



2024 ANNUAL REPORT



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Vision Statement

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

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

Immokalee



my Home

History

Immokalee is an unincorporated area in Collier County. Originally known as Gopher Ridge by the Seminole and Miccosukee Indians, Immokalee means “My Home” in the Mikasuki language, and also in Miccosukee, Mikisúkî or Hitchiti-Mikasuki, a Muskogean language. After starting as a cattle ranch town in the 1800’s it has grown to a culturally diverse rural agriculture community rich in history. The community is known as the prime producer of winter vegetables for the eastern United States.

Demographics

U.S. Census Bureau 2020,

- Population – 28,060
- Median age - 29 years
- Median household income \$30,885

Transportation

The Immokalee Regional Airport is a general aviation airport located one mile northeast of the central business district. The County-owned facility provides a great opportunity for business recruitment and economic diversification.

- Collier Area Transit (CAT) provides local bus service and para-transit.
- The main road through Immokalee is State Road 29.
- Other important county roads through the region are CR 29A (New Market Road) and CR 846 (Immokalee Road).

Community & Education

Immokalee is the center of the region’s agriculture industry and home to many families who work the vast fields that produce a large amount of the United States’ fresh produce.

The Collier County School Board is responsible for all public schools in Immokalee including five elementary schools, Immokalee Middle School and Immokalee High School. iTECH technical college and Bethune Education Center provide additional training. RCMA Charter School and Pace Center for Girls are also in the community and provide alternative education programs. Ave Maria University is approximately 6 miles away in the community of Ave Maria.

2024 COLLIER COUNTY

BOARD OF COUNTY COMMISSIONERS

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency.



Rick LoCastro
District 1



Chris Hall
District 2
BCC Chairman



Burt Saunders
District 3



Dan Kowal
District 4
CRA Board Co-Chair



William L. McDaniel, Jr.
District 5
CRA Co-Chair

Local Redevelopment Advisory Board

Mark Lemke, Chair
Patricia "Anne" Goodnight, V. Chair
Michael Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Paul Thein
Lupita Vazquez Reyes

Immokalee Beautification MSTU Advisory Board

Andrea Halman, Chair
Bernardo Barnhart, Vice Chair
David Turrubiardez Jr.
Cherryle Thomas
Jimmy Nieves

Meetings

Public hybrid meetings for the Immokalee CRA are held the third Wednesday of every month at 8:30 a.m.
Public hybrid meetings for the Immokalee MSTU are held the fourth Wednesday of every month at 8:30 a.m.
All meetings are at 750 South Fifth Street, Immokalee, Florida 34142 unless otherwise noticed.



CRA BOARD CO-CHAIR



William L. McDaniel, Jr.

District 5
CRA Board Co-Chair

Chairman of Board of County
Commissioners 1/11/22 to 1/10/23

Vice-Chairman to the Board of County
Commissioners 1/12/21 to 1/11/22

Serves on the NACo Environment, Energy
and Land Use Steering Committee (EELU)

Serves on the Southwest Florida Regional
Planning Council (SWFRPC)

Public Safety Committee 1/9/18 to 1/8/19

County Government Productivity
Committee 1/9/18 to 1/8/19 and 2021

Current Co-Chair of the Immokalee CRA

William L. McDaniel, Jr. was born in Franklin, Penn., on March 25, 1961, the eldest of three children. His mother, brother (a retired Marine Corps staff sergeant) and sister still live in the Franklin area. A 1979 graduate of Rocky Grove High School, William enrolled at Clarion State University, where he majored in accounting and computer programming with a minor in economics. To pay for college, William worked as a carpenter. A job building a stable (Naples Therapeutic Riding Center) brought him to Naples in 1981, and he has lived in the area ever since.

After moving to Naples, William became a licensed real estate salesperson and, in 1985, he became a licensed Realtor. He founded the Realty Company in 1987, which he manages today, focusing on the sale, management, and development of real estate in Southwest Florida. In 1998, he founded Big Island Excavating, Inc., a mining company with an office located in District 5 in eastern Collier County. The company, which William manages today, has operated mines in four Southwest Florida counties (Collier, Lee, Hendry, and Charlotte). In 1999, William was a founding director of Marine National Bank. When the company was bought by Old Florida Bank in 2003, William was selected to represent the shareholders and to serve on the new board of Old Florida Bank, until its sale in 2007 to the Bank of Florida. William currently owns and operates Lazy Springs Recreational Park and employs more than 30 people.

Among his civic activities, William is currently the chairman of the Strategic Planning Committee of Goodwill of Southwest Florida and has served on the Board of Directors of that organization since 1998. He is the founder of and the current president of the Corkscrew Island Neighborhood Association. From 2007 until early 2009, he served as the chairman of the Board of County Commissioners-appointed East of 951 Horizon Study Committee. He also served for two years on the Board of County Commissioners-appointed Rural Lands Stewardship Overlay Review Committee. In 2013, he was appointed by Gov. Rick Scott to the Collier County Housing Authority and served on that Authority until his election as Collier County Commissioner on November 8, 2016. He was re-elected to the Board of Collier County Commissioner on November 3, 2020 and August 20, 2024.

William has two children: Kelley Marie, a graduate of Florida Gulf Coast University, and William III, who is a carpenter/contractor. In their free time, the family enjoys outdoor activities like hunting, fishing, and boating.

ADVISORY BOARD CHAIRS



Mark Lemke
CRA Chair

Mark Lemke, born in Detroit, Michigan moved to Florida in 2000. Mr. Lemke is currently the Health Center Administrator for the Collier County Health Department in Immokalee and has worked for the Florida Department of Health for over 14 years.



Andrea Halman
MSTU Chair

Andrea Halman, born in Georgia and moved to Immokalee in 2007. Ms. Halman is a retired social worker with a focus on children and families. Ms. Halman serves both the CRA and MSTU Boards

CRA STAFF



Christie A. Betancourt
Assistant Division Director

Christie was promoted to Assistant Division Director in July 2024. She has worked for Collier County for 24 years. She joined the team in 2008 and manages the day-to-day operations.

Yvonne Blair
Project Manager

Yvonne joined the Immokalee CRA Team in September 2020. She has over 25 years of sales experience. She manages capital projects and maintenance activities.

Yuridia Zaragoza
Operations Support Specialist

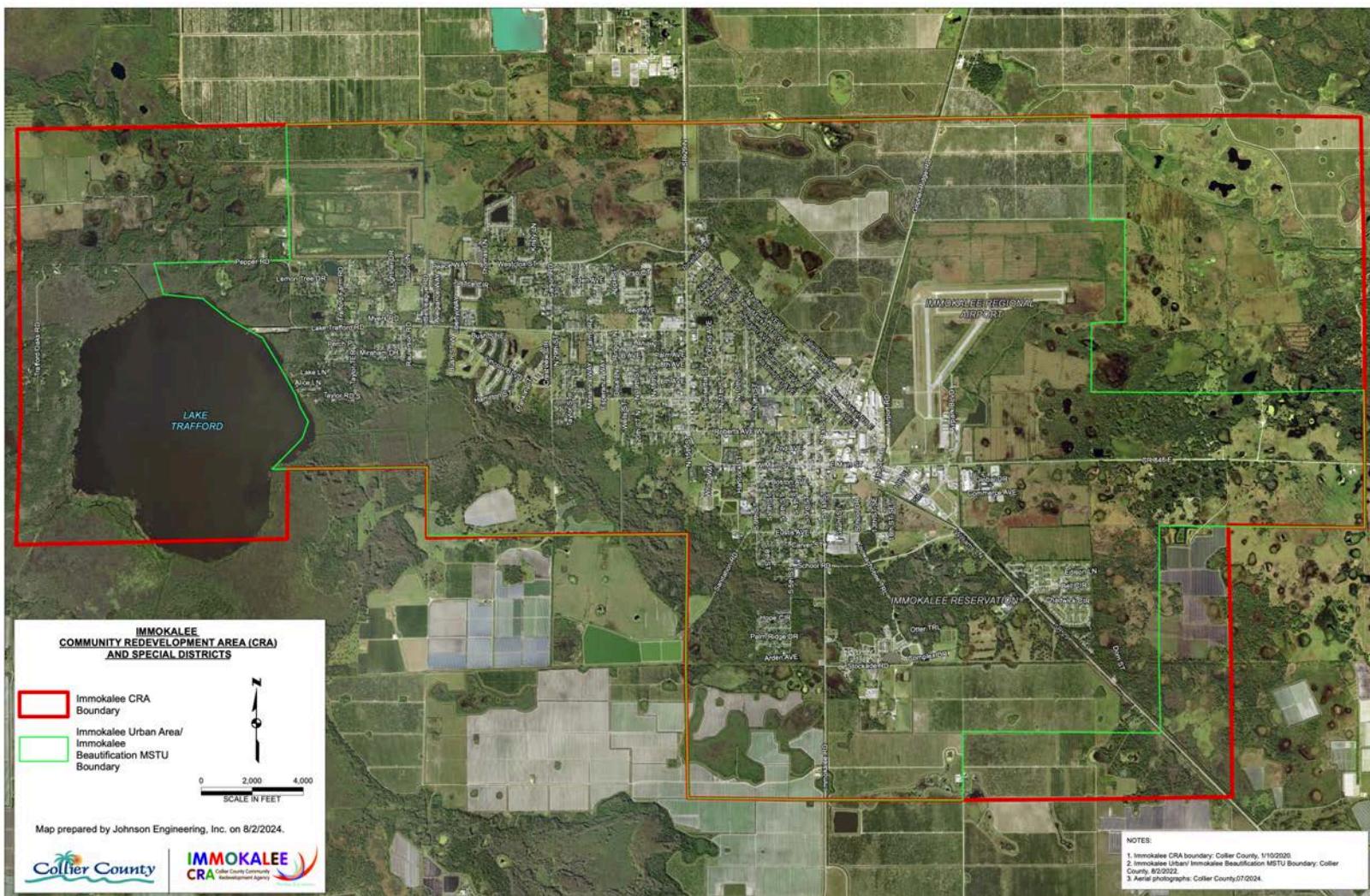
Yuridia joined the CRA Team in October 2022. She is tasked with assisting with active community projects and providing the community with public meeting information. Yuridia was promoted in October 2024.

John Dunnuck
Facilities and CRA Executive Director
John brings a long resume of public service and facilities expertise to this new, combined role as Executive Director of Facilities and Community Redevelopment Area. Before returning to Collier County, John previously served as Community Development and Public Services Administrator for Collier County in the early 2000s.

CRA & MSTU BOUNDARY



The Immokalee Community Redevelopment Area (ICRA) covers all of Immokalee. The Urban designated area is a community of approximately 30 square miles, or $\pm 17,116$ acres; the Redevelopment Area boundary extends beyond the urban area boundary and contains a total of $\pm 24,386$ acres, including Lake Trafford and lands designated as Rural Land Stewardship Areas on the Collier County Future Land Use Map.



IMMOKALEE

WHAT IS A



Community Redevelopment Agency (CRA) refers to a public entity created by Collier County to implement the activities outlined under Chapter 163 of the Florida Statutes. The Board of County Commissioners (BCC), is the ex-officio governing Board of the CRA.

On March 14, 2000, the BCC adopted Resolutions 2000-82 and 2000-83, establishing the Collier County CRA and identifying two areas within unincorporated Collier County as areas in need of redevelopment. On June 13, 2000 the BCC adopted Resolution 2000-181 adopting the Community Redevelopment. The Plan lays out the framework of goals, objectives, and strategies to support the community vision. The first amendment to the plan was approved on April 23, 2019. The second amendment to the plan was approved on May 10, 2022.

In 2016, Resolution 2016-198 was adopted to revise the bylaws to clarify the membership and terms of office of the Immokalee Local Redevelopment Advisory Board. The purpose of this nine-member committee is to be the primary vehicle for community and professional input to the CRA for matters relating to the Immokalee Community Redevelopment Area. Terms are for three years.



How is CRA funding created?

Property values in the CRA are capped, or frozen, at the assessed value for an established base year (2000). Thereafter, any tax revenues due to increases in property values in excess of the base are dedicated to the redevelopment area. The generated revenue is known as tax increment financing (TIF) and is used in the Immokalee CRA to leverage its redevelopment efforts. The 2000 frozen tax base for the Immokalee Community Redevelopment Area is \$148,645,590. The tax value for FY 2024 was \$474,825,109, which is a \$326,179,519 increase in total property values since 2000.

This incremental increase resulted in a TIF revenue of \$1,218,400 for 2024.

WHAT IS A



A **Municipal Service Taxing Unit (MSTU)** is a funding mechanism where community members, with Board approval, assess themselves to make improvements to their neighborhood and/or community area and provide additional services based on community desire within a specific district boundary.

This seven-member committee was established by Ordinance No. 11-39, as amended by Ordinance No. 20-47, to assist the Board of County Commissioners in the business affairs of the Immokalee MSTU District and prepare and recommend an itemized budget to carry out the business of the District for each fiscal year. The CRA serves as administrator of the Immokalee MSTU.

Membership on the advisory committee represents the population within the Immokalee MSTU District. Members must be electors of Collier County and qualify in one of the following categories: Four members must be permanent residents within the MSTU and three members may be an owner of a business or commercial property within the MSTU or may be appointed representatives of a non-profit entity operating within the MSTU. Terms are four years.

How is MSTU funding created?

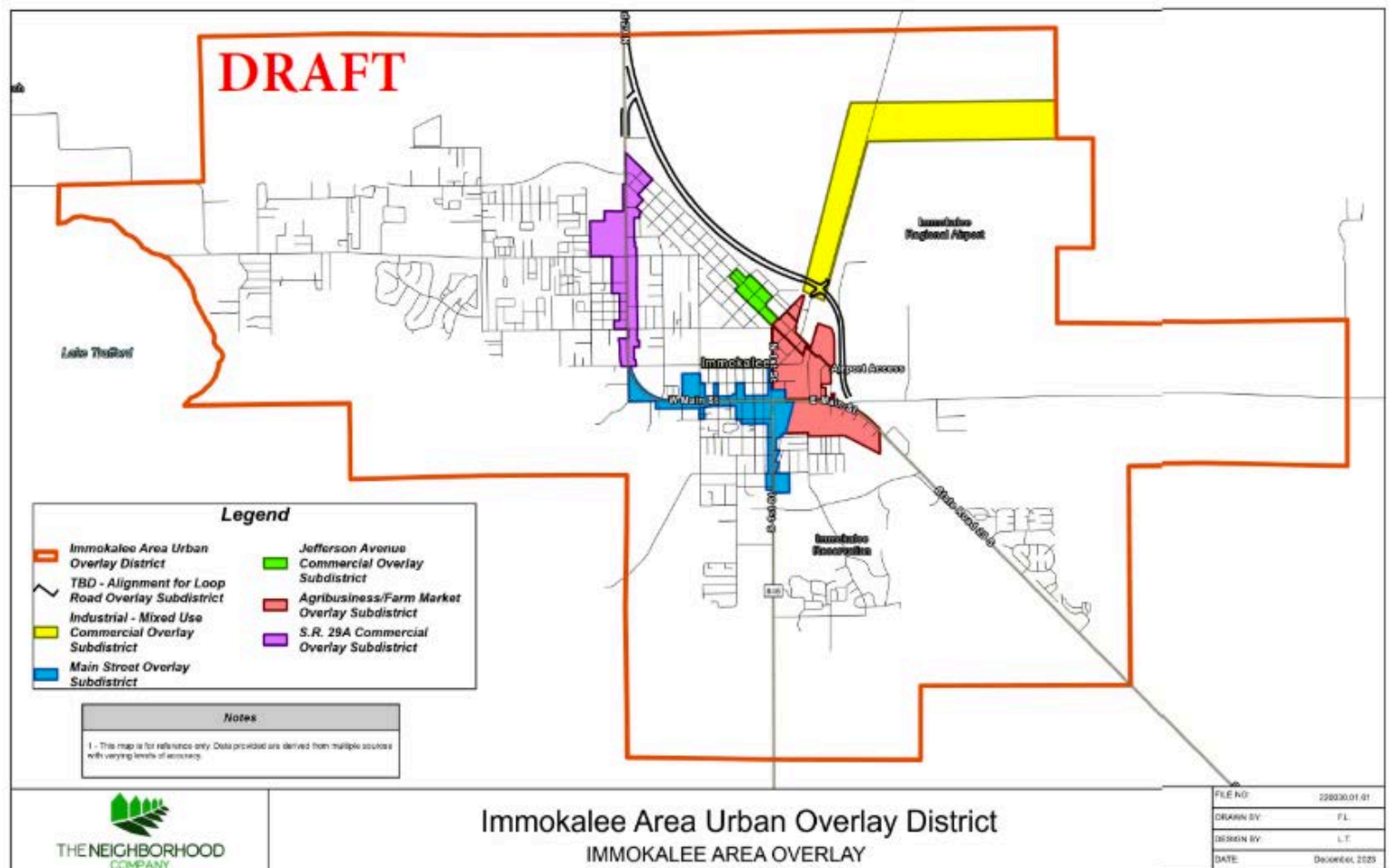
The MSTU's enabling ordinance establishes the maximum millage rate that can be levied to implement the mission of the MSTU. Annually, the Board of County Commissioners approves the millage rate and budget to implement the yearly work plan.



IMMOKALEE AREA MASTER PLAN (IAMP)

The Neighborhood Company (TNC) was hired as a subcontractor to RWA, Inc. by Collier County Growth Management Department to update the Immokalee Area Overlay District Land Development Code (LDC). County staff held a kickoff meeting on June 16, 2022, followed by site visits with CRA staff on August 12 and September 14, 2022. TNC provided updates at CRA meetings throughout 2023 and submitted the Immokalee Land Development Code "White Paper" in September 2023.

Workshops continued into 2024, with TNC presenting draft LDC language in May 2024 and submitting revised language by the end of that month. The Development Services Advisory Committee (DSAC) reviewed the Immokalee Urban Overlay District on July 29, 2024, and September 4, 2024. Adoption process from CCPC and BCC hearings is estimated first quarter of 2025.



THE REDEVELOPMENT PLAN



Since the adoption of the 2000 Redevelopment Plan, much has changed within the Immokalee Redevelopment Area. In April 2019, the first amendment of the plan update focused on the Bayshore Gateway Triangle Redevelopment Area. On May 10, 2022, the Collier County Board of County Commissioners acting as the Community Redevelopment Agency (CRA), approved a second amendment to the Collier County Community Redevelopment Plan.

Staff is continuing to work on the implementation schedule. Staff provide quarterly updates on the areas of focus which are Celebrating Culture, Economic Development, Housing, and Infrastructure Projects and Implementation/Administration. The Community Redevelopment Plan anticipates that these 5 goals will be achieved through 26 corresponding objectives and those objectives will be accomplished through the 109 corresponding strategies.

- Goal 4.2.1** **Celebrating Culture:** Create a Cultural Destination.
- Goal 4.2.2** **Economic Development:** Strengthen the economic health of Immokalee.
- Goal 4.2.3** **Housing:** Provide a mix of housing types and price points for safe, high-quality dwelling unit options in Immokalee.
- Goal 4.2.4** **Infrastructure:** Maintain a high quality of life for all residents and visitors of Immokalee.
- Goal 4.2.5** **Implementation/Administration:** Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.

IMMOKALEE CRA STRATEGIC PLAN 2025



Values

Community
Sustainability
Inclusivity
Innovation
Collaboration

Vision

To be a thriving rural community, to live, work, and play.

Mission

To deliver high-quality public services that drive economic growth, enhance quality of life through affordable housing, innovative programs, and sustainable infrastructure, while preserving our community’s heritage for generations to come.

STRATEGIC FOCUS AREAS

Infrastructure and Asset Management

Objectives:

- Modernization Projects: Invest in the upgrading and modernization of infrastructure, including roads, utilities, and public facilities.
- Sustainability Efforts: Implement green initiatives and sustainable practices in all redevelopment projects to protect the environment and promote long-term resilience.
- Maintenance Programs: Ensure regular maintenance and upkeep of public assets to preserve their value and functionality.

Quality of Place

Objectives:

- Community Engagement: Foster strong relationships with local residents and stakeholders to ensure community needs are met.
- Aesthetic Enhancements: Improve public spaces with landscaping, art installations, and beautification projects to enhance the visual appeal of CRA areas.
- Safety Initiatives: Collaborate with local law enforcement and community support to ensure public safety and reduce crime rates.
- Cultural Preservation: Promote and preserve the unique cultural heritage and history of Immokalee through events, education, and cooperative efforts.

Community Development

Objectives:

- Economic Growth: Support local businesses through grants, incentives, and development programs to stimulate economic activity and job creation.
- Affordable Housing: Partner with developers and housing organizations to increase the availability of affordable housing options for residents.
- Education and Training: Provide resources and programs to enhance workforce skills and educational opportunities within the community.
- Health and Wellness: Promote initiatives that support the physical and mental well-being of residents, including access to healthcare, recreational facilities, and healthy lifestyle programs.

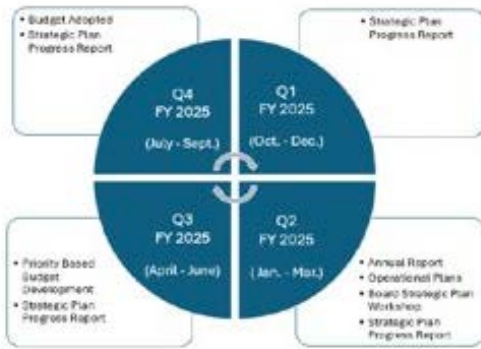
Responsible Governance

Objectives:

- Transparency and Accountability: Maintain open lines of communication with the public, providing regular updates on CRA activities, budgets, and progress.
- Fiscal Responsibility: Ensure prudent management of CRA funds, prioritizing projects that offer the highest community benefit and return on investment.
- Policy Development: Continuously update and refine CRA policies to reflect best practices and adapt to changing community needs and regulatory environments.
- Stakeholder Collaboration: Work closely with local governments, businesses, and non-profit organizations to align CRA goals with broader county objectives.

IMMOKALEE PRIORITIES 2025

Strategic Plan Lifecycle



Affordable and Workforce Housing

- Affordable Housing

Parks, Recreation and Lake Trafford

- Aquatics Capital Program (Immokalee Sports Complex)
- Fields Initiative
- Immokalee Sports Complex (Fields)
- Williams Preserve
- Dreamland Neighborhood Park
- South Immokalee Park
- Immokalee Community Park
- Ann Olesky Park Erosion Control (Lake Trafford seawall)
- Parks & Recreation Master Plan

Infrastructure

- First Street Pedestrian Safety Project
- Sidewalk Phase III Project – Eustis Avenue & West Delaware Avenue
- Lake Trafford Corridor Improvements
- Lake Trafford Road Sidewalk Improvements
- Lake Trafford Stormwater Improvements
- Lake Trafford Road Lighting Improvements
- Main Street (SR 29 from 9th Street to East 2nd Street) Streetscape Project
- Little League Road Extension

Planning and CRA

Operations

- Recruitment and Retention
- Strategic Plan Budget Integration

Public Health and Safety

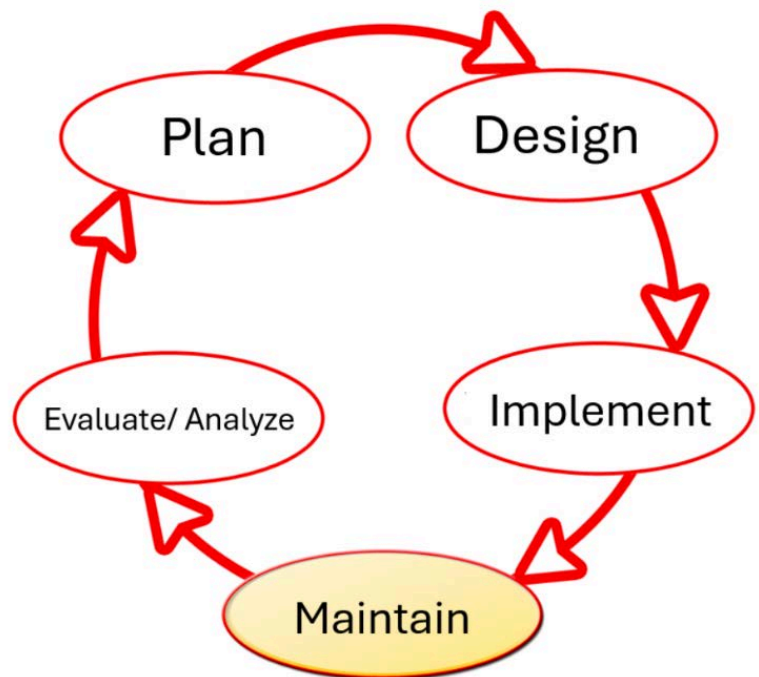
- 24-hour Medical Facility (Private Sector)

Cultural Preservation

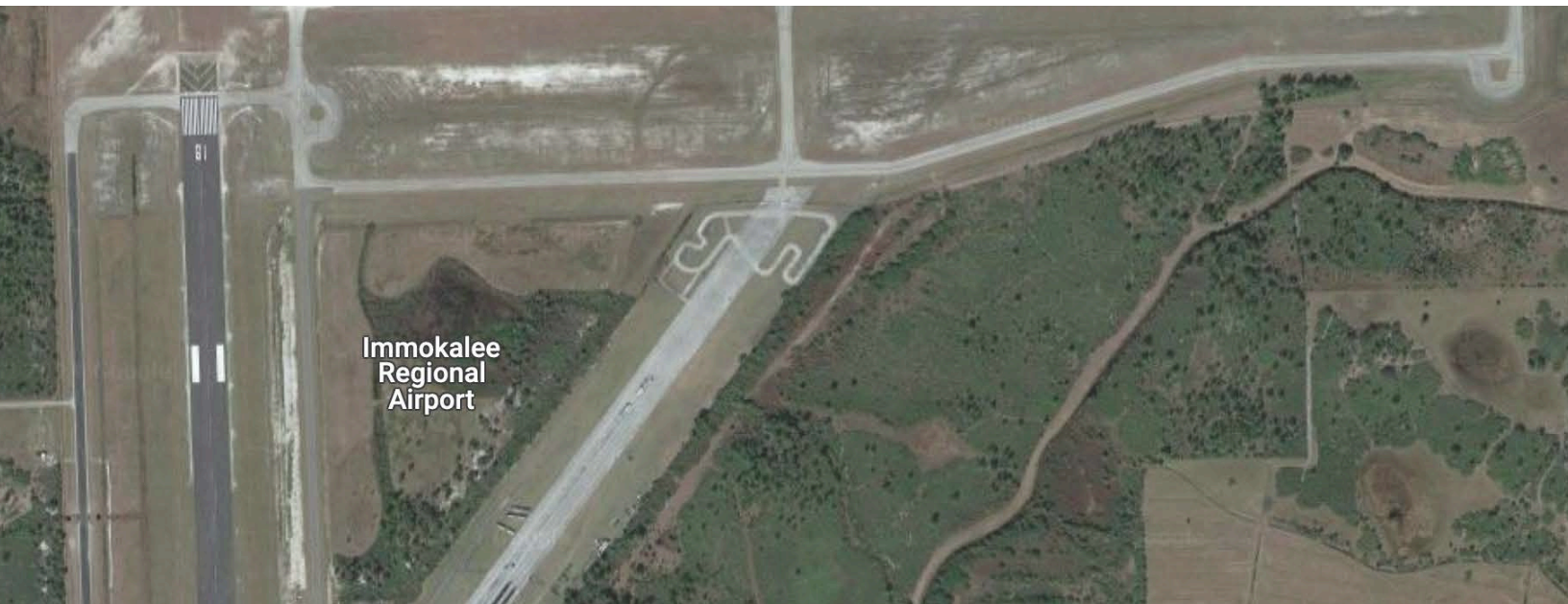
- Historic Cemetery on Main Street
- Immokalee Pioneer Museum @ Roberts Ranch

Economic Development

- Immokalee Community Campus (Catholic Charities)
- Immokalee Regional Airport (IMM) Improvements
- 8 Aircraft Hangars (Private Sector)
- 12 Aircraft Hangars (Private Sector)
- Florida National Guard Readiness Center
- Security Enhancements
- Environmental Assessment
- Master Plan
- Land Acquisition



ECONOMIC DEVELOPMENT



Land Use Data

Based on 2020 Zoning designations, 69% of the property within the CRA is zoned agricultural. Two percent (2%) is zoned commercial and only 3% is zoned industrial. 26% is Zone for Residential (mixed) use. 2022 Redevelopment Plan

The Impact Fee Installment Payment Program:

The program was extended for five years on July 25, 2023, by the Board of County Commissioners.

Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate (2023 applicants).
- 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.

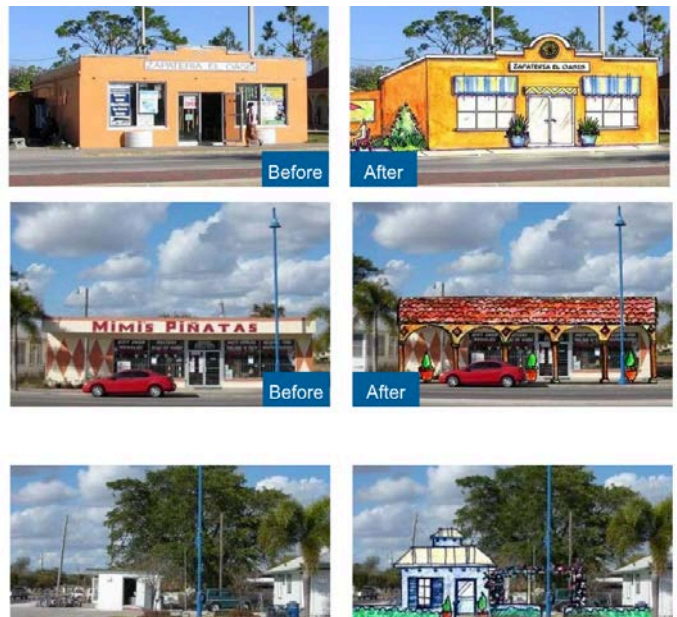
At the April 9, 2024, BCC meeting the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with the Immokalee Fair Housing Alliance Inc., to allow \$195,160.96 in impact fees to be paid over 30 years as a special assessment for the 16 affordable Multi-Family Rental Units within the Immokalee Fair Housing Alliance RPUD Project.



Commercial Facade Grant Program:

In accordance with the Immokalee Area Master Plan, the CRA continues to provide financial incentives to businesses in Immokalee via the Commercial Facade Improvement Grant program. The CRA implemented the Program in October 2008. Since that time, 17 facade 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 to-one match with equal applicant funding for facade improvements to commercial structures.



IMMOKALEE DEVELOPMENT HIGHLIGHTS

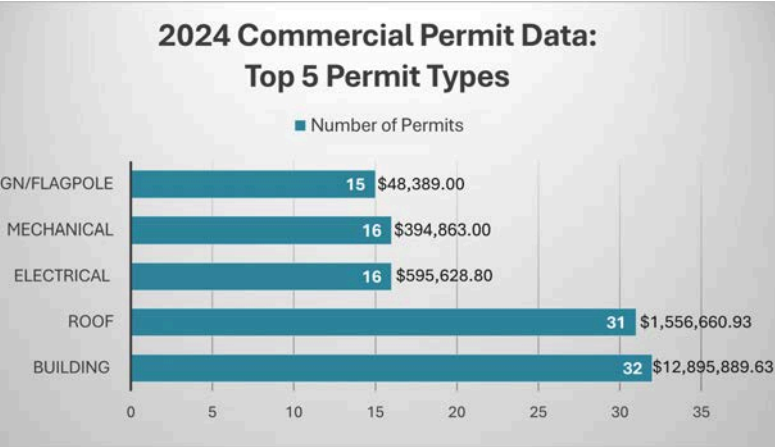
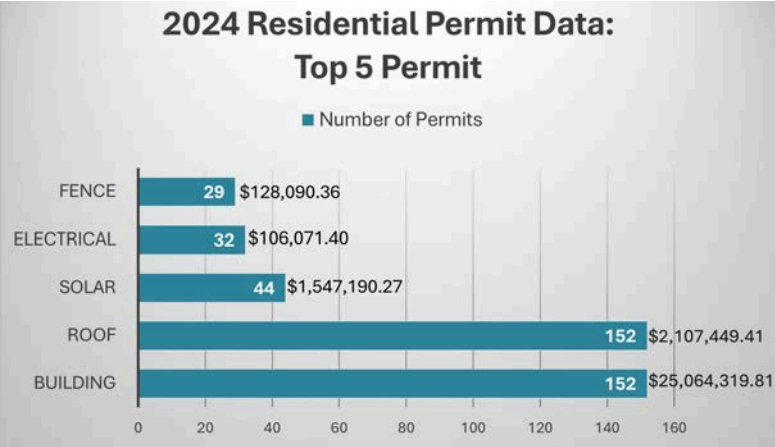
2024 was a busy year for both business development and expansion, as well as infrastructure improvements in the community.



Seminole Tribe Medical and Public Safety Facility



Global Flight Training Solutions



ECONOMIC DEVELOPMENT

DEVELOPMENT HIGHLIGHTS

IMMOKALEE REGIONAL AIRPORT (IMM)

Planned Projects:

2024 – Replace the two 10,000-gallon fuel tanks with new 12,000-gallon fuel tanks. This project began in April and is now complete and ready to close out.

2024 – Security Enhancements – Automating the vehicle gate on County Road 846 on the southwest corner of the airport and the purchase and installation of a 100KW Emergency back-up generator. This project is 90% designed and will go out to bid in September or October of this year.

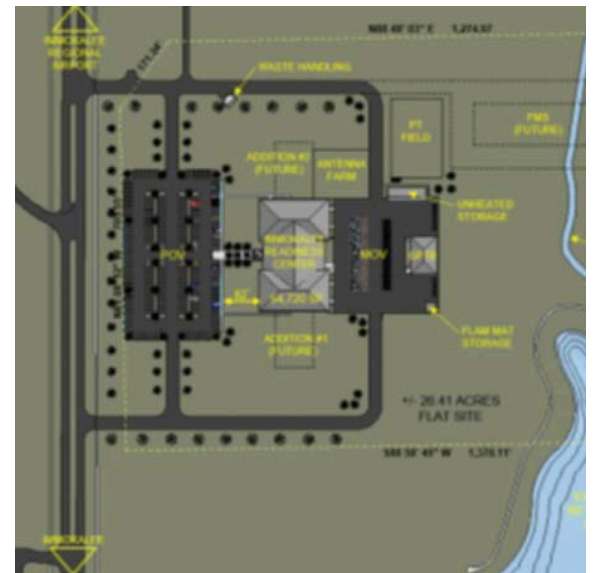
2025 – Environmental Assessment for the Extension of Airpark Boulevard followed by the construction in 2026.

2025 – Environmental Assessment for the Extension of Runway 9-27 to 7,500 feet from 5,000 feet and possibly widening to 150 feet from its current 100-foot width with the design and construction in 2027 and 2028.

2027 – Master Plan Update.

2028 – Land Acquisition for the ultimate Extension of Runway 9-27 to 10,000 feet.

2028 and beyond – Land Acquisition north of County Road 826 and east of existing IMM Terminal Building for future buffer zone and expansion.



Planned Projects Not funded by Collier County, FAA, or FDOT

2025 – Private Sector funded 8 new Aircraft Hangars

2025 – Private Sector funded 12 new Aircraft Hangars

2025 – Florida National Guard Readiness Center

2025 - Pending results of the current Invitation to Negotiate (ITN) for 500+ acres of IMM developable land.

IMMOKALEE HOUSING DEVELOPMENT

HOME OWNERSHIP
NON-PROFIT AND PRIVATE DEVELOPMENT



Immokalee Foundation Learning Lab 18-home Subdivision

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

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

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



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 subsidized housing built in the 1970s for local and migrant farm workers known as Farm Workers Village. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country. Construction started in August 2022. Approximately 32 homes have closed since the summer. This is 12 homes under construction. The minimum income to apply is \$35,000 and the maximum is to 80% AMI. Habitat is accepting applications for this development.



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

IMMOKALEE HOUSING

HOUSING (RENTAL)
NON-PROFIT DEVELOPMENT



Pulte Foundation - Monarca

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation is proposing up to 250 single-family homes, built to rent, and an early education center for roughly 250 students. On October 10, 2023, the Board of County Commissioner approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.



IMMOKALEE HOUSING

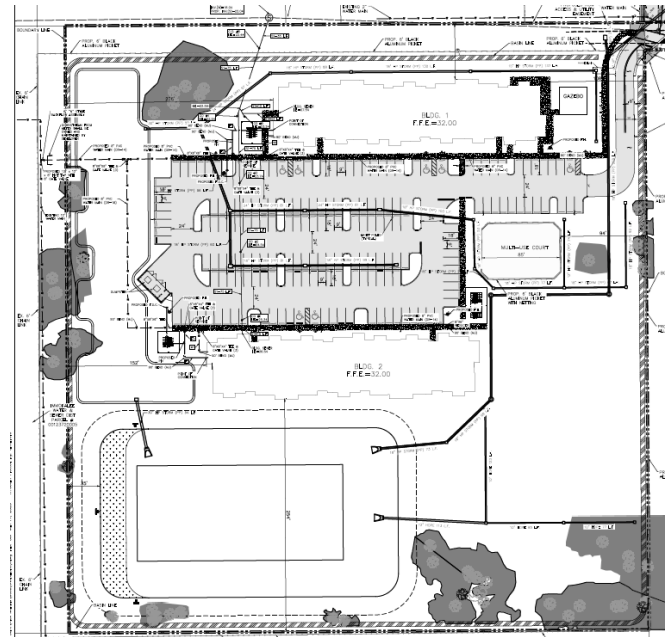
HOUSING (RENTAL)
NON-PROFIT DEVELOPMENT

Casa San Juan Diego is a Multi-Family affordable housing development located at 1343 Hancock Street in Immokalee. This 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. The project consists of two buildings, a clubhouse, a multi-use playfield, and a multi-use court.



Immokalee Fair Housing Alliance (IFHA)

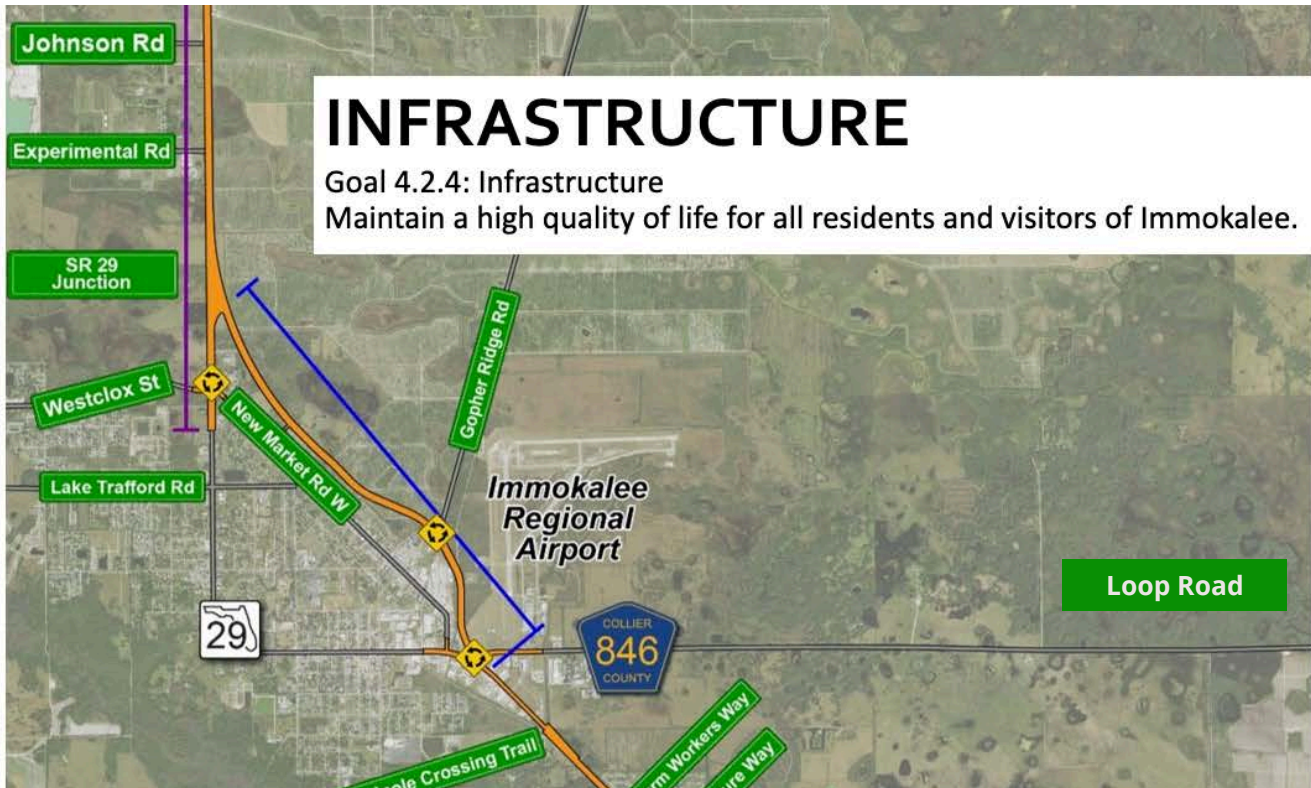
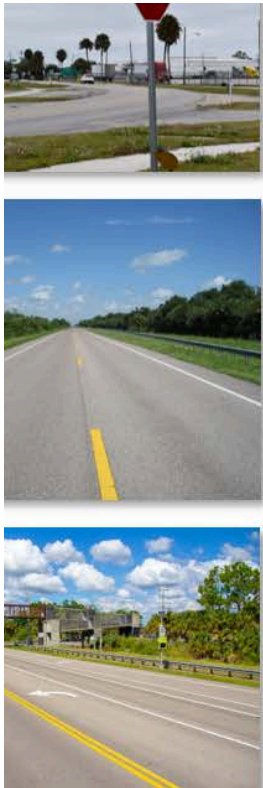
The Immokalee Fair Housing Alliance proposed a housing development consisting of 8 buildings with 16 apartments each or 128 units in all. Construction will progress in phases. Housing units will be two and three-bedroom apartments ranging in size from about 750 to 950 square feet. Land clearing starting in September 2021. A Signature Moment Wall Raising Ceremony was held on March 1, 2023. Construction continues to progress.



For more information, please visit <http://www.ifha.info/> and they are currently out for bid.



INFRASTRUCTURE PROJECTS



Historic Cemetery on Main Street

5-year plan. A&M repaired the signage, fence, and gate by January 19, 2024, and irrigation lines are under investigation. A Notice to Proceed will be issued in October 2024. Stantec is consulting with their historical preservation team on the tasks.

Welcome Sign on SR 29 (Farmworkers Village)

Certificate of Completion was issued on March 8, 2024. A&M Property Maintenance LLC has taken on the maintenance. The project was funded through the Immokalee Beautification Municipal Services Taxing Unit MSTU with a total cost was \$196,612.

Park Initiative – Immokalee Sports Complex

On June 11, 2024, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex. This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, and addressing stormwater management issues.

INFRASTRUCTURE PROJECTS



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

Immokalee Sidewalk Project Phase III

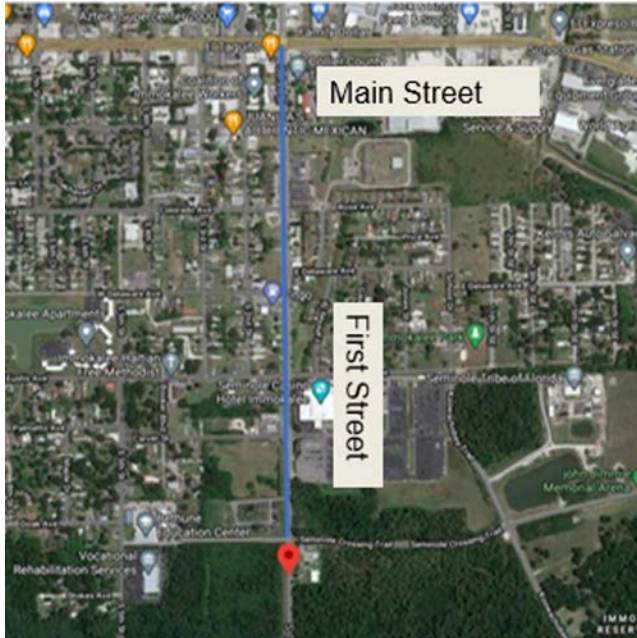
Phase III of the Immokalee Sidewalk Project continues progress toward a safer, interconnected pedestrian network, following the completion of Phases 1 and 2 in 2018 and 2021. This phase includes constructing 6-foot-wide concrete sidewalks and drainage improvements along Eustis Street (KNA Howard Way) and W. Delaware from South 5th Street to South 1st Street. The project, funded through a partnership between the Immokalee CRA and Immokalee Beautification MSTU, received a \$987,000 federal appropriations grant. After completing environmental reviews and securing HUD authorization, the project moved into the bidding phase, with a contractor selection process finalized in late 2024. The Board of County Commissioners is set to approve the construction agreement in early 2025, with work expected to begin shortly after.

Main Street Corridor Streetscape

This project area is 0.61 miles along SR29 from 9th Street to 2nd Street. It focuses on streetscape enhancements with design services, permitting, and construction oversight led by Johnson Engineering. The project design budget of \$212,598 is funded by MSTU. However, the project has been on a stop-work notice since September 27, 2023, to allow evaluation of the SR29 Loop Road project and investigate the potential future conveyance of Main Street to Collier County.



INFRASTRUCTURE PROJECTS



First Street Corridor Pedestrian Safety Project Review

The South First Street Lighting and Pedestrian Safety Improvement Project has progressed through key planning, design, and funding phases. Initially, Q. Grady Minor & Associates developed feasibility studies and conceptual plans, leading to the selection of Kisinger Campos & Associates (KCA) for design work. The project secured a \$250,000 Community Development Block Grant (CDBG) in 2022, followed by an additional conditional award of \$1,001,371 in 2024 for construction.

Design refinements, including the decision to install full corridor lighting and GE luminaire fixtures, were approved after coordination with Collier County departments. To address right-of-way conflicts, the project is being phased, with Phase 1 covering non-conflicting areas and Phase 2 requiring acquisitions. A phased agreement structure was approved to ensure compliance with grant timelines, with construction anticipated to be completed by April 2026.

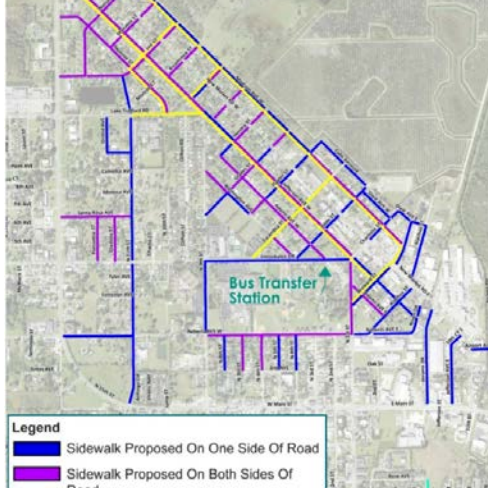
Lake Trafford Corridor Lighting Project

The Lake Trafford Road Lighting and Safety Improvement project is currently under a stop-work notice as of April 10, 2024, to address utility conflicts. The project involves completing a lighting justification study to determine lighting requirements using LCEC equipment and conducting a corridor survey. It will be phased alongside the Collier County Transportation Division's bike lane and drainage improvement project along Lake Trafford Road, from Little League Road to Laurel Street. The design budget includes \$149,930 from MSTU funds and \$100,000 from CRA, with 43% of the design work completed to date. The estimated total project cost is \$3,000,000.



INFRASTRUCTURE PROJECTS

Project Management Department: Transportation Management Services



Transportation Investment Generation Economic Recovery (TIGER) Grant Complete Street.

This project includes the design and construction of 20 miles of concrete sidewalks, a bike boulevard network, a shared-use path, street lighting, bus shelters, a new transit center, landscaping, drainage improvements, and intersection and traffic calming retreats.

Design Build funding sources: FHWA grant funds (\$13,132,691) and County match funds (\$9,736,589) = \$22,869,280.

On February 8, 2022, Board of County Commissioners Meeting RFP #20-7811, "Immokalee Area Improvements" TIGER Grant was awarded to Quality Enterprises USA, Inc., for a total not to exceed the amount of \$22,869,280, for Project #33563.

The County's Contractor is continuing with the surveying, permitting and design portion of the project. Environmental fieldwork is completed in Areas 1, 2 & 3.

The design/build portion of this project started in 2022 and construction is **set to be completed by April 2025**. For more information, please visit the website at <https://immokaleecompletestreets.com/>.

IMMOKALEE

MSTU



Landscape Maintenance Contract

Services of the Immokalee Beautification MSTU consist of managing the maintenance of all public areas along Main Street (SR 29) and First Street (CR 846) within the limits of the Immokalee Urban Area. A&M Property Maintenance, a local Immokalee vendor, has been providing great service by performing various maintenance and repair services, such as lawn mowing, sidewalk and gutter cleaning, landscape maintenance, irrigation system management, and installing banners and holiday decorations.

Additional incidental services are performed on an as-needed basis such as additional trash pick-up, removal and replacement of plantings, and paver repairs. Christmas decorations are also installed under this contract. Monthly observation (walking) tours are conducted with the Contractor, CRA Staff, Public, and CRA/ MSTU Board members.

QUALITY OF PLACE COMMUNITY OUTREACH

2024



Immokalee Fair Housing Alliance Move-In Celebration August 2024

Christmas Tree Lighting event December 2024



Global Flight Solutions Ribbon Cutting Grand Opening February 2024



Lake Trafford's Coastal Cleanup September 2024



Community Clean Up September 2024



Lipman Backpack event August 2024

COMMUNITY PARTNERSHIPS

- Community Meetings
- Collier County Community Taskforce
- Residential Community Clean-up
- Coastal Clean-up (Lake Trafford)
- Immokalee Unmet Needs Coalition
- Housing Committee
- Interagency
- Big Bus Committee
- Chamber Members
- Breakfast Meeting
- Immokalee Eastern Chamber of Commerce
- Cherryle Thomas Christmas Around the World Committee
- Richard M. Schultze Family Foundation (RMSFF)
- Community Assessment Advisory Committee
- Collier County: Community Needs and Assessment (CAN) Report
- BeRCH Community Leadership Coalition Meeting
- Florida Heartland Economic Region of Opportunity



Immokalee Eastern
Chamber of Commerce

Immokalee | Ave Maria | Golden Gate City & Estates

County Partnerships:

- Capital Project Planning, Impact Fees and Program Management
- Code Enforcement
- Corporate Financial & Management Service
- Parks and Recreation
- Planning & Zoning
- Road Maintenance
- Public Utilities
- Public Services
- Solid Waste
- Transportations Management
- Growth Management
- Housing Policy & Economic Development



IMMOKALEE CRA

TAX INCREMENT REVENUES 2001-2024



Fiscal Year	Taxable Value	Taxable Value % Change	Increment	Total TIF Provided
FY99				
FY00	148,645,590			
FY01	156,720,943	5.4%	8,075,353	33,335
FY02	176,095,104	12.4%	27,449,514	123,000
FY03	196,490,394	11.6%	47,844,804	212,900
FY04	214,158,072	9.0%	65,512,482	291,500
FY05	228,019,489	6.5%	79,373,899	353,200
FY06	259,056,291	13.6%	110,410,701	491,400
FY07	341,537,872	31.8%	192,892,282	803,800
FY08	392,444,888	14.9%	243,799,298	889,000
FY09	374,317,144	-4.6%	225,671,554	822,900
FY10	288,108,618	-23.0%	139,463,028	560,600
FY11	261,857,985	-9.1%	113,212,395	460,400
FY12	235,844,805	-9.9%	87,199,215	354,600
FY13	214,569,564	-9.0%	65,923,974	268,000
FY14	227,275,140	5.9%	78,629,550	319,800
FY15	236,186,328	3.9%	87,540,738	356,000
FY16	256,919,738	8.8%	108,274,148	440,300
FY17	279,791,067	8.9%	131,145,477	544,600
FY18	300,041,620	7.2%	151,396,030	628,800
FY19	318,430,132	6.1%	169,784,542	705,000
FY20	330,798,753	3.9%	182,153,163	756,600
FY21	363,739,441	10.0%	215,093,851	893,300
FY22	391,123,283	7.5%	242,477,693	1,007,000
FY23	439,448,193	12.4%	290,802,603	1,207,800
FY24	474,825,109	8.1%	326,179,519	1,218,400
Grand Total				13,742,235

IMMOKALEE CRA

OPERATIONS AND GRANTS

IMMOKALEE CRA OPERATIONS AND GRANTS

(FY-24 Budget to Actual – CRA Operations and Grants Fund 1025,1026,1027 &1028)

	Adopted Budget	Amended Budget	Actual	Variance to Amended
REVENUE				
BEGINNING BALANCE	-	\$3,779,475.00	\$3,155,500.00	\$(623,975.00)
INTEREST	\$13,700.00	\$13,700.00	\$144,937.46	\$131,237.46
AD VALOREM	\$1,217,700.00	\$1,217,700.00	\$1,218,400.00	\$700.00
MISC	-	-	\$115.00	\$115.00
MANAGEMENT FEE	\$92,800.00	\$92,800.00	\$92,800.00	-
GRANT & REIMBURSEMENTS	-	\$2,238,371.00	\$77,743.50	\$(2,160,627.50)
TRANSFERS	\$542,700.00	\$763,400.00	\$840,729.02	\$77,329.02
TOTAL SOURCES	\$1,866,900.00	\$8,105,446.00	\$5,530,224.98	\$(2,575,221.02)
LESS: INTRAFUND	\$(542,700.00)	\$(763,400.00)	\$(840,792.02)	\$(77,329.02)
NET SOURCES	\$1,324,200.00	\$7,342,046.00	\$4,689,495.96	\$(2,652,550.04)
Expenses				
PERSONAL SERVICE	\$258,900.00	\$266,310.00	\$263,992.32	\$(2,317.68)
CAPITAL OUTLAY	\$612,300.00	\$3,832,365.00	-	\$(3,832,365.00)
OPERATING EXP	\$400,000.00	\$400,000.00	\$275,993.52	\$(124,006.48)
GRANTS AND DEBT	-	\$2,423,371.00	\$92,763.32	\$(2,330,607.68)
TRANSFERS	\$542,700.00	\$763,400.00	\$840,729.02	\$77,329.02
RESERVES/CF	\$53,000.00	\$420,000	\$4,056,746.80	\$3,636,746.80
TOTAL USES	\$1,866,900.00	\$8,105,446.00	\$5,530,224.98	\$(2,575,221.02)
LESS: INTRAFUND	\$(542,700.00)	\$(763,400.00)	\$(840,729.02)	\$(77,329.02)
NET USES	\$1,324,200.00	\$7,342,046.00	\$4,689,495.96	\$(2,652,550.04)

On September 12, 2024, the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating fund (1025) to the CRA Capital Fund (1026) to ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Community Redevelopment Area.

In accordance with Florida Statutes section 163.371 (2), the annual report for the Immokalee Community Redevelopment Area (ICRA) has been filed with Collier County. This report includes information on activities for fiscal year 2024. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (ImmokaleeCRA.com) within 45 days after completion. The most recent audit 2023 is available online at www.ImmokaleeCRA.com.

IMMOKALEE CRA

BEAUTIFICATION MSTU



IMMOKALEE BEAUTIFICATION MSTU

FY-24 Budget to Actual – Immokalee Beautification MSTU Fund 1629

REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
REVENUES				
BEGINNING BALANCE	\$1,039,100.00	\$1,368,995.88	\$1,435,800.00	\$66,804.12
AD VALOREM TAXES	\$536,400.00	\$536,400.00	\$549,027.51	\$12,627.51
INTEREST	\$7,000.00	\$7,000.00	\$81,961.36	\$74,961.36
MISC TC & PA TRANS	-	-	\$7,415.58	\$7,415.58
TOTAL SOURCES	\$1,582,500.00	\$1,912,395.88	\$2,074,204.45	\$161,808.57
EXPENSES				
OPERATING	\$478,700.00	\$772,015.88	\$224,913.86	\$(547,102.02)
CAPITAL OUTLAY	\$100,000.00	\$136,580.00	\$36,580.00	\$(100,000.00)
MGT FEE	\$92,800.00	\$92,800.00	\$92,800.00	-
TAX COLLECTOR AND PROPERTY APPRAISER	\$20,700.00	\$20,700.00	\$15,698.50	\$(5,001.50)
RESERVES/EST CARRY FORWARD	\$890.300.00	\$890,300.00	\$1,704,212.09	\$813,912.09
TOTAL USES	\$1,582,500.00	\$1,912,395.88	\$2,074,204.45	\$161,808.57

IMMOKALEE CRA

MSTU MANAGED ROAD SEGMENT ROW



IMMOKALEE MSTU MANAGED ROAD SEGMENT ROW

FY-24 Budget to Actual – Immokalee Road & State Road 29 Fund 1011-163805

REVENUES	Adopted Budget	Amended Budget	Actual	Variance to Amended
REVENUES				
NET COST UNICORP GEN FUND	\$229,600.00	\$229,600.00	\$216,231.78	\$(13,368.22)
TOTAL SOURCES	\$229,600.00	\$229,600.00	\$216,321.78	\$(13,368.22)
EXPENDITURES				
LANDSCAPE MATERIALS	\$18,800.00	\$18,800.00	\$15,404.51	\$(3,395.49)
CONTRACTUAL MAINT	\$180,600.00	\$180,600.00	\$175,000.00	\$(5,600.00)
TRASH	\$3,000.00	\$3,000.00	\$3,240.12	\$240.12
WATER & ELECTRICITY	\$23,400.00	\$23,400.00	\$19,346.77	\$(4,053.23)
SPRINKLER/OTHER SUPPLIES	\$3,800.00	\$3,800.00	\$3,240.38	\$(559.62)
TOTAL USES	\$229,600.00	\$229,600.00	\$216,231.78	\$(13,368.22)
SPRINKLER/OTHER SUPPLIES	\$3,800.00	\$3,800.00	\$3,079.86	\$(720.14)
TOTAL USES	\$220,300.00	\$220,300.00	\$203,903.75	\$(16,396.25)



**Collier County Community Redevelopment Agency - Immokalee
CareerSource Southwest Florida**

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