IMPROVEMENTS					250,000.00			250,000.00

Fund 786 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
** Grand Total-Fund/ CI								
* 50252 Imm CRA-Com Gra					100,000.00			100,000.00
EXPENSE Sub Total					100,000.00			100,000.00
OPERATING EXPENSE								
634999 OTHER CONTRACTUAL								
CAPITAL OUTLAY								
763100 IMPROVEMENTS								
GRANTS AND DEBT SERVICE					100,000.00			100,000.00
884200 RESIDENTIAL R					100,000.00			100,000.00



Immokalee CRA

June 2022

Enclosure 4

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20220004021	NA	Open	04/22/2022	Folio 56350080009 (Empty Lot next to 324 Price Ave (end of st)	Homeless doing drugs and stealing in homes, incident occurred last week and Sheriff's Dept couldnt get the person because its full of trees and possible camp out.
CENA20220004263	NA	Open	04/29/2022	66930760001	litter mattress box springs
CENA20220004320	NA	Open	05/03/2022	63856080004	Weeds in excess 18" inches - Vacant Unimproved
CENANA20220004326	NA	Open	05/03/2022	502 Jefferson Ave W	Weeds in excess 18" inches - RMF-6
CENA20220004378	NA	Closed	05/04/2022	00084840008 (across from 1016 Jefferson Ave)	Weeds/grass in excess of 18" inches - Vacant/Unimproved
CENA20220004380	NA	Open	05/04/2022	1001 Monroe St	Weeds/grass in excess 18" inches -
CENA20220004388	NA	Closed	05/04/2022	60180440106	litter mattress, box springs, bed rails
CELU20220004421	LU	Open	05/05/2022	421 N 17th Street,	people living in the shed.. stealing mail from neighboring property owner.
CENA20220004492	NA	Open	05/06/2022	82160007	litter chairs, mattress, buckets, tires
CENA20220004624	NA	Open	05/10/2022	63913280006 Across from 855 Monroe St	Weeds/grass in excess 18" inches on mowable lot - Vacant
CENA20220004663	NA	Open	05/11/2022	81320360009	Litter windows, stove, plywood, door, shingles, metal
CENA20220004666	NA	Open	05/12/2022	73180160004	Litter mattress, plywood
CENA20220004668	NA	Open	05/12/2022	73180560002	High weeds
CENA20220004669	NA	Open	05/12/2022	66880200006	High weeds
CENA20220004691	NA	Open	05/12/2022	819 Jefferson Ave W	Weeds in excess 18" inches -Improved lot
CENA20220004692	NA	Open	05/12/2022	Folio 63913760005 (next to 819 Jefferson Ave W)	Weeds in excess of 18" inches - unimproved lot
CENA20220004724	NA	Open	05/13/2022	Folio 0084800006	Weeds/grass in excess of 18" inches - Vacant/Unimproved
CENA20220004732	NA	Open	05/13/2022	701 E Delaware Ave	Weeds/grass 18" inches, Prohibited Outdoor Storage and Litter
CEV20220004776	V	Open	05/17/2022	124960000	unlicense vehicles
CENA20220004778	NA	Open	05/17/2022	124960000	litter cans, paper
CESD20220004845	SD	Open	05/19/2022	302 New Market Road W	COMPLAINANT PROVIDED FALSE NAME & PHONE # Building without a permit, put up a wall, electrical wiring being moved and installed
CENA20220004902	NA	Open	05/19/2022	Folio 63861880008	Weeds/grass in excess 18" inches on mowable lot. Vacant/Unimproved Lot 1
CENA20220004905	NA	Open	05/19/2022	Folio 63861840006	Weeds in excess 18" inches on mowable lot. Vacant/Unimproved Lot 2

Immokalee CRA

June 2022

CENA20220004907	NA	Open	05/19/2022	Folio 63861800004	Weeds/grass in excess 18" inches on mowable lot. Lot 3
CENA20220004920	NA	Open	05/20/2022	Folio 638617600005	Weeds in excess 18" inches on mowable lot. Lot 4

**Operations Manager Report**

**June 24, 2022**

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](http://www.ImmokaleeCRA.com) website.

- Implementation schedule was provided at the November 2020 Meeting.

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 (RWA).

3. CRA Office

CareerSource SWFL building is open with mask requirements.

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

4. Redevelopment Plan

On May 10, 2022, the of Collier County Board of County Commissioner (BCC), acting as the Community Redevelopment Agency Board (CRA), approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan.

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

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

- 6’ Sidewalk on the south and west side of the road.
- Construction costs \$663,000.
- Funded with Safe Routes to School funds in FY 21/22.
- Construction in FY 22/23
- Adding time to the contract Stop work issued until CO is approved.



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 18<sup>th</sup> Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19<sup>th</sup> Street, if required. Constrained right-of-way at 19<sup>th</sup> 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 3<sup>rd</sup>. Street Stormwater Improvements:**

The North 3<sup>rd</sup>. Street Drainage proposed project is located on North 3<sup>rd</sup>. Street between 2<sup>nd</sup> Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3<sup>rd</sup>. Street, construction of a storm drainpipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street. Cost for repairs is estimated at \$600,000. The grant funding contract is now finalized, and the project is entering the contractor bidding phase. The project manager is Brittany Lazo with Collier County Stormwater Management. No update.



**Madison Avenue Channel project:**

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







**Eden Gardens project:**

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

**Lake Trafford Road Area:**

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



6. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA implanted the Program in October 2008.

**Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.**

Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures.

Program is in place and being reviewed for revisions.





6. FHERO

Florida Heartland Economic Region of Opportunity – updates Staff continues to attend monthly meetings.

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](http://passportpublications.com/FHERO_Guide.html)



The CRA was awarded through FHERO a Site Improvement Plan DEO Grant totally 13,540 for Professional Services for Airpark Blvd. The Proposed scope of work include general consulting, engineering, planning, and survey services to evaluate the subject site for commercial development.

The CRA was also awarded through FHERO a Retail Demand Analysis DEPO Grant totally \$7,700 for Professional Services for assessment of retail demand in the Immokalee Community. Retail Demand Analysis has been finalized.

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.

Staff attends monthly FHERO board meetings via Zoom or in person . The next meeting will held in person on July 18, 2022, in Sebring.

7. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet of Immokalee residents impacted by disaster. They plan to have an annual meeting in June 2022.



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 July 8, 2022 @ 10:00 a.m. via Zoom. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>

8. Development in Immokalee1) *Guadalupe Center van Otterloo Campus for Learning - 3655 Westclox Street*

The Guadalupe Center broke ground on October 30, 2021, for a new educational campus. A Grand Opening ceremony for the campus was held April 21, 2022, at 11:00 a.m.

The van Otterloo Family Campus for Learning features two academic buildings with multiple classrooms, a library, learning lab, cafeteria and kitchen, playground, administrative offices, mentor lounges, commons areas, a medical and dental suite, outdoor gardens, and a student wall of fame. The campus will accommodate up to 154 students in Guadalupe Center's Early Childhood Education Program, as well as 125 high school students in the college-preparatory Tutor Corps Program. Guadalupe Center named the campus in honor of Rose-Marie and Eijk van Otterloo, whose generous \$5 million matching gift helped launch the project and inspired others to give. Within the campus, Brynne & Bob Coletti Hall will become the new home for the Tutor Corps Program.

Barron Collier Companies donated 9.5 acres for the new campus. For more information, please visit [www.guadalupecenter.org](http://www.guadalupecenter.org).



**2) 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. They also had a celebration for the Career Pathways program and the subdivision on Friday, January 14<sup>th</sup> from 3 p.m. to 6 p.m. They sold the second home in May 2022.



### 3) *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 is scheduled to be complete in June. IFHA had subcontractor delays. IFHA is continuing to fundraise for the construction of the buildings which is set to start in July.



### 4) *Habitat for Humanity of Collier County Kaicasa Housing Development*

Kaicasa will be located at the Southeast corner of Immokalee, on state road 29 as you enter the agricultural village from the south. The new affordable community will sit adjacent to the existing Farm Workers Village: subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions. Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country. Construction is set to start in August 2022. Habitat is taking in applications for this development. The first phase may be reduced to 65 homes due to supply shortage. Anticipated start construction time is July 2022.





Homes:

- Two-story home design
- Three & Four-unit configurations
- Contemporary style architecture
- Affordable, no-interest mortgages
- Three and four-bedroom, two-bath homes



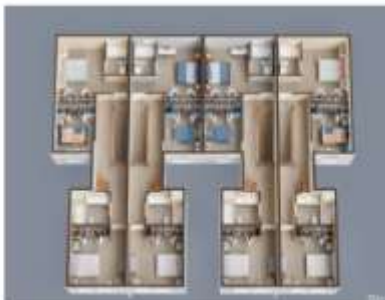
First Floor



First Floor



Second Floor



Second Floor

- Estimated 280 homes when complete
- Permit-monitored parking
- Designated visitor parking
- Premium landscaping
- Homeowners Association
- Roughly 3 acres of recreational area with a large central playground and two smaller playgrounds for convenient access
- Access to Village Oaks Elementary via pedestrian walkway & bridge to keep children safe



**Ten years. Three Phases.**

Initial infrastructure will soon begin for this sprawling community, with additional infrastructure added as the phases progress. We anticipate phase one construction to last for about 16 months, with families moving into their homes as certificates of occupancy are secured. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country.

**Projected Phase Progress:**

*(Estimated to begin late 2022)*

Phase 1: approximately 123 homes

Phase 2: approximately 110 homes

Phase 3: approximately 44 homes



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

5) ***Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub***

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





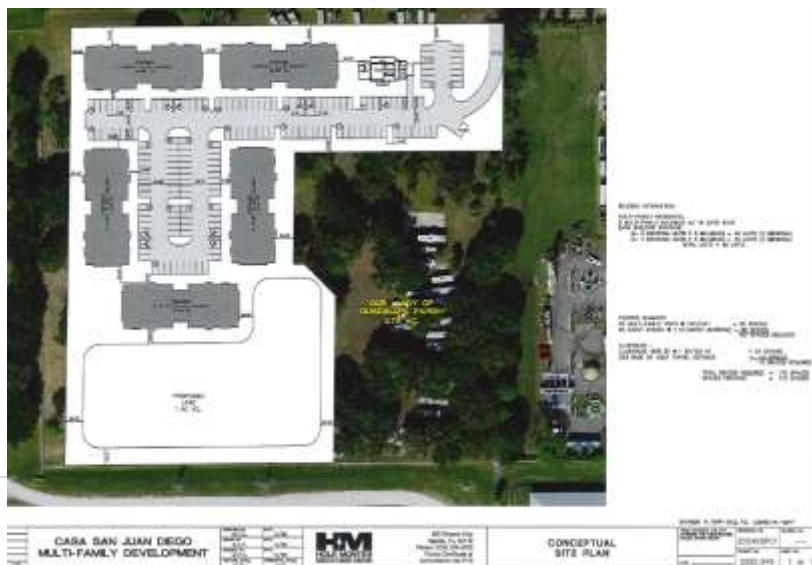


6) *Casa San Juan Diego Multi-Family Affordable Housing Development National Development of America, Inc.*

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



\*Casa San Juan Diego will only be 2 story units



7) Casa Amigos – Farmworker units at Esperanza Place

A 96-bed, 24-unit rental community at Esperanza Place. The shared-housing model enables unrelated adults to share rental apartments through individual rather than household leases. Residents enjoy landlord-paid utilities, basic furnishings and service-enriched living at a monthly cost ranging from \$225 to \$250 per month per person. This is Rural Neighborhood’s 4<sup>th</sup> shared housing venture. Completion date is scheduled for October 2022. The small community center is set to start construction in July.



8) Century Communities

Century Communities is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee.





9) Proposed **7 Eleven** at corner of 9<sup>th</sup> and Main Street



The original proposed development was approved by the CCPC on May 6, 2021. PUD was approved under Zoning Ordinance 21-22 and Resolution 21-116 for 4,650 SF store, 1,000 sf car wash and 16 unleaded and 4 diesel fueling positions. 7 Eleven requested to amend the PUD to add a drive through and remove the car wash.

At the October 20<sup>th</sup> CRA meeting the advisory board voted unanimously to support requested changes to remove car wash and add drive thru. The proposed development went to the CCPC on February 17, 2022 and was approved with some contingencies. No outdoor music, no Alcohol can be sold from drive thru, and some changes were made to the SIC code. The development was approved by the BCC board on March 22, 2022. Creighton Construction held a pre-construction meeting in March and started clearing property in April. Construction is underway.



10) Dollar General. Main Street and S. 2<sup>nd</sup>

Land clearing has started on Main St.





11) Seminole Trading Post

The Immokalee Trading Post will feature 10 gas pumps, five electric vehicle (EV) charging stations and a 7,200-square-foot convenience store. The dispensers will offer regular, mid-grade, premium, diesel and Rec90 fuel. The plans include two canopies: one in the front for regular vehicles and small trucks, and one in the back for semi-trucks and recreational vehicles. The trading post will work with the nearby Seminole Casino Hotel and accept players' points for gas and items inside the store.



On April 29, 2021, the Seminole Tribe of Florida held the groundbreaking ceremony. Construction is underway. Picture by Beverly Bidney

12) Seminole Tribe medical and public safety facility

On April 26, 2022, a groundbreaking ceremony was held for a medical and public safety building on the Immokalee Reservation. The ceremony featured current and past tribal leaders as well as one of the founding mothers of the Immokalee reservation, Nancy Motlow.



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. Picture by Beverly Bidney

13) Immokalee Fire Control District

Groundbreaking was held on September 27, 2021, for Fire Station 30 located at 510 New Market Road. The state-of-the-art firehouse will feature three apparatus bays and be equipped with bunker gear storage and a shop area. The building also will feature a lobby, conference room and two offices. Fire Station No. 30 will replace the existing firehouse located at 502 New Market Road. Construction started in December 2021 and is expected to be completed in December 2022.



14) Budget Inn (PL20220001199 CU)

On March 16, 2022, a pre-application meeting was held with county for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. They are in the early preliminary stages and don't have a conceptual plan yet.



15) Pathways Early Education Center of Immokalee

Pathways held a pep rally on April 5, 2022, to remove the existing building at 410 Colorado Avenue. Fundraising is underway to construction an additional facility.



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 1<sup>st</sup> Street (Gadsden blue building), and the Zocalo plaza. Committee supported rendering provided by artist with minor changes.

On October 22, 2020, CRA staff and Lipman staff met with Michelle Tricca to discuss project status. On October 29, 2020, WGPU did a story on Ms. Tricca's public art installation for the Phase 1 portion of the project. Please see link to the WGPU Face of Immokalee story. [WGPU Face of Immokalee Story](#).

On November 18, 2020, both the CRA and MSTU board supported The Face of Immokalee project and made a motion to allow the use of Zocalo Plaza Art Wall as a canvas for the project.

In May 2021 Ms. Tricca provided project updates to staff and announced that the project has started to receive donations via her fiscal sponsorship with ASMP Foundation. She also noted that the project was featured in [Florida Weekly](#).

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

10. Impact Fee Installment Payment Program

The program is for areas within the Immokalee CRA Boundary. The program took effect on October 2017. Program was modified July 2021.

- Pay your impact fees in installments over 30 years.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 2.24% fixed interest rate (2021 applicants).
- 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.

**Growth Management Department**

**Capital Project Planning, Impact Fees and Program Management Division**

2685 Horseshoe Drive South, Unit 103

Naples, Florida 34104

Phone: 239-252-6237

E-Mail: [Brandi.Pollard@colliercountyfl.gov](mailto:Brandi.Pollard@colliercountyfl.gov)



11. Adopt A Road Program

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

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

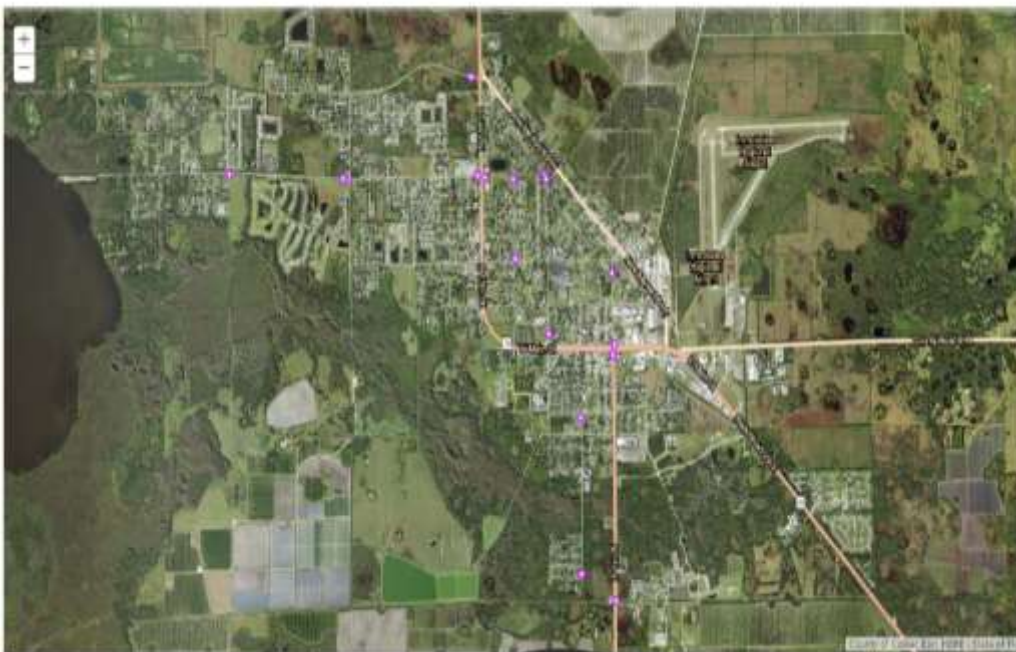
Immokalee - In Town Roadways
Main Street from Brown Way to Lake Trafford Road
Main Street from Jerome Avenue to Brown Way
N 9th Street from Habitat Center to Lake Trafford Road
N 9th Street from 2nd Avenue N (south) to SR29 (Main Street)
South 1st Street from Stockade Road to SR29 (Main Street)
S 5th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

No Sponsors reported to be active

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

Immokalee is within Area 4.

Area 4 is larger than the Immokalee CRA boundaries. There are currently 13 road segments in Immokalee CRA boundary identified for the program, covering 8.75 miles. 10 of those segments at one point in time had sponsors. No sponsors are active today based on the recent assessment.



 PURPLE DOTS INDICATE THE ADOPT A ROAD SIGNAGE POINTS

## 12. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing, and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee.

Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. They enhance the ability to attract businesses, developers, and financial institutions to invest in these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments in Low Tax Opportunity Zones, 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](#) Immokalee
- 4)

***Report by: Christie Betancourt, Operations Manager***

## Project Manager Report 06/22/2022

### 1. Trash Cans and Garbage Pickup

A&M is temporarily making additional trash pick-up and removing trash from bins for an additional \$300/week. Additional services may only be utilized until end of June when the population decreases, and trash decreases in the Summer. Main Street was clear of trash on the 6.13.22 MSTU Walking Tour.



### 2. Main Street Improvements

#### Grates:

Ferrovail Services, FDOT's subcontractor, repaired the three damaged grates with welded in support legs at the end grates within the radius on N 3<sup>rd</sup> St, S 2<sup>nd</sup> St and S 4<sup>th</sup> St grates. They are monitoring how well they hold up.

Banners: Allegra Naples, Inc. provided the lowest bid of \$2,935 for 30 cornucopia banners on Main Street. On 6.20.22 one banner was picked up and A&M to confirm the fit before the production of the remaining 29 banners for Main Street.

### 3. First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street)

#### *i. Parks & Recreation Monthly Maintenance*

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of plaza; and Staff is billing CRA & MSTU quarterly. Staff is monitoring the quality of maintenance services being provided.

#### *ii. CRA*

Bird of Paradise. Lykins Signtek provided a \$660 quote and completed the repairs on 5.20.22. A claim was submitted for the damaged bird of paradise logo sign and a reimbursement of \$160 (\$500 deductible) was processed on 6.22.22.

Fencing. On 3.23.22 the MSTU authorized getting quotes to fence the boxed area (not to exceed 5K). On 4.1.22 Request for Quotes were emailed to vendors to fence in the electrical panel boxed area with a due date of 4.22.22. No responses. A 2<sup>nd</sup> Request was resubmitted with a due date of 5.10.22. No responses. Bidsync was released on 5.26.22 with an end date of 6.16.22. Only 2 quotes were received and 3 are required. Bidsync was extended to 6.30.22. Procurement Services is conducting a Fencing Contractor Roundtable on 6.23.22 in an effort to streamline the process.

Emergency Lighting. An emergency Purchase Order was issued to Simmonds on 5.6.22 to trouble shoot no power to all lights and the plaza was dark. On 5.10.22 Simmonds reported contactor is not engaging all the way and needed to be replaced. Simmonds provided a temporary repair, only lights working, bypassed the receptacles to not overload system until a new contactor is installed. The part was ordered on 6.6.22 and on 6.21.22 the contactor was scheduled for installation to finalize the repairs.



05.10.22 Contactor needs replaced

### Lighting Enhancements:

The MSTU Board authorized a lighting assessment at the 3.23.22 MSTU Board meeting. Staff provided a Scope of Work to Simmonds Electrical.

1. Need to get all lights operational on the band shell, trellis, and string of lights over the diagonal walk.
2. An analysis on the replacement of light fixtures versus the replacement of bulbs on the existing fixtures located on band shell, the trellis and overhead string of lights.
3. Installation of two lights for the exterior rear of the band shell as recommended by the Landscape Architect when Zocalo was built, but never installed.

Staff conducted a field assessment with Simmonds on 5.2.22 and additional lighting was recommended on bandshell and 3 existing poles.

4. Staff received a quote of \$28,011.73 from Simmonds and is presenting the Action Item to the MSTU Board on 6.30.22 to approve the work pursuant to the lighting assessment to enhance the security and safety at the plaza.

Memorial Benches. Two 6' memorial benches were delivered to the CRA on 5.5.22. A Request for Quotes for the installation of the benches under the trellis was posted on 5.2.22 with a due date of 5.16.22 resulting in one bid. The RFQ was reposted on 6.13.22 with a deadline of 6.27.22 in an effort to obtain a minimum of three quotes.

Fountain – The water fountain leaks at the base. A Work Order was submitted on 6.15.22 for Facilities Management to repair the fountain.

Oak Tree – On the 6.13.22 MSTU Walking Tour, Parks & Recreation Staff recommended the removal of an oak that is top heavy, with exposed roots and will fall. Staff is presenting the Action Item to the MSTU Board on 6.30.22 with a recommendation to cut and remove the oak for safety of visitors and avoid potential property damage.



06.13.22 leaning oak



06.13.22 bamboo trees growth since February 2022 when last trimmed

Bamboo – On 6.20.22 a RFQ was posted with a deadline of 7.4.22 for the trimming of bamboo and the removal of bamboo within the proposed fenced boxed-in area with the mechanical boxes. Staff is presenting the Action Item to the MSTU Board on 6.30.22 with a recommendation to proceed with the work for a not to exceed amount of \$5,000.

Container - Staff temporarily put on-hold the raising of the storage container 6” and adding a vent until Parks & Recreation moves the existing fence at South Park to accommodate Parks & Recreation’s utilization of their field.

Holiday – Staff is preparing the Bid Solicitation for the holiday tree and garland. Staff plans to have the angels and holiday banners installed and not purchase any new decorations. Tentative date for the Zocalo Tree Lighting is 12.1.22 and the Christmas Around the world Parade is 12.10.22.

#### **4. SR 82 Road Widening Project Gator Slough Lane to SR 29 (Project #430849-1)**

No Update.

FDOT’s contractor, Ajax Paving, has been working to widen SR 82 from a two-lane undivided roadway to a four-lane divided roadway, while allowing for a future six-lane. The estimated completion of the project is the end of Summer 2022.

#### **5. Street Light Poles #29, #11, #8 and #3B**

Claims are being processed for knocked down poles #29 (N 15<sup>th</sup> St), #8 (Triangle) and #3B (S 1<sup>st</sup> Street median). Pole #11’s (Triangle) claim was paid in 2019 but was not replaced. Pole #3B will not be replaced pending the completion of the South 1<sup>st</sup> Street Lighting Design Plans. Currently, there are only 2 operational poles at the triangle. Simmonds ordered replacement poles and the supplier is unable to fulfill the order. The poles are high pressure sodium lights that require an ignitor. There are no suppliers for 50’ range ignitors anymore and they are unable to acquire the replacement luminous ring on top. They can only find 25’ range ignitors. The poles are 27’ plus the 3’ arm equals 30’. An ignitor must be within 2’ of the lamp, and they are not comfortable on using a 25’ ignitor.



Traffic Ops wants ballast at the base of the pole because it is much more manageable and does not require the use of a bucket truck for most maintenance issues.

The equipment for our poles is becoming obsolete.

An option may be LED heads with remote drivers at the base and no luminous ring for poles #29, #11 and #8 and investigate a budget for full LED replacements in the future. On 6.21.22 conference call, the supplier will have their Engineering Team look at remote drivers for the base of the pole and LED heads and they are to send us a drawing. Upon receipt of the drawings, Staff will continue to seek recommendations from Traffic Ops on the LED retro fit suggestions.

Simmonds is continuing to look for off-the-shelf ignitors with 50' range for these three poles as an alternative option for these poles.

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#29 217 N 15 <sup>th</sup> St	12.15.21	\$23,493.92	04.02.22			4.22.22 ordered pole \$500 Deductable. 6.21.22 equipment issues need to be resolved.
#11 Triangle	09.01.19	\$18,299.29 +\$7,434.29	04.13.22	\$10,865.00	10.03.19	Claim paid, install not completed. 5.5.22 ordered pole. 6.21.22 equipment issues need to be resolved.
#8 Triangle	04.25.22	\$24,669.28	05.24.22			6.21.22 Pole not ordered until resolve equipment issues.
#3B S 1 <sup>st</sup> St at in median at E Delaware	05.07.22	\$15,667.21	05.24.22			No replacement. \$500 deductible.

## 6. Triangle

Staff processed a \$875 Claim for the flowers that were intentionally damaged at the Welcome Sign in January 2022. On 6.20.22 Risk Management is processing the Claim and will provided an email confirmation.

*Report by: Yvonne Blair, Project Manager Dated: June 22, 2022*



# Immokalee Community Redevelopment Area

## Projects Updates

## Table of Content

### ICRA Projects (Funded by CRA and MSTU)

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

### Other County Projects

- Immokalee Complete Streets
  - Transportation Investment Generation Economic Recovery (TIGER) Grant
- 
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## Eustis Avenue & West Delaware

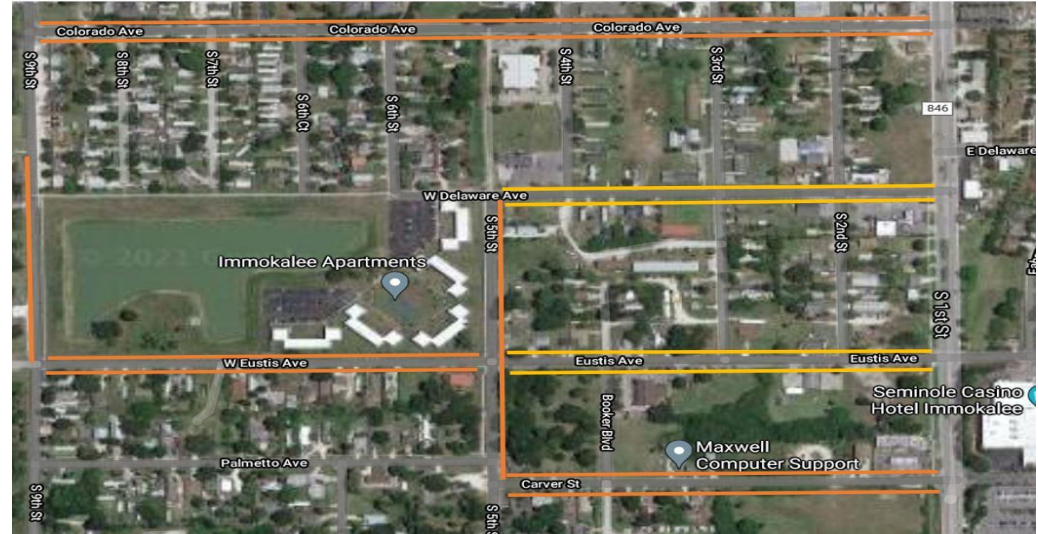
**Project #:**

**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 Street and W. Delaware from S 5<sup>th</sup> Street to S 1<sup>st</sup> Street (approximately 2,500 linear feet).

**Design Costs:** \$114,763  
**Construction Costs (Estimated):** 90% \$720,850 Total Est 1.14M  
**Federal Appropriations (Estimated):** \$987,000  
**Architect/Engineer:** Agnoli, Barber & Brundage  
**Owner's Representative (CEI):** TBD  
**Estimated Completion Design Date:** 06.30.22  
**General Contractor:** TBD  
**BCC Board Date:** TBD

**Notice to Proceed Date:** TBD  
**Estimated Substantial Completion Date:** January 2023



DESCRIPTION OF WORK	% COMPLETE
Procurement	15%
Design	90%
Construction	0%

**Milestones/Challenges To Date: 6/21/2022**

- Design is 90% Plans.
- Staff to initiate construction solicitation for bids to be ready when funding is available.
- Letter of Invitation for funding is expected by 07.16.22 to identify requirements.
- Staff coordinated with CHS on selection of Consultant for Environmental Review.

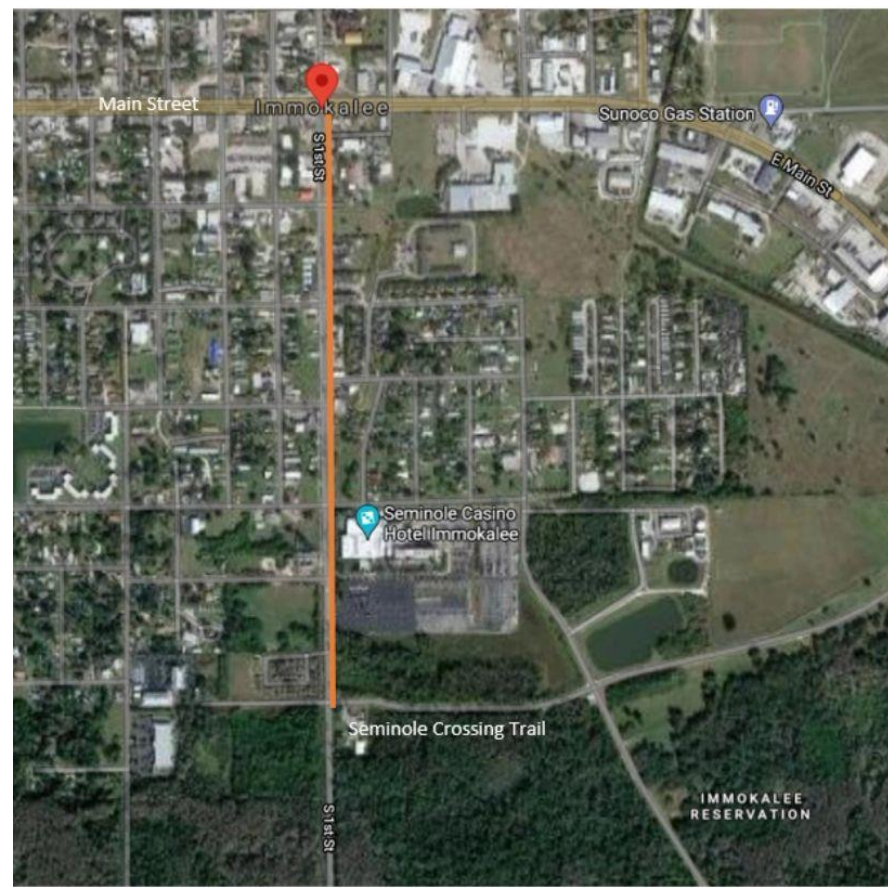
## South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail

**Project #:**

**Project Sponsor:** Immokalee MSTU  
**Project Manager:** Yvonne Blair

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

**Design Budget:** \$100,000  
**Construction Budget:** \$250,000  
**Architect/Engineer:** TBD  
**General Contractor:** TBD  
**Notice to Proceed Date:** TBD  
**Estimated Substantial Completion Date:** TBD



**Milestones/Challenges To Date: 6/21/2022**

- The CDGB \$250,000 grant for design is on the BCC 6.28.22 Agenda for approval.
- Staff is completing Pre-Award Risk Assessment documentation for Community Health Services review and approval.
- Staff is preparing a Direct Select for the Engineer selection for a Proposal of the 100% Design Plan Documents.
- A revised construction budget will be provided once the design is complete.

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



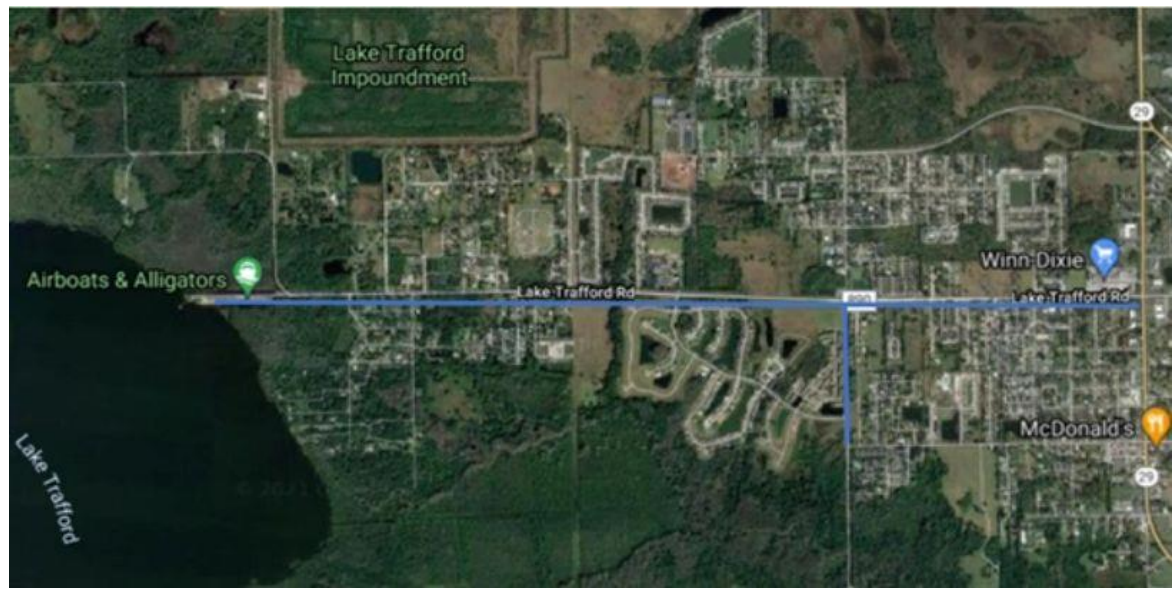
**Project #:**

**Project Sponsor:** Immokalee MSTU  
**Project Manager:** Yvonne Blair

**Project Scope:** Jacobs Engineering Group (Jacobs) is to prepare a lighting justification study to determine lighting requirements. The project will be completed in phases to coordination 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.

**Street Lighting Conceptual Plan:** \$243,990  
**Construction Budget (Estimate):** \$2,500,000  
**Architect/Engineer:** Jacobs Engineering  
**Owner's Representative (CEI):** TBD  
**General Contractor:** TBD

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



- Milestones/Challenges To Date: 6/21/2022**
- Jacobs provided a proposal of \$243,990 including \$20,000 for surveying for the Street Lighting Conceptual Plan.
  - Procurement needs to authorize the Direct Select exceeding 90 days to proceed with the Lighting Study Purchase Order.
  - Staff unable to locate records available from other County Departments of surveys for portions of the Lake Trafford Road corridor.
  - Staff trying to obtain copies of LCEC records showing LCEC's placement of existing poles.

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

## SR29 (Main Street) from 9th Street to E 2<sup>nd</sup> Street

**Project #:**

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

**Design Budget (Estimated):** \$250,000

**Construction Budget (Estimated):** \$2,500,000

**Architect/Engineer:** Johnson Engineering

**Design Notice to Proceed Date:** TBD

**Estimated Substantial Completion Date:** TBD

**Estimated Completion Date:** 605 days from Notice to Proceed



**Milestones / Challenges to date: 6/21/22**

- On 6.3.22 Staff received a new Direct Select for Johnson Engineering (Johnson) because original document exceeded 90 days.
- Staff provided Johnson with FDOT's as-built plans from their Main Street Streetlighting Project completed in the Spring of 2021.
- The historical cemetery was incorporated into the project area to improve its appearance.
- Staff requested revisions to the draft proposal on 6.20.22. Upon receipt of a finalized proposal a Request for Purchase Order will be prepared for processing.

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



## Panther Crossing – SR29

**Project #:**

**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 (Estimated):** \$10,000

**Construction Budget (Estimated):** \$100,000

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

**Notice to Proceed Date (Estimated):** 07.05.22

**Estimated Final Completion Date:** 05.13.23



**Milestones/Challenges To Date: Updated 6/21/22**

- Sign Easement recorded on 6.2.22 at OR Book 6134/Page 1443.
- Q. Grady Minor preparing a proposal for the redesign of the welcome sign.
- Staff working with FDOT for confirmation that a Community Aesthetic Feature Application is not needed.
- Need to coordinate and confirm water/electrical sources and survey services.

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



## Transportation Investment Generation Economic Recovery

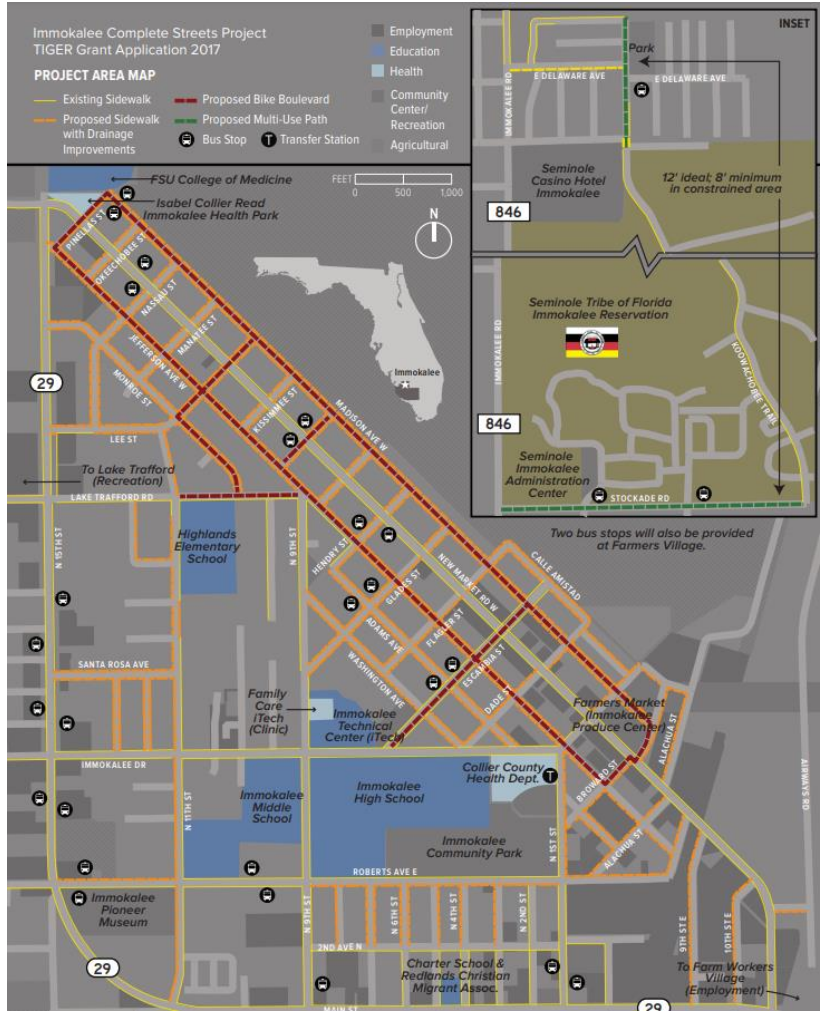
**District #: 5**  
**Project #: 33563**

**Project Sponsor:** BCC  
**Project Manager:** Michael Tisch

**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 fund the LCEC utilities 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

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



DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	10%
Construction	0%

- Milestones/Challenges To Date: 6/21/2022**
- Community Open House Public Meeting was held on 05.25.22, 5:00 – 7:00 PM at CareerSource, 750 S 5<sup>th</sup> St, Immokalee.
  - Construction is expected to begin on Area 1 in late Fall 2022.
  - Construction start times on Areas 2-4 have not been determined.

## MSTU Project Manager Field Observation & Assessment

### Project Manager Field Observations June 13, 2022

#### 1) Beautification Area Improvements:

##### *First Street Zocalo Plaza*



Lykins Signtek repaired the bird logo sign on 5.20.22.

##### *Memorial Benches*

- The initial Request for Quotes resulted with only one quote for the assemblage and installation of the two memorial benches. A second RFQ was posted on 6.13.22 with a deadline of 6.27.22.

#### 2) Landscape Maintenance

Bamboo Trees: The bamboo along the west wall were trimmed in February 2022 and Staff is initiated a RFQ on 6.20.22 with a deadline of 7.4.22 to obtain bids to trim the bamboo.



02.14.22 Trimmed bamboo



06.13.22 monitoring the re-growth of the bamboo trees

## MSTU Project Manager Field Observation & Assessment

Oak Tree: One oak is uprooted and leaning heavily.



06.13.22 Uprooted Oak Tree recommend removal before it gets top heavy

### *Fountain Repair:*

On the MSTU Walking Tour it was discovered the fountain leaks at the base when being operated. A Work Order was processed on 6.15.22 for Facilities Management to repair.



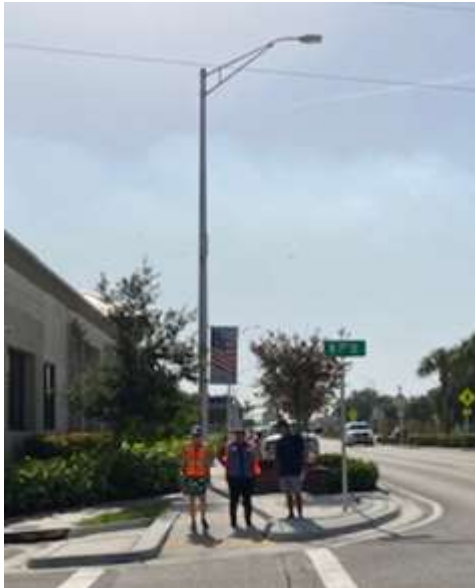
06.13.22 Fountain Leak needs repairs



## MSTU Project Manager Field Observation & Assessment

Enhancement Lighting: Based on a Lighting Assessment, Simmonds Electrical provided a quote of \$28,011.73 on 6.8.22 to enhance the lights on the trellis, bandshell and overhead string lights with additional lighting for security. MSTU Board will review proposal on 6.30.22.

*Improvements on Main Street Project: Main Street between 1<sup>st</sup> and 9<sup>th</sup>*



06.13.22 MSTU Monthly Tour



06.13.22 7/Evening preparation for placement of underground tanks and street sweeper

Staff had previously witnessed excessive trash on Main Street and obtained a weekly quote of \$300 from A&M for additional the trash pick up and removal of trash from bids. The additional service may only be needed for a few weeks. The MSTU walking tour demonstrated Main Street looking better with the extra trash pick up service.

### *Street Light Pole #29*

Staff provided Simmonds Electrical, (Simmonds) a Purchase Order for \$23,493.92 on 4.22.22 and filed a Claim. Awaiting resolution to equipment issue for delivery of pole for installation.

### *Pole #11 (N 15/New Market Road)*

Simmonds provided a not to exceed quote of \$18,299.29 for the replacement of Pole #11. The date of incident was 9.1.19 and a claim was paid on 10.3.19 in the amount of \$10,865. Staff prepared a Request for Purchase Order for the replacement of the pole, and sent the PO to Simmonds on 5.5.22. Awaiting resolution to equipment issue for delivery of pole.

## MSTU Project Manager Field Observation & Assessment

### *Pole #8 (Triangle - N 15/New Market Road)*

On 5.27.22 Simmonds provided a quote of \$24,669.28, a Claim was filed and the Purchase Order was sent to Simmonds on 6.15.22. Awaiting resolution of equipment issue to order the pole.

### *Pole #3B (S 1<sup>st</sup> St – Median Pole)*

Simmonds provided a quote of \$15,667.21 and processed a Claim. The pole will not be replaced.



05.29.22 Pole #8 Triangle



05.09.22 Median Pole on S 1<sup>st</sup> Street between W & E Delaware

### *Triangle Welcome Sign:*



The 6.13.22 MSTU Walking Tour identified the need for perennials at Triangle. We have experienced too much rain for the annuals to do well. A&M to provide a quote. On 6.20.22 Staff followed up with Risk Management on the \$875 Claim for the plants damaged in January 2022 and awaiting a reimbursement.

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





## Upcoming Community Events *Updated 6/24/2022*

### **Immokalee Community Task Force Meeting**

**Date:** Tentatively set for 6/27/2022 at 10:00 a.m.

**Location:** CareerSource Conference Room 1  
750 South 5<sup>th</sup> Street, Immokalee, FL. 34142

### **Collier County Parks & Recreation Immokalee Master Plan Focus Group**

**Date:** 6/29/2022 at 6:00-8:30 p.m.

**Location:** Immokalee Sports Complex  
505 Escambia St, Immokalee, FL 34142  
For more information contact (239) 252-8811

### **Immokalee Beautification MSTU Advisory Committee Meeting Walking Tour**

**Date:** 7/11/2022 at 9:00 a.m.

**Location:** Zocalo Park  
107 North 1<sup>st</sup> Street, Immokalee, FL. 34142  
For more information contact: Yvonne Blair 239.867.0026

### **Collier County Public School Special Board Meeting**

**Date:** 7/11/2022 at 1:30 p.m. – 3:30 p.m.

**Location:** Collier County Public Schools DR Martin Luther King Jr ADM Center  
5775 Osceola Trl, Naples, FL 34109

### **Immokalee Interagency Council Meeting**

**Date:** 7/13/2022 at 11:30 a.m.

**Location:** CareerSource SWFL, Conference Room 1  
750 South 5<sup>th</sup> Street, Immokalee, FL. 34142

**Zoom:** <https://us02web.zoom.us/j/83373246983?pwd=OVJwcjk1TmMrUllja2tsR21zVGdFQT09>

For more information contact: Mark Beland at 239.285.9300

### **Immokalee Water & Sewer District Board Meeting**

**Date:** 7/20/2022 at 4:30 p.m.

**Location:** IWSD Office  
1020 Sanitation Road, Immokalee, FL 34142  
For more information call 239-658-3630

### **Immokalee Fire Control District Board Meeting**

**Date:** 7/21/2022 at 6:00 p.m.

**Location:** IFCD Headquarters  
Fire Station #32  
5360 Useppa Drive, Ave Maria, FL 34142  
For more information go to: <https://immfire.com/fire-commission/>



### **Immokalee Community Task Force Meeting**

**Date:** Tentatively set for 7/25/2022 at 10:00 a.m.

**Location:** CareerSource Conference Room 1  
750 South 5<sup>th</sup> Street, Immokalee, FL. 34142

### **Collier County Public School Regular Board Meeting**

**Date:** 7/28/2022 at 4:30 p.m.

**Location:** Collier County Public Schools DR Martin Luther King Jr ADM Center  
5775 Osceola Trl, Naples, FL 34109

### **Immokalee Chamber of Commerce**

**Date:** 8/03/2022 at 8:00 a.m.

**Location:** Lozano Restaurant  
405 E New Market Rd., Immokalee, FL. 34142

### **Immokalee Beautification MSTU Advisory Committee Meeting Walking Tour**

**Date:** 8/08/2022 at 9:00 a.m.

**Location:** Zocalo Park  
107 North 1<sup>st</sup> Street, Immokalee, FL. 34142  
For more information contact: Yvonne Blair 239.867.0026

### **Collier County Public School Regular Board Meeting**

**Date:** 8/09/2022 at 4:30 p.m.

**Location:** Collier County Public Schools DR Martin Luther King Jr ADM Center  
5775 Osceola Trl, Naples, FL 34109

### **Collier County Parks & Recreation Advisory Board Meeting (PARAB)**

**Date:** 8/17/2022 at 2:00 p.m.

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

For more information contact Miguel Rojas 239.252.4031.

Zoom Link: <https://us02web.zoom.us/j/85487046953?pwd=dDdxQjQydTBTMUxhRGt3MjFwTVN3dz09>  
Passcode: 222971

### **Immokalee Fire Control District Board Meeting**

**Date:** 8/18/2022 at 6:00 p.m.

**Location:** IFCD Headquarters  
Fire Station #32  
5360 Useppa Drive, Ave Maria, FL 34142

For more information go to: <https://immfire.com/fire-commission/>

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 [Christie.Betancourt@colliercountyfl.gov](mailto:Christie.Betancourt@colliercountyfl.gov) or call at 239-867-0025

# Immokalee CRA Property

## 107 South 9<sup>th</sup> Street



- Address - 107 South 9th Street  
Folio Number 001228400009
- Size - 1.96 Acres or 85,378SF +/-
- Zoning - RMF -6 with C-4 MSOSD
- Frontage - Main Street and 9th Street
- Shape - (L) or Irregular

Public Notices

Public Notices

Public Notices

**NOTICE CONCERNING DISPOSITION OF PROPERTY  
IN THE IMMOKALEE COMMUNITY REDEVELOPMENT AREA**

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

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

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

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

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

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

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

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

May 27, 2022

#5275380





# Immokalee Complete Streets Design/Build Project



## About the Project

The Immokalee Complete Streets (ICS) Design/Build Project will create a network of Complete Streets and improve transit by filling in sidewalk gaps, creating bicycle boulevards, and improving bus stops. These improvements will increase safety and accessibility for all residents of Immokalee. Better facility continuity will not only improve safety but also connectivity, thus promoting greater walking, transit, and bicycling activity.

Plus, adding swales and underground drainage will reduce impacts of flooding. In addition, streetlighting will enhance the quality and safety of the pedestrian/bicycle environment. This consequently supports a shift from using motorized vehicles to more sustainable modes such as walking and bicycle riding.

A new proposed bus transfer station next to the Collier County Health Dept. on Immokalee Drive may include passenger and transit efficiency enhancements such as new bays for the buses to pull off the street, canopy cover for the sheltered transfer of passengers, waiting platforms with benches and trash receptacles, vending machines for food and possibly bus passes, restroom facilities, cover for passengers, and Americans with Disabilities Acts (ADA) improvements.

The ICS Project will complete the sidewalk, bicycle, and transit network within the project area. The project area includes major thoroughfares in the community that provide connectivity to schools, job training facilities, employment centers, health services facilities, parks and recreation areas.

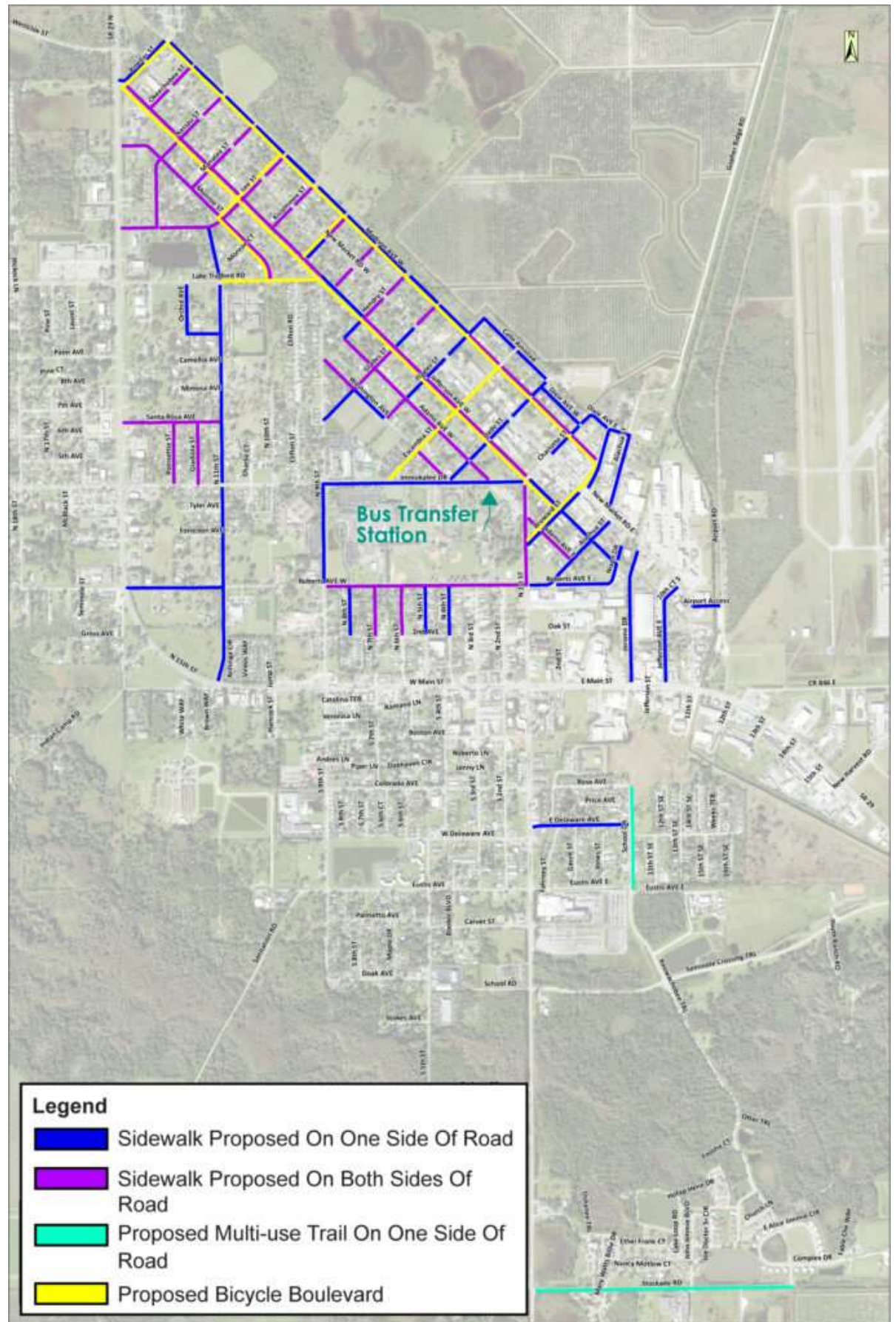
More than \$13 million of the estimated \$23 million needed for this project is being funded from a Transportation Investment Generating Economic Recovery (“TIGER”) Grant. This grant was designed to increase the existing pedestrian network by providing new facilities to accommodate bicyclists and pedestrians where none currently exist.

### The Immokalee Complete Streets project includes:

- 20 miles of concrete sidewalks
- 1 mile of multi-use pathway
- 20 miles of upgraded drainage/ditch and swales
- 9 enhanced bus stop amenities/shelters which include bus shelters, benches and bike racks
- Construction of a Bus Transfer Station next to the Collier County Health Department on Immokalee Drive
- Comprehensive streetlighting improvements within the project area
- 5-mile bicycle boulevard network with traffic calming and signage

[Click here to view map of proposed streetlighting and bus stops.](#)

Construction is expected to begin on Area 1 in late fall 2022. Construction start times on Areas 2-4 have not been determined.





# Project Areas

## Area 1

The Immokalee Complete Streets Project Area 1 will involve designing and constructing new sidewalks, a shared-use path, and bus shelters. These improvements will provide greater access to jobs, health services, and schools by creating a complete and connected network for pedestrians, bikers, and those using transit services.

## Area 2

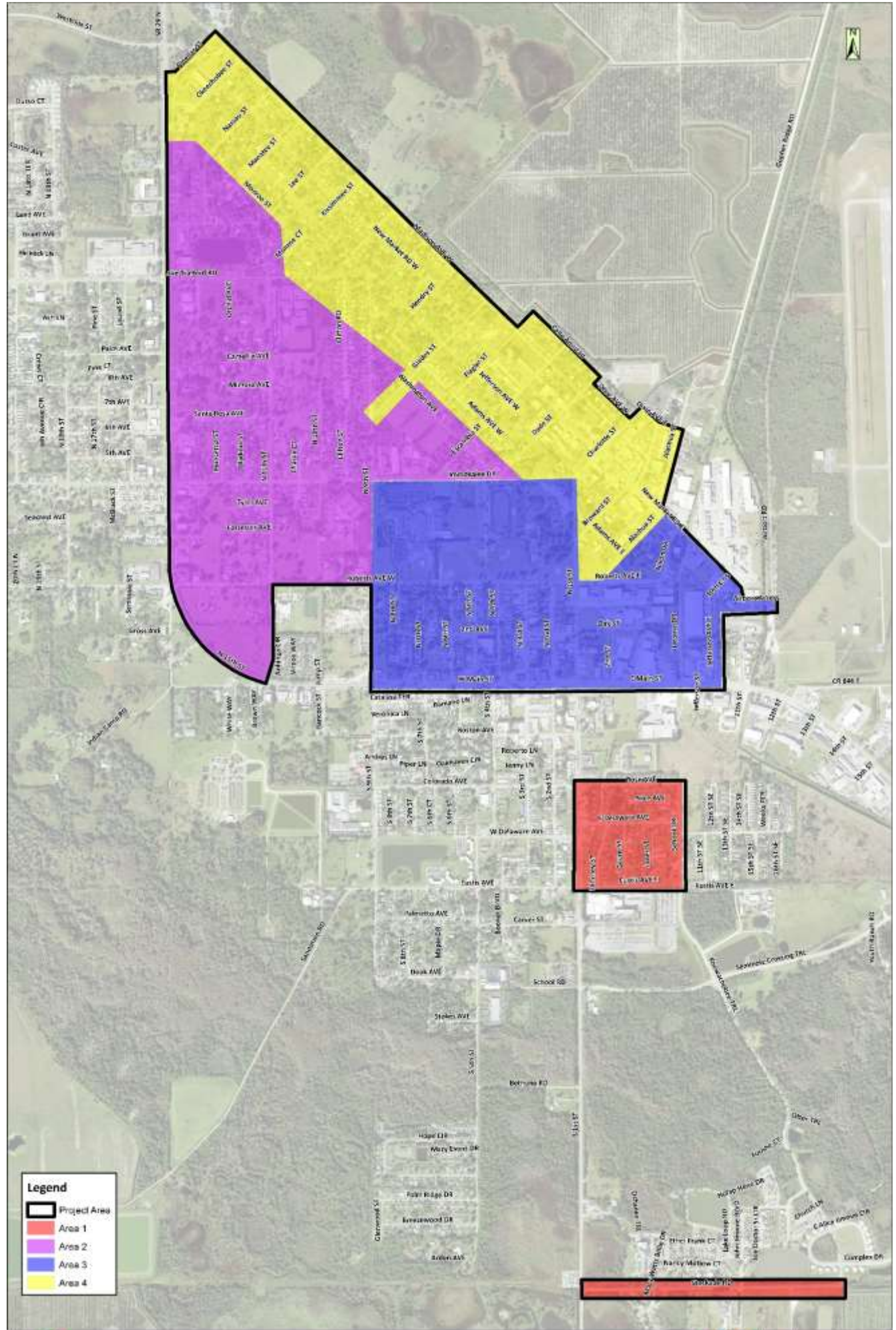
Information coming soon!

## Area 3

Information coming soon!

## Area 4

Information coming soon!



IMMOKALEE AREA IMPROVEMENTS - TIGER GRANT



<https://immokaleecompletestreets.com/>



## A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT

Immokalee MSTU/MSTD Landscape Maintenance

**Month of: June 2022**

Work Area 1-Hwy 29 to Hancock	Service #1	Service #2	Service #3	Service #4	Service #5
(1) Side ROW Mowing	6/3/22	6/10/22			
(2) Median Mowing	6/3/22	6/10/22			
(3) Median Mowing	6/3/22	6/10/22			
(4) Turf Mowing & Edging	6/3/22	n/a			
(5) Weeding	6/1/22	6/8/22			
(6) General Site Pruning	6/1/22	n/a			
(7) Irrigation Systems	6/4/22	6/11/22			
(27) Street Cleaning	6/1/22	6/8/22			
(28) Trash Removal	6/1/22	6/8/22			
(29) Air Blow	6/1/22	6/8/22			
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a			
(31) Street Sweeping	6/2/22	6/9/22			
(32) Bulbouts and Gutter Channel Drain Cleaning	6/1/22	6/8/22			
(33) Pressure Water Flush	n/a	n/a			
(34) Tree Grates	6/1/22	6/8/22			
(35) Pressure Cleaning btw 9th & 1st	n/a	n/a			
Work Area 2-1st to Carver & Triangle	Service #1	Service #2	Service #3	Service #4	Service #5
(8) Side ROW Mowing	6/3/22	6/10/22			
(9) Side ROW Mowing	6/3/22	6/10/22			
(10) Median Mowing	6/3/22	6/10/22			
(11) Weeding	6/1/22	6/8/22			
(12) General Site Pruning	6/1/22	n/a			
(13) Irrigation Systems	6/4/22	6/11/22			
(27) Street Cleaning	6/1/22	6/8/22			
(36) Pressure Cleaning-Brick Pavers	n/a	n/a			
(37) Street Sweeping	6/2/22	6/9/22			
(38) Tree Grates	6/1/22	6/8/22			
Work Areas 1 & 2-Other Items	Service #1	Service #2	Service #3	Service #4	Service #5
(14-17) Canopy Tree Pruning	n/a	n/a			
(18-19) Palm Pruning	n/a	n/a			
(20) Ornamental- Insecticides & Fungicides	n/a	n/a			
(21) Ornamental-Herbicides	n/a	n/a			
(22) Fertilization	n/a	n/a			
(25-26) Mulching	n/a	n/a			
(39) Banner Installation	n/a	n/a			
(40) Decorations with brackets	n/a	n/a			
ADDITIONAL INFORMATION/COMMENTS (plant/pest problems, site issues, recent traffic accidents, etc.)					
EST#1315-Additional weekly trash pickups this month= 4 (06/04, 06/11, 06/18, 06/25)					
WORK COMPLETED THIS MONTH	WORK IN PROGRESS				
OPEN ESTIMATES; PENDING APPROVAL					



**A&M PROPERTY MAINTENANCE- SCHEDULE**  
Immokalee MSTU /MSTTD Landscape Maintenance

**Month of: July 2022**

**Week Ending**

	Saturday, July 3, 2021	Saturday, July 10, 2021	Saturday, July 17, 2021	Saturday, July 24, 2021	Saturday, July 31, 2021
Work Area 1-Hwy 29 to Hancock					
(1) Side ROW Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(2) Median Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(3) Median Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(4) Turf Mowing & Edging	7/1/22	n/a	n/a	n/a	n/a
(5) Weeding	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(6) General Site Pruning	7/4/22	n/a	n/a	n/a	n/a
(7) Irrigation Systems	7/2/22	7/9/22	7/16/22	7/23/22	7/30/22
(28) Trash Removal	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(29) Air Blow	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a	n/a	n/a
(31) Street Sweeping	7/7/22	7/14/22	7/21/22	7/28/22	n/a
(32) Bulbouts and Gutter Channel Drain Cleaning	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(33) Pressure Water Flush	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(34) Tree Grates	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(35) Pressure Cleaning btw 9th & 1st)	n/a	n/a	n/a	n/a	n/a
Work Area 2-1st to Carver & Triangle					
(8) Side ROW Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(9) Side ROW Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(10) Median Mowing	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(11) Weeding	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(12) General Site Pruning	7/4/22	n/a	n/a	n/a	n/a
(13) Irrigation Systems	7/1/22	7/8/22	7/15/22	7/22/22	7/29/22
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a	n/a	n/a
(37) Street Sweeping	7/6/22	7/13/22	7/20/22	7/27/22	n/a
(38) Tree Grates	7/6/22	7/13/22	7/20/22	7/27/22	n/a
Work Areas 1 & 2-Other Items					
(14-17) Canopy Tree Pruning	n/a	n/a	n/a	n/a	n/a
(18-19) Palm Pruning	n/a	n/a	n/a	n/a	n/a
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	n/a	n/a	n/a
(21) Ornamental-Herbicides	n/a	n/a	7/15/22	n/a	n/a
(22) Fertilization	n/a	n/a	n/a	7/22/22	n/a
(25-26) Mulching	n/a	n/a	n/a	n/a	n/a
(39) Banner Installation	n/a	n/a	n/a	n/a	n/a
(40) Decorations with brackets	n/a	n/a	n/a	n/a	n/a

**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IMMINC-160

**DATE** 05/10/2022

**DUE DATE** 06/09/2022

**TERMS** Net 30

---

**P.O. NUMBER**

4500214296

DESCRIPTION	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY MAINTENANCE EMERGENCY INCIDENTAL WORK MAIN STREET Replace banner (90) Laborer/Helper (per man hour): 2 men, 1 hour Reference: Estimate #1321 Work Completed on: 05/10/2022	2	50.00	100.00

---

Thank you for your prompt payment.

BALANCE DUE

**\$100.00**

**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IMMINC-161

**DATE** 05/10/2022

**DUE DATE** 06/09/2022

**TERMS** Net 30

---

**P.O. NUMBER**

4500214296

DESCRIPTION	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY MAINTENANCE EMERGENCY INCIDENTAL WORK MAIN STREET Remove Bench (90) Laborer/Helper (per man hour): 2 men, 2 hour Reference: Estimate #1322 Work Completed on: 05/10/2022	4	50.00	200.00

---

Thank you for your prompt payment.

**BALANCE DUE**

**\$200.00**

**A&M Property Maintenance, LLC**  
4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Christie Betancourt  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IMMWK-0522

**DATE** 05/31/2022

**DUE DATE** 06/30/2022

**TERMS** Net 30

---

**P.O. NUMBER**

4500214296

DESCRIPTION	QTY	RATE	AMOUNT
<b>IMMOKALEE MSTU ROADWAY LANDSCAPE MAINTENANCE- INCIDENTAL</b> Weekly rate to address excessive trash on Main Street: trash pick-up and removal of trash from bins			
(9) Labor (labor per man hour) 2 men, 3 hours per week 05/07/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 05/14/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 05/21/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 05/28/22	6	50.00	300.00

---

Thank you for your prompt payment.

**BALANCE DUE**

**\$1,200.00**



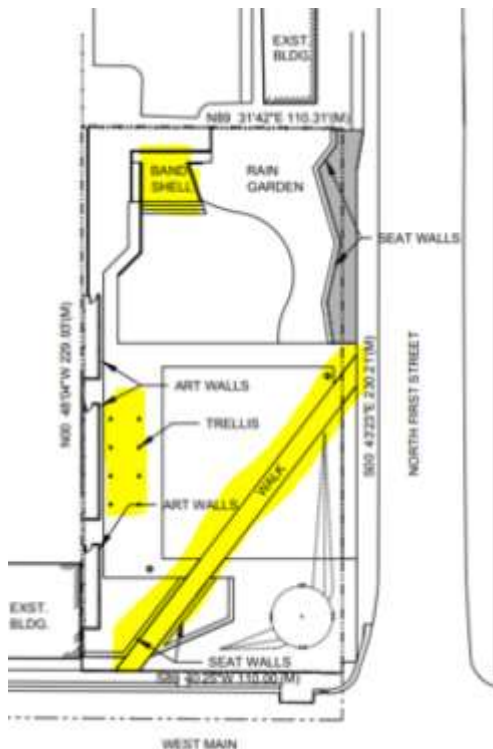
# Immokalee MSTU

## Action Items

PROJECT MANAGER INFORMATION	
Project Manager:	Yvonne Blair
Telephone number/email:	239.867.0026 yvonne.blair@colliercountyfl.gov
Date:	June 14, 2022

ACTION ITEM	RECOMMENDATIONS
-------------	-----------------

1 Safety/Security Improvements:  
 Lighting Assessment  
 On March 23, 2022, staff *“Recommend board approve staff to move forward with obtaining a quote from the Primary or Secondary County Contracted Electrician to prepare a lighting study and make recommendations on the replacement of bulbs or the light fixtures for the stage, the trellis, and the string lights.”* The MSTU passed by a unanimous 5-0 vote to approve a lighting assessment.



The scope of work was:

1. Get all lights operational on bandshell, trellis & string of lights over the diagonal walk.
2. Complete an analysis on the replacement of light fixtures versus the replacement of bulbs on the existing fixtures located on the bandshell trellis and overhead string of lights.
3. Installation of 2 lights on the rear exterior wall of the bandshell as recommended by the Landscape Architect when Zocalo was built, but never installed.

On March 25<sup>th</sup>, Staff emailed a RFQ to the Primary County Contracted Electrician and on March 30<sup>th</sup> was directed by the Primary Electrician to go to the Secondary Vendor, Simmonds Electrical (Simmonds).

Simmonds conducted a field assessment with Staff on May 2<sup>nd</sup> and provided a not to exceed quote of **\$28,011.73** on June 8, 2022, for the enhancement of safety & security lighting at Zocalo Plaza.

# 1 Security Improvement – Lighting Assessment

## Summary of Quote

Trellis 3 florescent lights



String lights overhead pathways



Bandshell overhead lights



Bandshell East corner



Bandshell 2 wall fixtures on backside



Bandshell 1 wall fixture on West side



- **Trellis:** Replace 3 vapor-tight light fixtures with new vapor-tight LED light fixtures.
- **String Lighting:** Replace existing string lighting with new LED string lights.
- **Bandshell:** Replace 4 existing overhead architectural stage light fixtures with 4 LED architectural stage light fixtures.
- **Bandshell:** Add 1 LED flood light fixture on East corner of the bandshell tied to existing circuit.
- **Bandshell:** Add 3 LED wall pack fixtures – 2 on the backside and 1 on the West side, exterior of the bandshell.

Pole Lights to improve lighting under the cabbage palms, on wooden benches and walkway between trellis and shell pavement



- **Pole Light:** Add 3 LED flood light fixtures to 3 existing light poles and tie into existing circuit.

**Recommend board approve staff to move forward with Simmonds' Quote #2216223R in the amount of \$28,011.73 on account #162-162524-63499 for the above-mentioned safety and security lighting enhancements and additional lighting identified as necessary pursuant to their lighting study.**

## 2 Maintenance & Beautification Improvements – Uprooted/Leaning Oak Tree

- Option 1 – Remove Oak
- Option 2 – Replace Oak
- Option 3 – Relocate Oak
- Option 4 – Brace Oak

Uprooted and top heavy oak tree



**2a. Oak.** Located on the East side (N 1<sup>st</sup> Street) of the Zocalo Plaza in the grassy area between the horizontal paver walkway and the bandshell are oak trees. The current condition of one oak is that it is uprooted and dramatically leaning in the NW direction. The oak is top-heavy and threatening to fall-down. Parks & Recreation (P&R) provides the landscaping and maintenance of the Plaza and provided input on what could be done.

- Option 1 – Cut down and remove the oak is recommended by P&R. P&R does not have the equipment to remove the roots. A Work Order may be issued to Parks & Rec to execute the cutting of the leaning tree.
- Option 2 – Completely cut down and remove the uprooted oak and replace it with a young tree near the area of the cut oak. P&R did not recommend the replacement of the oak citing the area has many maturing trees providing shade.
- Option 3 – Relocation of the oak is not a task that can be provided by P&R nor has a site been identified for the replanting of the tree.
- Option 4 – The placement of additional braces to prop up the tree from falling was not recommended by P&R because of the uprooting condition and extremely exposed roots will not become secure.

**Recommend board approves Option 1 for Staff to have P&R cut down the oak.**

## Maintenance & Beautification Improvements – Bamboo Trimming



**2b. Bamboo.** The bamboo trees on the West wall were trimmed in February 2022 and need to be trimmed again. Staff initiated the RFQ on 6.20.22 with a deadline of 7.4.22 and will extend 1 week, if needed. In addition, the quote includes the removal of existing bamboo trees within the boxed-in area for panel boxes access and future fencing.

**Recommend board approves Staff to obtain quotes and proceed with the work in a not to exceed amount of \$5,000.**

3 Plumbing Improvement - Fountain

Water fountain leaking to the ground and not into drain



At the June 13<sup>th</sup> MSTU Walking Tour it was discovered that the water fountain was leaking from the inside to the external base of the fountain when the fountain is being operated. A&M and P&R were unable to correct and stop the leak by tightening the screws on the rubber “bladder”. Staff processed a Work Order for Facilities Management to investigate the repair.

***Recommend board authorizes in the event Facilities Management is unable to successfully repair the leak, approve Staff to go to the County Contracted Plumber to obtain a quote to make the repair and complete the repairs.***





**DRAFT**

June 8, 2022

Ms. Christi Betancourt  
Collier County CRA  
750 South Fifth Street  
Immokalee, FL 34142

**RE: Professional Services for Main Street (SR 29) Corridor Streetscape Project (Revised)**  
Lat. 26° 25' 6.59" N/Long. 81° 25' 17.24" W / Section 4, Township 47, Range 29  
Collier County Civil Engineering Contract #18-7432-CE

Dear Ms. Betancourt:

Pursuant to our discussions, Johnson Engineering, Inc. (CONSULTANT) is pleased to propose the following scope for professional landscape architectural and planning for Collier County, Immokalee CRA (CLIENT) for this Main Street (SR 29) Corridor Streetscape Improvement Project (hereinafter the "Project").

It is our understanding that this project will consist of conceptual site planning and design services, permitting, preparation of construction documents, and construction oversight services for streetscape enhancements consisting of hardscape and landscape renovation and improvements of the Main Street corridor as a pedestrian friendly street. The CLIENT'S objectives are to emphasize safe walking and bicycling; and to promote downtown revitalization, litter abatement, and incorporate design elements and/or construction materials to discourage loitering and improve control of the existing chicken population within the boundaries of the project.

The project area is the Main Street (SR 29) corridor from 2nd Street (next to the existing Dollar General store) westerly to 9<sup>th</sup> Street including both sides of the of the street and the medians within the right-of-way consisting of approximately 0.60 miles.

FDOT completed the Pedestrian Safety Improvements project for this area in March 2021 from which project data and plans may be relied on and used by the CONSULTANT for this project. The Pedestrian Safety Improvements project included sidewalks, curb and gutter, drainage improvements, traffic signals, signing and pavement marking, lighting, and rectangular rapid flashing beacons in the same project area.

The following scope of work is estimated to be completed within 605 days from the issuance of a Notice To Proceed.

- Design & Permitting: 12 months
- Advertising & Bidding: 2 months
- Construction: 6 months

This scope and fee proposal addresses the following tasks:

1. Data Collection and Project management
2. Site Analysis and Surveying
3. Conceptual Planning & Design (30% Plans)
4. Public Input Process
  - 1) Project Kick-off public meeting
  - 2) 60% project progress public meeting
  - 3) 90% project progress public meeting
  - 4) 100% final project public meeting
5. Permitting (60% Plans)
6. Phasing Plan (if required)
7. Construction Plan Preparation (90% and 100% Plans)
8. Technical Specifications
9. Bidding Assistance
10. Construction Oversight and Final Certification

### **SCOPE OF WORK**

#### **TASK 1: DATA COLLECTION AND PROJECT MANAGEMENT**

- The CONSULTANT will conduct a site visit to observe and photograph existing above-ground conditions. The CONSULTANT will identify areas of opportunities and constraints to review with the CLIENT.
- **Project Kick-Off Meeting** - The CONSULTANT will conduct a project kick-off meeting with CLIENT and County staff and other attendees deemed pertinent to the projects success to establish the following:
  - Point of contact for project coordination;
  - Clarify the CLIENTS's vision and identify design requirements for the project;
  - Define the project goals, priorities and level of treatment for the project improvements and enhancements;
  - Identify and obtain existing project plans (FDOT Auto CAD files) and key information available from the CLIENT that the CONSULTANT will rely on for preparation of a Base Plan which may be limited to available AutoCAD files and existing survey information such as utility locations, topography, boundary, easements, etc. and architectural plans for existing building/shelter structures, etc. If additional information is required, the CONSULTANT will provide a supplemental task at a negotiated rate.
- The CONSULTANT will coordinate with the CLIENT'S project manager for monthly status updates.

- **Public Meeting #1** - The CONSULTANT will conduct - Community Project Kick-Off Meeting with CLIENT'S staff and community stakeholders to establish the following:
  - Review the project's location and CLIENT's vision and identify design requirements for the project;
  - Solicit input from attendees to develop a "wish list" of improvements that are desired as the project goals, priorities and level of intended improvements;

Task 1 Deliverables:

- Kick-off meeting notes.
  - Public Meeting #1 notes & Wish List of improvements (memo).
- All deliverables will be provided in PDF file format.*

## **TASK 2: SITE ANALYSIS**

The CONSULTANT will rely on existing site plan, survey, and other information provided by the CLIENT for planning, design, permitting, and construction plan preparation for this project.

- **Landscape Architectural Review** – The CONSULTANT shall collect information for the existing landscaping which may consist of planting locations, plant types, sizes, and condition; existing irrigation information, and existing hardscaping which may consist of site furnishing and specialty paver locations, materials, sizes, and condition within the project area for use in preparing the base plan for the project. The manipulation of existing site grading or drainage is not anticipated to be necessary for the proposed landscape renovations, therefore a survey of existing site topography is not included in this scope.
- **Environmental Review** – The CONSULTANT will conduct desktop research and a site visit to the project corridor to assess the corridor for potential wetland or listed species involvement that may affect the proposed improvements. Deliverable of this task shall include a technical memorandum summarizing the results of the desktop research and site visit with regard to potential wetland or listed species involvement that may be required for the project. If regulatory agency coordination, environmental surveys, permitting, management plans, monitoring, relocations, or other environmental tasks be required beyond the desktop research and a site visit, the CONSULTANT will provide a supplemental task at a negotiated rate.
- **Surveying Review** – The CONSULTANT will provide survey services to verify plan information provided by CLIENT and obtain additional information as necessary to complete the project. The CONSULTANT'S survey services are limited to collecting the horizontal and vertical data of visible above-ground improvements, visible above-ground utilities, and spot elevations not to exceed two days of combined field work and mapping

time. If additional survey related scope is required during the design and permitting process, the CONSULTANT will provide a supplemental task at a negotiated rate.

- **Transportation Engineering Review** – The CONSULTANT will provide engineering services limited to verify plan information provided by CLIENT and determine opportunities and constraints considering permitting requirements for the FDOT Permit For Landscaping On State Right-Of-Way.

### **TASK 3: CONCEPTUAL PLANNING AND DESIGN (30% Plans)**

- **Base Plan** - The CONSULTANT will rely on existing available plans provided by the CLIENT to prepare a Base Plan for the project. Additional information from data collected during the site analysis and survey as deemed relevant for the project will be included on the Base Plan.
  - The CONSULTANT will submit the Base Plan to the CLIENT and meet with CLIENT for review and comment. The CONSULTANT will revise the plan per CLIENT comments.
- **Conceptual Streetscape Improvement Plan** – The CONSULTANT will prepare up to two (2) Conceptual Streetscape Improvement Plans. The plans will take into consideration the existing and proposed conditions, activities, circulation, accessibility, visibility, aesthetics, and regulatory requirements within the roadway corridor. The Conceptual Streetscape Improvement Plans will consist of color plan view graphics prepared to a level suitable to communicate the general intent of the design including spatial requirements and functional relationships of proposed streetscape elements and activities which have been identified by the CLIENT. Plans are anticipated to identify the following elements:
  - Preservation/removal/relocation/enhancement of existing landscaping,
  - Preservation/removal/relocation/enhancement of existing hardscape and site furnishings,
  - Preservation/removal/replacement/enhancement of existing irrigation system.
  - Lighting is not including this scope.
- **Image Boards** – The CONSULTANT will provide up to four (4) Image Boards to visually demonstrate potential elements, materials and furnishing options for the CLIENT and stakeholders' consideration. The Image Boards are anticipated to illustrate example photographic images of hardscape surfacing, landscaping material, pre-engineered elements/structural enhancements (such as shade canopy), and site furnishings.
  - The CONSULTANT will submit the Conceptual Streetscape Improvement Plans and Image Boards to the CLIENT for review and comment. The CONSULTANT



will provide up to one (1) revision to address CLIENT comments prior to Public Meeting #2.

- **Public Meeting #2 (Preliminary Concept Plans)** - CONSULTANT will attend one (1) public meeting to present the Conceptual Streetscape Improvement Plans and Image Boards to the community stakeholders. It is assumed that the CLIENT will be responsible for scheduling, securing a venue, noticing, advertising, and documentation of attendees and comments from the public meeting.
- **Final Streetscape Concept Plan** – The Final Streetscape Concept Plan will consist of a color rendered site plan (plan-view graphic) of the selected improvements. The Final Streetscape Concept Plan will not be to a level suitable for bidding and construction. During this task CONSULTANT will review project budget and develop a Phasing Plan for the improvements. The Phasing Plan will identify recommended areas of sequenced construction based on anticipated construction and permitting cost. The CONSULTANT will prepare and submit the Streetscape Concept Plan and Order of Magnitude Cost Estimate to the CLIENT for review and comment. The CONSULTANT will provide one (1) revision of the Final Streetscape Concept Plan and Order of Magnitude Cost Estimate per CLIENT comment prior to Public Meeting #3.
- **Public Meeting #3 (Final Concept Plans)** - The CONSULTANT will attend one (1) public meeting to present the Final Streetscape Concept Plan and Order of Magnitude Cost Estimate and Phasing Plan to the community stakeholders. It is assumed that the CLIENT will be responsible for scheduling, securing a venue, noticing, advertising, and documentation of attendees and comments from the public meeting.

The CONSULTANT will meet with CLIENT to review public comments and make revisions to the Final Streetscape Concept Plan, Phasing Plan, and Order of Magnitude Cost Estimate as directed by the CLIENT following Public Meeting #2.

Task 3 Deliverables:

- Base Plan (24” x 36” format)
- Public Meeting #2 and #3 Notes
- Conceptual Streetscape Improvement Plans (24” x 36” color)
- Image Boards (24” x 36” color)
- Final Streetscape Concept Plan (24” x 36” color)
- Final Order of Magnitude Cost Estimate
- Final Streetscape Phasing Plan

*All deliverables will be provided in hardcopy and PDF file format.*

#### **TASK 4: PERMITTING**

The CONSULTANT will assist the CLIENT in the Florida Department Of Transportation (FDOT) permitting process for this project. It is assumed that the proposed improvements for this project will not require permitting review or approval from Collier County, South Florida Water Management District, or Florida Department of Environmental Protection, however, if permitting through these agencies is required, we can provide these services through authorization of additional scope and fee.

It is anticipated that the proposed improvements will require an FDOT Permit For Landscaping On State Right-Of-Way (Form 650-050-09) for the proposed landscape, irrigation, and hardscape improvements.

- **Permitting Plans (60% plans)** - The CONSULTANT will prepare permitting level construction plans and preliminary Opinion of Probable Cost (OPC) for the proposed improvements as determined in Task 3. Plans will consist of a proposed demolition/relocation plan and proposed development plan(s) for the streetscape furnishings at an appropriate scale including details and notes on the plans.

Proposed streetscape elements such as pavement surfaces, furnishings, shade structures will be limited to pre-engineered elements that CONSULTANT will rely on manufacture details and specifications for construction plan purposes. Any structural related improvements if required will be noted on the plans for the selected contractor to implement on a design-build basis. Architectural, electrical, structural, and engineering design beyond that described in Task 2 above and services that may be necessary to address, coordinate and resolve utility conflicts are not included in this scope of services. If determined necessary, these services can be provided based on an additional negotiated fee.

The CONSULTANT will respond to up to two (2) FDOT requests for additional information (RAIs). The CONSULTANT will coordinate with the CLIENT and FDOT and make adjustments to plans and Preliminary OPC to address RAIs.

- The CONSULTANT will attend meetings with CLIENT to review permitting plans and preliminary OPC, and RAIs.

Task 4 Deliverables:

- Permitting Plans (24" x 36")
- Responses to up to two (2) FDOT RAIs
- Preliminary OPC

All deliverables will be provided in hardcopy and PDF file format.

## **TASK 5: FINAL CONSTRUCTION PLANS**

The CONSULTANT will provide the following service for final construction plans:

- **Final Construction Plans (100% plans)** – The CONSULTANT will prepare Final Construction Plans suitable for bidding and construction purposes. Landscaping, existing irrigation system adjustments, hardscape and furnishing elements including construction material selections will be detailed and noted.
  - The CONSULTANT will prepare a Final OPC based upon the Final Construction Plans.
  - The CONSULTANT shall attend one (1) meeting with CLIENT at the completion of the Final Construction Plan to review the plans. This task includes one (1) round revisions to the Final 100% Phase 1 Construction Plans and OPC.
- **Public Meeting #4 (Final Construction Plans)** - The CONSULTANT will attend one (1) public meeting to present the Final Streetscape Construction Plans and Order of Cost Estimate and Phasing Plan to the community stakeholders. It is assumed that the CLIENT will be responsible for scheduling, securing a venue, noticing, advertising, and documentation of attendees and comments from the public meeting.

Task 5 Deliverables:

- Final Construction Plans (24” x 36”)
- Final OPC
- Public Meeting #4 Notes

All deliverables will be provided in hardcopy and PDF file format.

## **TASK 6: BID ASSISTANCE**

The CONSULTANT will prepare a final set of bidding and contract documents for construction of the project.

- Special provisions and other appropriate contract documents for incorporating permitting agencies permit requirements in the bid documents.
- Technical Specifications and Schedule of Values, in MS Word format (and PDF format), suitable for inclusion with other contract documents to be prepared by the CLIENT.

Pre-Bid Meeting: Attend and participate with the CLIENT in conducting a Pre-Bid Meeting for the letting packages associated with this project.

Task 6 Deliverables:

- Final Bid Plans (24” x 36”)
- Final Schedule of values

- Final Technical Specifications
- Final OPC

*All deliverables will be provided in hardcopy and PDF file format.*

## **TASK 7: CONSTRUCTION ASSISTANCE**

The CONSULTANT will visit the project site to observe construction progress related to the landscape architecture of the PROJECT. For this project, a six month/180-day construction time is anticipated. The anticipated number of site visits are as follows:

- **Pre-Construction Meeting:** CONSULTANT will attend one (1) pre-construction meeting at COUNTY Offices to review the project design and answer selected contractor questions.
- **Construction Observations:** The CONSULTANT will visit the project site to observe construction progress. A six month/180-day construction time is anticipated. The anticipated number of site visits are as follows:
  - **Project Beginning Site Visit:** The CONSULTANT will attend one (1) site visit to review proposed improvement locations, special areas of concern, and irrigation points of connection.
  - **Project Site Construction Visits:** The CONSULTANT will perform six (6) interim site visits (1 visit/month) or attend construction meetings at intervals appropriate to the various stages of construction as the CONSULTANT deems necessary to observe the general progress of Contractor's work. The CONSULTANT'S visits and observations are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve detailed inspections of the work. Based on information obtained during such visits and observations, the CONSULTANT shall endeavor to determine in general if such work is proceeding in accordance with the design concept and the design information shown in the Construction Contract Documents. The CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall the CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work.
  - **Contract Document Substantial Completion Observation:** CONSULTANT will perform one (1) site visit to review compliance with construction documents and prepare punch list items.



- **Contract Document Final Completion Observation & Certification:** The CONSULTANT will perform one (1) site visit to review completion of punch list items and prepare final certifications as necessary for completion of the project.
- **Additional Construction Visits and Meetings:** If required as directed by the CLIENT project manager the CONSULTANT will attend construction meetings with the contractor and CLIENT staff to review compliance with construction documents and project schedules. These additional visits or meetings will require an additional task authorization.
- **Shop Drawings and RFI's:** CONSULTANT will review and respond to Shop Drawing and Requests For Information (RFI), samples and other data which the Contractor is required to submit, only for conformance with the design information given in the Contract Documents and compatibility with the design intent of the completed PROJECT as indicated in the Contract Documents. CONSULTANT will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by the Contractor. CONSULTANT will not be responsible for any deviations from the Contract Documents not brought to the attention of the CONSULTANT in writing by the Contractor.
- **Review Contractor As-Built Plans:** The CONSULTANT will review Contractor As-Built plans for completeness and accuracy.

*Note: Engineering-related observations are not included in this scope of work.*

#### **TASK 8: REIMBURSABLE EXPENSES**

The CONSULTANT will be reimbursed for the direct costs incurred for plotting plans, copies, prints and other expenses in support of the tasks outlined above. These costs will be itemized as they are incurred.

**END OF SCOPE OF WORK**

Ms. Christi Betancourt  
Re: Proposal for Main Street (SR 29)  
Corridor Streetscape Project  
June 8, 2022  
Page 10

### FEE SUMMARY

Task	Description	Fee	Fee Type
1	Data Collection & Project Management	\$12,834	NTE
2	Site Analysis	\$20,000	NTE
3	Conceptual Planning & Design	\$51,394	NTE
4	Permitting	\$35,360	NTE
5	Final Construction Plans	\$32,476	NTE
6	Bid Assistance	\$9,264	NTE
7	Construction Assistance	\$46,198	NTE
8	Reimbursable Expenses	\$2,000	NTE
<b>TOTAL</b>		<b>\$209,526</b>	NTE

The CLIENT will compensate the CONSULTANT on a Not To Exceed (NTE) basis per Schedule B (attached).

Attached please find an hourly breakdown of our fees. Should you have any questions while reviewing this proposal or if we can be of any other assistance, please feel free to contact me at my direct line: (239) 461-3312.

Sincerely,

**JOHNSON ENGINEERING, INC.**



Jeffrey Nagle, RLA  
Principal Landscape Architect

JDN/ljb  
Enclosure

### Immokalee Beautification MSTU Advisory Committee Member Attendance Log FY 2020-2022

Committee Member	May 20'	June	July	Aug	Sep	Oct	Nov	Dec	Jan 21'	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan 22'	Feb	Mar	Apr	May	Total Absent
Bernardo Barnhart	NM	X	NM	X	X	X	A	NM	X	X	A	X	X	NM	NM	NM	NM	X	X	X	X	X	X	X	A	3
Norma Garcia	NM	A	NM	X	A	A	X	NM	A	A	X	X	A	NM	NM	NM	NM	X	X	X	A	A	A	X	A	10
Cherryle Thomas	NM	X	NM	A	X	X	X	NM	X	A	A	X	X	NM	NM	NM	NM	NB	A	A	X	X	X	A	X	6
Andrea Halman	NM	X	NM	X	X	X	X	NM	X	X	X	X	X	NM	NM	NM	NM	X	X	X	X	X	X	X	A	1
Peter Johnson	NM	X	NM	X	X	X	X	NM	X	X	X	A	X	NM	NM	NM	NM	NB	NB	NB	NB	NB	NB	NB	NB	1
Christina Guerrero	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	X	X	X	NM	NM	NM	NM	X	A	X	A	A	X	A	A	5
David Turrubiardez Jr.	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	X	X	X	NM	NM	NM	NM	X	X	X	X	X	X	X	X	0
Ana Estrella	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	X	A	X	X	A	2

X = Present in person or via Zoom  
 A = Absent/Excused  
 NM = No Meeting held  
 NB = Not on Board during this period