



**JOINT MEETING  
OF THE IMMOKALEE LOCAL  
REDEVELOPMENT ADVISORY  
BOARD (CRA) &  
THE IMMOKALEE  
BEAUTIFICATION  
MSTU  
(Municipal Service Taxing Unit)  
ADVISORY COMMITTEE**

**December 11 , 2024  
8:30 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

## CRA Collier County Community Redevelopment Agency

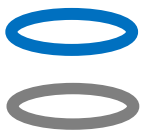


### 2024

CRA Meetings held  
every third  
Wednesday of the  
month.

MSTU Meetings held  
every fourth  
Wednesday of the  
month.

<div>January</div> <table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr><tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr><tr><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td></tr></table>	S	M	T	W	T	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				<div>February</div> <table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td></td></tr><tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr><tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr><tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr><tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td></tr></table>	S	M	T	W	T	F	S				1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		<div>March</div> <table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr><tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr><tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr><tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr><tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr><tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	S	M	T	W	T	F	S						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<div>April</div> <table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr><tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr><tr><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td><td></td></tr></table>	S	M	T	W	T	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30											
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CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint  
Workshop



Joint Meeting



Cancelled



No Meeting

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

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



Hybrid Remote Public Meeting

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



### CRA Board

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Dan Kowal  
Co-Chair  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Chris Hall  
District 2

Commissioner  
Rick LoCastro  
District 1

### CRA Advisory Board

Mark Lemke  
Chairman

Anne Goodnight  
Vice-Chair

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

### MSTU Advisory Committee

Andrea Halman  
Chairman

Bernardo Barnhart  
Vice-Chair

Cherryle Thomas  
David Turrubiarz Jr.

### CRA Staff

John Dunnuck  
Executive Director  
Facilities & CRA

Christie Betancourt  
CRA Assistant Director

Yvonne Blair  
CRA Project Manager

Yuridia Zaragoza  
CRA Operations  
Support Specialist I

## **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  
Immokalee, FL 34142  
239.867.0025

**December 11, 2024 – 8:30 A.M.**

- A. Call to Order
- B. Pledge of Allegiance and Prayer
- C. Roll Call and Announcement of a Quorum
- D. Voting Privileges for Board Members via Zoom (*CRA & MSTU Action Item*)
- E. Approval of Agenda (*CRA & MSTU Action Item*)
- F. Approval of Consent Agenda (*CRA & MSTU Action Item*)
  1. Minutes
    - i. Joint CRA & MSTU Advisory Board Meeting for October 16, 2024 (Enclosure 1)
    - ii. MSTU Advisory Committee Meeting for November 13, 2024 (Enclosure 2)
  2. Budget Reports (Enclosure 3)
  3. Code Enforcement Report (Enclosure 4)
  4. Staff Reports
    - i. Assistant Director Report (Enclosure 5)
    - ii. Project Manager Report (Enclosure 6)
    - iii. Project Manager Field Observation Report (Enclosure 7)
    - iv. Community Meetings (Enclosure 8)
- G. Announcements
  1. Public Comment speaker slips
  2. Communications Folder
  3. Public Meeting Calendar (Enclosure 9) (*CRA & MSTU Action Item*)
    - i. Proposed 2025 Meeting Calendar
- H. Other Agencies
  1. FDOT updates
  2. Other Community Agencies
- I. Community Presentations
  1. Sainvilus Subdivision – Canon Sandora, PE (Enclosure 10)
  2. 2050 LRTP (Long Range Transportation Plan)  
Collier Metropolitan Planning Organization (MPO), Anne McLaughlin, Executive Director (Enclosure 11) (*Time Certain 10:00 a.m.*)
- J. Old Business
  1. Advisory Board update
  2. Contractor Maintenance Reports
    - i. A&M Property Maintenance Report & Schedule (Enclosure 12)

- 3. Brief Staff project update
  - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave. (Enclosure 13)
  - ii. First Street Corridor Safety Project update
  - iii. Land Development Code (LDC) update
- K. New Business
- L. Citizen Comments
- M. Next Meeting Date

The **CRA and the MSTU Board** will be meeting Jointly on **Wednesday, January 15, 2025**, at 8:30 A.M. at Careersource SWFL.
- N. Adjournment

**\* Hybrid Remote Public Meeting**

Some Advisory Board members and staff may be appearing remotely, with staff present in person. The public may attend either virtually or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at [Yuridia.Zaragoza@colliercountyfl.gov](mailto:Yuridia.Zaragoza@colliercountyfl.gov) by December 10, 2024, at 4:00 P.M.

You may attend the meeting in person on December 11, 2024, 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 Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.



## **MINUTES**

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on October 16, 2024. 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 CRA Chair Mark Lemke at 8:39 A.M.

B. Pledge of Allegiance and Moment of Silence.

Mark Lemke led the Pledge of Allegiance and Mike Facundo led the opening prayer.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Mark Lemke, Patricia “Anne” Goodnight, Mike Facundo, Andrea Halman, and Lupita Vazquez Reyes.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Edward “Ski” Olesky, Estil Null, and Yvar Pierre.

MSTU Advisory Committee Members Present:

Andrea Halman, Bernardo Barnhart, David Turrubiardez Jr., and Cherry Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

None.

Others Present in Person:

Clara Herrera, Paul Cabral, Cristina Perez, Commissioner Bill McDaniel, and Armando Yzaguirre.

Others Present via Zoom:

Amber Martinez, Daisy Acevedo, Jimmy Nieves, Kyle Pryce, Patty Ortiz, Marlene Dimas, and Sarah Harrington.

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

D. Voting Privileges for Board Members via Zoom

No action taken.

E. Approval of Agenda.

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

**CRA Action:**            *Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 5-0.*

**MSTU Action:** *Mr. David Turrubiardez Jr. made a motion to approve the Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

**F. Approval of Consent Agenda**

1. Minutes
  - i. CRA Advisory Board Meeting for September 18, 2024 (Enclosure 1)
  - ii. MSTU Advisory Committee Meeting for September 25, 2024 (Enclosure 2)
2. Budget Reports (Enclosure 3)
3. Code Enforcement Report (Enclosure 4)
4. Staff Reports
  - i. Assistant Director Report (Enclosure 5)
  - ii. Project Manager Report (Enclosure 6)
  - iii. Project Observation Field Report (Enclosure 7)
  - iv. Community Meetings (Enclosure 8)

Staff announced that they will bring a recap for the Budget 2024 ending. Attached Enclosure 3 is the current FY 25 Budget that started October 1, 2024.

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

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Consent Agenda as presented. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 5-0.*

**MSTU Action:** *Mr. David Turrubiardez Jr. made a motion to approve the Consent Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

**G. Announcements.**

1. Public Comments speaker slips  
CRA Staff reiterated on the public 3-minute speaker slip policy. The Board will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communication folder with the board and members of the public. The folder included the public notice for the Joint CRA & MSTU meeting, Information for Disaster Assistance with FEMA, Collier 311 information, flyer on the opening celebration of the Casa Amigos, Peace Fair Flyer by the Abused Women and Children Shelter, Christmas Tree Lighting Event Flyer, and the Cherryle Thomas Christmas Around the World Parade and Gala flyer.

**H. Other Agencies**

1. FDOT Updates  
Commissioner McDaniel commented on the State moving forward on the 4-lane of SR82. This development was not slated to be started until 2026; however, it is projected to be completed before 2026. He commented on his initiative to move forward and how the Commissioners stepped up and reprioritized the construction of projects like this.

Ms. Andrea Halman asked if anything will be done to have a 4-lane on Immokalee Road. She expressed that there is a lot of traffic on this road. A 4-lane will be done from Camp Keais Road straight down to Oil Well Road, which will then provide the community a 4-lane to Immokalee.

Commissioner McDaniel said there will be no 4-lane on Immokalee Road. However, there will be a 4-lane out of town from 1<sup>st</sup> Street down to Camp Keais Road. The intersection will be redone. He also provided information on the 4-lane for the old Immokalee Road up through the 846 Land Trust up to Immokalee Road where Bright shore is near Redhawk Lane, where a roundabout will also be located.

Mr. Mark Lemke asked if Oil Well Road, where there are 2 lanes currently, is set to be a 4-lane.

Commissioner McDaniel commented that there is set to be a 4-lane soon. It was previously skipped due to some environmental sensitivity. However, this project is coming soon.

Commissioner McDaniel commented on the need to make sure that systems are fixed in order for things to flow. Last year, the Board of Collier County Commissioners adjusted the new vision statement, mission statement, budget priorities, and business plan. Infrastructure was moved as a top priority which led to many bureaucrats and special interest group to expend on tax dollars in areas that aren't based on critical life sustaining infrastructure. A priority-based budgeting company is looking at the entire budget of Collier County and the Commissioners have effectuated another tax reduction for the County again this year. He further commented on the rate neutral budget and hopes that it's supported by all Collier County Commissioners, and it is passed.

## 2. Other Community Agencies

Core Health Partners, Paul Thien

Mr. Paul Thein introduced himself. He has been in Florida about a dozen years. He came to Florida to be the CEO of the Naples YMCA. Due to a fire that occurred at the YMCA, Mr. Thein was given the opportunity to meet a lot of giving philanthropists and raised about 14 million dollars to put the building together and open it with the help of the Collier County Commissioners. During that time, YMCA brought health services in like Healthcare Network into the building so that kids and community non-profits could work together as integrated as possible. Mr. Thein learned many medical regulations with the different types of healthcare structures and what they are able to do inside a non-profit organization. Mr. Thein left the YMCA and with the help of other philanthropists, they started a company called Core Health Partners. They went into a healthcare network infrastructure with Lee Health and developed a standalone company and brought Core Health Partners to the community. They signed a contract with Healthcare Network to work with their patients with chronic disease, specifically diabetes and child obesity. Core Health Partners worked with Commissioner McDaniel to look at the community and see how they could develop some roots. They were able to find a location in the community and are now in the Careersource SWFL building. They have 2 non-profits which is the Together Initiative and Core Health Partners. He commented that it's a pleasure to learn more about the community.

Code Enforcement, Cristina Perez

Ms. Cristina Perez announced that Code Enforcement is continuing their efforts to code issues out in Immokalee. They have started working in the evening. She recently went out to patrol Lake Trafford, where a couple of parking issues have occurred with people driving up to the boardwalk and parking in the pavement area. They are also monitoring people fishing and checking fishing licenses. They have also received a lot of cases with Habitat and said their cases occur in the after hours, she commented that with the new shift of evening hours, it will be beneficial in the long run to help others notify Code Enforcement.

Ms. Cristina Perez provided information on the Task Force Meeting.

Ms. Cristina Perez commented on the storage container located on 324 W. Main Street. They are set to go in front of the Code Enforcement Board on October 24, 2024. She commented that the owner, Mr. Mauricio Martinez, will most likely request for a waiver on the fines. Mr. Martinez will make a petition to the Board.

Ms. Andrea Halman commented that it would be good if the owner came back to the CRA Board with something that could actually be on this property. However, they moved in something that is not allowed and they did not move it for some time. She believed that should be fined.

Mr. Bernardo Barnhart commented and said that he knows the owner and said that the owner has the initiative and motive to improve this property. It will be a loss to the owner and all who work in the restaurant. He is opposed to having them receive a fine and said that the fine could be used to invest in the property and make it something valuable to the community. He commented on the effects of the fine for the owner who is from the community and the number of families who are employed and how they could be affected as well.

Ms. Andrea Halman asked if the owner has learned something from all this matter.

Mr. Bernardo Barnhart commented that they for sure learned a lesson but also reminded everyone that not all community members know the rules and regulations like those who attend the CRA or MSTU Meetings frequently.

Commissioner McDaniel said that some kind of an accountability penalty should be given for doing what they did, which the owner knew was illegal. They did that on purpose with measurables and milestone for the improvements that they intend to do. He commented that this is going through the process. This will first go the Code Enforcement Board and then it will go to the Board of Collier County Commissioners. Commissioner McDaniel said he will move this item up to the Board and try to come up with some kind of penalty for the legalities that transpired with cost associated with the regulation portion of it. As well as appropriations of an equivalency in investment back into the property.

Ms. Patricia "Anne" Goodnight commented that after all these years, the county rules are everywhere especially now in Immokalee and said that rules need to be followed.

She commented that the Owner may have thought that nothing will be done, however, Immokalee has changed. She agreed with Commissioner McDaniel and said that something must be done to let everybody know that staff and community members are serious about following the zoning rules. This is something very important to her and said it will help everybody to be treated the same way with matters like this.

Ms. Bernardo Barnhart commented on the machinery used to help remove the storage and the reasoning behind the owner taking some time to remove the storage container.

Ms. Andrea Halman agreed with Ms. Patricia Anne Goodnight and the need to let people know that there are rules out here in Immokalee. She commented that punishment cannot be very easy and light, however, it should not be too harsh. There should be a balance.

Ms. Christie Betancourt commented that a request was made for the owner and engineer to come back and present the design of the restaurant he is looking to put on the property of 324 W Main Street. Staff will follow up with them to see if they are ready to present to the board for recommendations and support for the project.

Mr. Mark Lemke commented on the process and said that the owner was not fined immediately. There was a process done and the code enforcement board and staff informed the owner that he needed to move the container. Mr. Lemke understands that it might have taken some time to remove the container, however, a penalty should be given. He is not opposed to having the penalty amount be reinvested into the property. However, money should not be given back due to the noncompliance of the owner within the timeframe given by the Code Enforcement Board.

Ms. Cristina Perez provided information on the fines imposed and said that the Code Enforcement Board imposes the fine, Code Enforcement make a statement on the recommendation as to what needs to be done to come into compliance. A Resolution was approved by the Board of Collier County Commissioners that the fines is based on the percentage of the taxable value of the property.

Ms. Perez provided a brief timeline on the progress done since the violation started for the owner of the storage container located on 324 W Main Street.

Ms. Lupita Vazquez Reyes asked Commissioner McDaniel if a resolution or process is needed to ensure that it's possible to reinvest the penalty amount.

Commissioner McDaniel commented that it's possible and it's a written settlement. In position for the penalty for doing the bad thing in the first place and then the measurable and milestone within having the person go through a process.

Ms. Andrea Halman complimented the Code Enforcement Board decision to fine the owner \$600 a day. It got the owner to move the storage container.

Commissioner McDaniel commented that matters like this become a detriment to the community members that are trying to follow the rules and conduct businesses themselves.

Ms. Lupita Vazquez Reyes asked if the imposition of fines go to Immokalee.

Commissioner McDaniel commented that it goes to Code Enforcement.

Collier County Sheriff's office, Lt. Paul Cabral

Lt. Paul Cabral asked if there are any plans for 4-lanes on SR82 and Corkscrew. He commented that there are problems with traffic in this area.

Commissioner McDaniel commented on the intersection improvements that are coming along for the 4-lane of SR82. There is currently no improvements for a 4-lane on Corkscrew itself. Commissioner McDaniel asked that Staff check with FDOT about the intersection and get a copy of the improvements that will be done.

Ms. Christie Betancourt commented that she was not aware of traffic light but there was discussion of having a right turn lane extension from Corkscrew Rd to turn into SR82.

Lt. Paul Cabral provided brief information on the traffic that occurs and how people have made their own lane to turn into Immokalee and Hendry County. Commissioner McDaniel commented that a copy will be sent to Lt. Cabral and if the Sherrifs office has any suggestions, Staff could provide those comments to FDOT.

Ms. Patricia "Anne" Goodnight and Ms. Cristina Perez commented on the heavy traffic on Corkscrew Rd. Lt. Cabral commented that is progressively getting worse.

Ms. Lupita Vazquez Reyes asked if there are any temporary improvements. She asked if the speed limits could be dropped or if a speed bump could be put in place.

Lt. Paul Cabral agreed that a couple of speed limits on corkscrew road and SR 82 are not the best.

Ms. Christie Betancourt thanked the Sherrif for bringing this matter to the attention of all present. She briefly commented that Lt. Paul Cabral team provided a list of some of the private roads they want to see improved. Ms. Betancourt thanked the Sherrifs office and said it makes a difference and appreciates the partnership they have.

Commissioner McDaniel commented on the MSTU Private Roads for the whole County and said it will be brought back in November or December.

Mr. Mark Lemke asked on the opt-out Process.



Commissioner McDaniel commented that the property owner must apply for it. The property owner must agree to a minimum standard of care for their road and be equivalent as to what the County is doing and have a road that is traversable by an ambulance. Discussion was made on what occurs if one person opt-out and the standards of the County.

Discussion was made on the problems that arose on this matter. Commissioner McDaniel commented that its not legal for the government to bring public assets onto private property without a declaration of emergency. He commented on the process that has been done grading the 110 miles and the plan to play back the amount to fix these roads.

Ms. Lupita Vazquez Reyes commented on the Little League Road and how bad the conditions are.

I. Community Presentations

None.

J. Old Business.

1. Advisory Board

- i. Joint Meeting with Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification MSTU Advisory Committee.

Ms. Christie Betancourt commented that Staff have not sent this to the County Attorney, but they have mentioned it to the CRA Director. Staff asked both CRA and MSTU Boards on their thoughts on whether they would like to consolidate the boards. Ms. Christie Betancourt commented on the last consolidated board, the Enterprise Zone Development Advisory Board. She briefly commented on what can be done if both boards agreed to consolidate. Staff would keep the number to 13 board members, and then as a board members term end, they would keep it to 9 board members so that it is manageable. The majority is still a quorum. She commented on the number of board members to have a quorum for each board and said that a couple of board members are ready to step aside if new applicants are interested. This would be a great opportunity to merge the boards and meet once a month. The funds will be separate.

Commissioner McDaniel commented that consolidating the boards makes sense to him. He commented that he is open to discussing this matter with the County Attorney.

Ms. Andrea Halman asked on the Enterprise Zone Development Advisory Board. Ms. Betancourt followed up and said the Enterprise Zone Development Advisory Board would approve tax credit businesses coming into development and other incentives given from the state Governor for local businesses. She commented on the number of terms and how the positions were eliminated after the terms were completed.

The Enterprise Zone Program is not active but there are discussions of bringing this program back again.

Mr. Bernardo Barnhart commented and said it would be a great idea to merge the boards.



Ms. Patricia “Anne” Goodnight commented on her concern with having the requisite being the applicant must live in Collier County however it would be best that the applicant be a resident who lives in the Immokalee area or have a business or do businesses in Immokalee, that way people who know Immokalee and work in the area are making decisions and providing comments. It would be in everybody’s interest to consolidate all the boards together.

Mr. Mark Lemke asked if the applicant must live in Collier County for both boards currently.

Ms. Christie Betancourt commented that staff have requested waivers, she commented on the current applicant who staff will request a waiver for since he does not live in Collier County but does represent a business and a non-profit in Immokalee.

Ms. Christie Betancourt and Commissioner McDaniel reiterated that the board will be joined together however the funding of the board will stay separated.

Ms. Lupita Vazquez Reyes commented that it would help the board in numbers when it comes to approving something compared to just having only a small amount of people approving.

Mr. Mike Facundo commented on the term process for Board Members.

Ms. Christie Betancourt commented that staff will bring back the schedule of everyone’s term expiration. She further discussed on the need to continue to do business and the difficulties that occurred in the past when the CRA did not have enough board members to continue doing business.

Ms. Andrea Halman said she has enjoyed her time as board member, but she believes its time for somebody else to step up and be a part of the board.

Mr. Mike Facundo commented that leadership has to do a lot with the board members and complimented Commissioner McDaniel for being an advocate for the community and the difficulty of finding someone to replace him since this is his last term.

Ms. Lupita Vazquez Reyes commented on the participation of others and the importance of other attending the meetings.

Discussion was made on the number of board members in the CRA Board, and the flexibility staff have in the number of board members for a consolidated board.

Staff hope to have something by January. Discussion was made on the Chair and Vice-Chair if boards become consolidated.

Mr. Mike Facundo commented if there are any resource for younger individuals who are interested in being a part of the board and build confidence to be chairman of a board.

Commissioner McDaniel commented that everyone needs to bring individuals to come to the meetings and that could lead to people applying to the Board. Individuals can learn as they continue to attend the meetings.

ii. MSTU Application

a. Jimmy Nieves (Enclosure 9)

Staff provided board with a copy of Mr. Jimmy Nieves application for appointment Immokalee Beatification MSTU Advisory Committee. Staff announced that a letter would need to be given by the non-profit organization or business Mr. Jimmy Nieves plans to represent. Staff will then provide all documents to the Board of Collier County Commissioners for approval. If approved staff would need to request a waiver for the registered voter requirement since Mr. Nieves is registered in Lee County.

***MSTU Action: Mr. David Turrubiardez Jr. made a motion to approve Jimmy Nieves application for the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee and to waive the registered voter requirement. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.***

2. Contractor Maintenance Reports

i. A&M Property Maintenance Report & Schedule (Enclosure 10)

Staff provided Enclosure 10, which is the schedule for the month of November, September and October.

The Zocalo solicitation has not been awarded yet, but staff are working with the bidders to get all the information. Staff will provide more information and report back on who is actually awarded.

Mr. Armando Yzaguirre commented on Hurricane Milton and said there was no major damages. Staff did high maintenance and did extra trash pickup for leaves and debris at no extra cost.

A few banner arms were damaged and will need to be replaced; however, staff have ordered extra banner arms. Staff hope to have these banner arms soon.

Discussion was made on the timeline for the installation of the holiday decoration at the Zocalo and installation of the tree. Staff commented that the installation of the tree is during the week of Thanksgiving but could be set up before the week of Thanksgiving. The Tree Lighting Event will be on December 5, 2024.

Mr. Armando Yzaguirre provided updates on the Historic Cemetery. The quote he provided staff for the irrigation is to check on the irrigation is operational along the perimeter of the Cemetery. He commented that once he makes the connection and runs the drip line there is possibilities of a line break.

Ms. Christie Betancourt commented that staff is aware of this matter, and this is a trial and error for this area. Staff will continue to move forward with a plan for the whole Main Street. Project Manager and A&M staff will communicate and make sure they stay within budget. If more funding is needed, staff will bring it back to the board for further discussion.

Mr. Armando Yzaguirre commented on the fixing of the fence at the Historic Cemetery and said it would be cheaper to install a new fence. Discussion was made on the fact that Staff do not have a survey on this property and the plan to get a Purchase Order to get a survey done for this property.

Discussion was made on the Lake Trafford Cemetery. Mr. Armando Yzaguirre clarified that he cuts the Cemetery when has the contract. This is done as a yearly contract, so due to a process the Cemetery has not been mowed.

Ms. Christie Betancourt commented on the brief update she received from Mr. Jose Campbell who is with Parks and Recreation. Even with a few staff, they are making sure to keeping all Parks and Recreation facilities mowed and clean of debris from Hurricane Milton.

Ms. Lupita Vazquez Reyes asked who sweeps in Immokalee.

Ms. Christie Betancourt commented that there is certain areas where the County has their own sweeper and A&M Property Maintenance does the Beautification Area.

A brief discussion was made on the storm water drainage in Main Street. Staff commented that if there is any problems, that individuals report it.

Staff provided updates on the two work orders for electrical improvements. One for the Welcome Sign and the Zocalo.

Ms. Lupita Vazquez Reyes asked who is in charge of the rentals at the Zocalo. Ms. Christie Betancourt commented that South Park staff are in charge of the rentals. If power is needed, staff will need to coordinate.

Ms. Andrea Halman commented on the lack of jobs in Immokalee. Staff commented on the information being shared for local jobs.

### 3. Brief Staff Project update

#### i. First Street Corridor Safety Project update

Staff provided updates; a plan has been developed. Staff have to acquire easements on the First Street Corridor, the project goes from Seminole Crossing Trail all the way to Main Street on 1<sup>st</sup> Street, including the light poles and the mid-block crossings. The project will be separated into two phases in order to meet the grant deadline and not have staff give any funding back.

Phase One will have a complete design and complete areas that do not have easement issues. Staff will then have a Second Agreement to give the money but not give the money back and reallocate the money and reward it to complete Phase Two design and construct it. Staff thanked everyone who helped to continue this project. Staff will bring this back.

ii. Panther Crossing Bridge Improvement update

Staff need to reach out to the Village Oaks Principal to see if they are still on board before Staff reaches out to the Arts Council. Staff will purchase the paint.

iii. Land Development Code (LDC) update

Staff provided brief updates at the last meeting and said that Neighborhood Company are working on the two conflicts which include Main Street and the Loop Road. Once the Neighborhood Company receives all comments, they will come back and present to the board.

iv. 2024 FRA Conference – Update

Staff commented that two board members are attending. They will be at the 2024 FRA Conference from Tuesday thru Friday.

K. New Business.

No new business.

L. Citizen Comments

Commissioner McDaniel commented that staff and board members should give consideration to segregating the Immokalee Area into subsections. He has done this for the Golden Gate Master Plan.

Discussion was made on effectiveness for Golden Gate urban and rural areas with the change within their area master plan.

Ms. Lupita Vazquez Reyes commented if this would help facilitate things for Immokalee.

Commissioner McDaniel commented that regulation on a particular area of the community can be more specific to just that area.

Commissioner McDaniel also commented on the groundbreaking ceremony he hosted for the next 40,000 square foot of hangers over the airport construction.

Ms. Lupita Vazquez Reyes asked if a subcommittee will be made to help divide the Immokalee area.

Ms. Christie Betancourt commented that when the time comes, there will be a subcommittee. She commented that the Immokalee Area Master Plan had its own visioning committee but first the Land Development Code must be addressed.

Commissioner McDaniel commented on the succession planning to help seek out a leader who will represent Immokalee well and fully support the County. He commented on the great strides Immokalee has been able to achieve and is happy to see the expansion of Immokalee.

Staff provided information on the opening of the Casa Amigos from Rural Neighborhoods.

Staff also provided information received from Ms. Amber Martinez who is a public affairs specialist with the Small Business Administration, and she is assisting with those affected in Florida by Hurricane Milton. Staff will share the flyer she provided and her information.

Mr. David Turrubiardez Jr provided information on the 3<sup>rd</sup> year of giving out meals for Thanksgiving and asks that if anyone knows of any community members who are of need, that they contact him. He will have a flyer in November to provide more information.

M. Next Meeting Date

The CRA Board and MSTU Board will be meeting jointly on Wednesday, **November 13, 2024**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:32 A.M.

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

## **MINUTES**

Meeting of the Collier County Community Redevelopment Agency Immokalee MSTU Advisory Committee on November 13, 2024. 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 MSTU Chair Andrea Halman at 8:36 A.M.

B. Pledge of Allegiance and Moment of Silence.

MSTU Chair Andrea Halman 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. The CRA Board had no quorum. A quorum was announced for the MSTU board.

CRA Advisory Board Members Present in Person:

Edward “Ski” Olesky and Andrea Halman.

CRA Advisory Board Members Present via Zoom:

Mike Facundo.

CRA Advisory Board Members Absent/Excused:

Mark Lemke, Patricia Anne Goodnight, Estil Null, Yvar Pierre, and Lupita Vazquez Reyes

MSTU Advisory Committee Members Present in Person:

Andrea Halman, Bernardo Barnhart and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

David Turrubiardez Jr.

Others Present in Person:

Silvia Puente, Paul Thein, Catherine Cowser, and Tricia DeCambra.

Others Present via Zoom:

Armando Yzaguirre, Franklin Baquero Avila, Jimmy Nieves, Reggie Wilson, Salvatore Anzalone, and Sarah Harrington.

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

D. Voting Privileges for Board Members via Zoom.

***MSTU Action: No Action Taken.***

E. Approval of Agenda.

Staff presented the Agenda to the committee for approval. Staff requested to move Agenda Item J.2.i. up before the library presentation to H.3.i. Mr. Armando Yzaguirre, who is the A&M Contractor, is needed at another meeting, but staff would like to have him provide updates before then. Agenda was approved as amended.

***MSTU Action: Ms. Cherryle Thomas made a motion to approve the Agenda as amended. Mr. Bernardo Barnhart seconded the motion, and it passed by unanimous vote. 3-0.***

**F. Approval of Consent Agenda**

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for October 16, 2024 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
  - i. Assistant Director Report (Enclosure 4)
  - ii. Project Manager Report (Enclosure 5)
  - iii. Project Manager Observation Field Report (Enclosure 6)
  - iv. Community Meetings (Enclosure 7)

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

***MSTU Action: Ms. Cherryle Thomas made a motion to approve the Consent Agenda as presented. Mr. Bernardo Barnhart seconded the motion, and it passed by unanimous vote. 3-0.***

**G. Announcements.**

1. Public Comments speaker slips  
CRA Staff reiterated the public 3-minute speaker slip policy. The committee will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communications folder with the committee and members of the public. The folder consisted of the public notice for the Joint CRA & MSTU Meeting, notice for the Immokalee Community Campus Neighborhood Information Meeting, notice of Harry Chapman receiving a \$25,000 Lipman Farm Grant for food bank, St. Matthew House mobile food distributions flyer, Holiday Turkey distribution flyer, the Immokalee Sports Complex updates, 11<sup>th</sup> Annual Christmas Tree Lighting Event flyer, and the Cherryle Thomas Christmas Around the World Event flyer.
3. 2024 FRA Conference update (Enclosure 8)  
Ms. Christie Betancourt provided a recap on the tour staff and board members went on as well as the keynote speakers, sessions they attended, and the overall networking that was done along with learning the best practices as a CRA and other highlights.

Ms. Betancourt commented on a few highlighted things such as the Trolley that was free. The great outcome of this is that it helped increase the businesses, and it is helping them make revenue and increasing the traffic into the area of Ybor City and Downtown Tampa. She also complimented the small Cuban spot in Tampa and the chickens that are protected.



She further provided information on the Ybor Environment Services (YES) team and commented on the improvements made with trash, homelessness, and much more. The YES team does the cleaning, landscaping, and much more services to help improve the area. Ms. Betancourt is looking into it and will see if this is something that could be done in Immokalee.

Mr. Edward “Ski” Olesky asked if there is a cost for the YES team. Ms. Christie Betancourt commented that there is a cost associated with everything for the services done.

Ms. Andrea Halman commented on her experience for the 2024 FRA Conference and said it is important that other board members attend the conferences. She commented on the improvements made in the area and said they were lucky to go on the Tour since it was initially sold out. There is much importance for other board members to see what is possible and reiterated that board members should attend next year. The FRA Conference are usually held in October.

Ms. Andrea Halman commented on the importance of Art and said that many discussed in their session on how important art is in a community and might be something we would want to look at.

Ms. Christie Betancourt commented that staff recognize the importance of Art and saw how they embraced the artwork in Tampa. She provided information on Rural Neighborhoods and said they will come to Board to present a mural project they have in mind for both their Casa Amigos development and Community Center storage container. Discussion was made on the storage container and how the artwork helped improve the container.

Mr. Paul Thein commented that he once lived in Coffeyville, Kansas and the Community College there embraced a project where they did art around the area. He wonders if there is an opportunity for others who are doing their master’s degree in art with FGCU to do something similar in the Immokalee area.

Ms. Christie Betancourt commented that there is an idea currently, but staff are looking to partner with the Arts Committee in Naples to hopefully get some artists to come and work with the students at Village Oaks Elementary to do the Panther Crossing art.

Staff provided brief details on the next FRA Conference. The 2025 FRA Conference will be held October 14 – 17, 2024 at West Palm Beach, FL. Ms. Christie Betancourt thanked all who allowed Staff and Board members to attend and hopes that more board members can attend.

Mr. John Dunnuck followed up and commented that staff will be asking for permission to attend the FRA Conference sooner rather than later.

#### H. Other Agencies

1. FDOT updates  
No Update.
2. Other Community Agencies  
No Update.

### 3. Contractor Maintenance Reports

#### i. A&M Property Maintenance Report & Schedule (Enclosure 10)

Mr. Armando Yzaguirre provided updates on the maintenance. He commented that all trees will be trimmed before all events occur such as the Christmas tree lighting event and the parade downtown. The day after thanksgiving, the decorations are going up on the poles and the banners are getting switched out. That following Saturday, A&M will get all the mulch out and final details on the streets. On Monday after Thanksgiving, A&M will start on the decorations at Zocalo and hopefully be done on Tuesday. Mr. Yzaguirre commented that all will be happy to know the Christmas Tree is true to its size. He also agreed with a YES team.

Ms. Christie Betancourt commented on the Enclosure provided and said that it consists of the December look ahead. She commented that no one has been awarded for the Zocalo contract, so Mr. Yzaguirre will do all the work needed for December. The award will most likely be given in January to the chosen Vendor. She further provided information on the Christmas Tree Lighting Event and all who help staff with this important event for the community. Staff hope to transition this event within the next 2 years and have a non-profit organization run the event. Staff commented that they would like Ms. Cherryle Thomas to light up the tree this year.

Ms. Cherryle Thomas asked how tall the tree is this year.

Mr. Armando Yzaguirre Commented that the tree is close to 22 Feet with the topper included.

Ms. Christie Betancourt commented that CRA staff and A&M staff have done their observation of the downtown area and have confirmed that Mr. Armando Yzaguirre is able to remove the lid of the trashcans. CRA Staff have approved the work to be done, so there will be no removal of the trash cans, but the lid will be removed to save the trash cans. The lids are rusted so it is a safety hazard.

### I. Community Presentations

#### 1. Immokalee Branch Library (Enclosure 9)

Ms. Silvia Puente introduced herself, she is the Branch Manager at the Immokalee Library. She also introduced the Collier County Library Director, Ms. Catherine Cowser, and said she is supportive of all libraries and is involved in everything that happens in Immokalee.

Ms. Silvia Puente provided information on the Immokalee Library location and hours of operation. The library is open Tuesday thru Thursday from 10 a.m. to 6 p.m. and Friday and Saturday they are open from 9 a.m. to 5 p.m.

Ms. Puente announced that they are fully staffed, and it has been a long time coming. There are 4 full-time staff and 1 part-time staff. She provided information on the services that the library offers.

Ms. Silvia Puente provided information on the Family Programming and said that the Immokalee Branch Library's programming is designed to entertain patron of all ages and their mission is to focus exclusively on family programming. She commented on the success of the family programming and gave a few examples of others coming in to join in activities like the Lego Program, baby Lego program, mini golf course, outside programs, fuse beads, sand art, and Storytimes. Ms. Silvia Puente commented that she is working on trying to do Storytimes for 3 and 4 years old, however, there isn't that many families right now. The Immokalee Library is focused on story time for toddlers. They have around 30 who come in. She also provided information on the sensory play that they have set up and commented that they rotate different toys with other locations.

Ms. Silvia Puente provided information on the Homework Center. This center started in 2022 and it was done through a grant. It's from Tuesday thru Thursday from 3 p.m. to 6 p.m., staff have added Fridays as well. This is set to end at the end of the month.

Ms. Silvia Puente also commented on their partnership UF Extensions/4H, Collier County Sheriff's Office (CCSO), Collier County Public Schools (CCPS), Blue Zones and Roker Bay. She commented that through a grant, UF Extension was able to host several cooking classes. As for the Collier County Sheriff's Office (CCSO), they come in once or twice a year and talk to families about identity theft, fingerprinting, and the different programs they offer. The CCSO also come in with their own story time book. The Immokalee Library branch has a great partnership with the Collier County Public Schools and have allowed students to bring their artwork and have it be displayed. Parents come into the library to see their child's artwork. This allows library staff to make an outreach effort to provide families with a library card.

Ms. Puente also commented on Immokalee Middle School Media Specialist, Mr. Jensen and said he is phenomenal. He makes sure that the library has students' application in the Immokalee Middle School. The library staff are also working with the other local schools. She also commented on the Fields Trips that the local schools take to the library, mostly Kindergarten and 1<sup>st</sup> graders. She commented that Village Oaks Elementary is teaching parents English. The parents are also taking a tour of the library and taking in the services that are offered in the library. Although Blue Zones is not in service, the library did partner with them before and had Chef Arturo come in a prep a meal and teach families on how to eat healthy. Rookery Bay is also provided a free programming and have done amazing programming like an interactive turtle program.

Ms. Silvia Puente also commented on Friends of the Library and gave them a huge shout out and said that they have sponsored many events and programs such as the Magician coming in the library in the Summer and putting on a great show for the Children. They are driven to provide programming for all Collier County Public Libraries.

Ms. Silvia Puente commented on the Collierlibrary.org website. Interested individuals could look at the events occurring, cloud library, download and streaming, eBooks, newsstands, and much more resources. The website is user friendly.

Mr. Paul Thein asked if the sensory toy space is open all the time.

Ms. Silvia Puente commented that the sensory space is not open all the time. She keeps it open after story time till noontime. As for the sensory activities in the children's area is open all day.

Dr. Salvatore Anzalone complimented the work that has been at the library and commented on the couple of things that he and others are doing at the Health Care Network, where one of the programs is reach out and read. He would love to have the library contact him and see how he could assist and promote some things that they are doing at the library, which is phenomenal.

He believes that there is an opportunity to utilize the resources that are available. Dr. Anzalone also commented on the food and nutrition side and said that he has been working with obesity challenge for children and are addressing this with several pilots. This includes in conjunction with Angelina Bernier at the University of Florida and maybe with the cooking classes and things done by the library, they could figure out a way to incorporate and make it become more successful for families to eat healthy. Dr. Salvatore Anzalone commented that is the Director of Pediatrics also Executive Vice President of Clinical and Business Developments and said he is available to help and support in any way that they can.

Mr. Paul Thein commented that he and Dr. Salvatore Anzalone are coordinating a culinary effort and said that Dr. Anzalone is a huge leader. He provided data and said that 48% of the children in Immokalee have BMI that is in crisis of level trending towards diabetes. The national average is 19.7% and Collier County overall is 33%. He commented that what Dr. Anzalone is doing with the University of Florida is very important. The efforts that the Immokalee library is doing call help engage the patients at Healthcare Network.

Ms. Silvia Puente commented that she will get in contact with Dr. Salvatore Anzalone.

Ms. Andrea Halman complimented Ms. Silvia Puente and said she has done wonderful work at the library and commented on the resources that the library has to offer. She also commented that individuals could get new book releases and how you can get a book from other another location and drop it off at the Immokalee library. This is a wonderful asset for the community.

Ms. Christie Betancourt commented that CRA staff intent is to highlight organizations in the community that are going above and beyond. The Immokalee Library efforts to get the resources out to the families and children are amazing as well as the activities that are being done to keep all who participate engaged. Although there is no CRA quorum, CRA staff will have the Immokalee Library present at the Interagency meeting.

She commented on the amazing partnerships and getting in contact with other organizations such as the Healthcare Network.

Dr. Salvatore Anzalone commented that partnerships like this will be an amazing opportunity for the Immokalee community and is glad to know that the Immokalee library is providing many resources.

Ms. Silvia Puente commented that many would be surprised to see number of FGCU and Immokalee Technical College students using the study carrels set up and quite areas as a study room. Students are utilizing the library.

Ms. Christie Betancourt commented on the number of people using the library for the Wi-Fi, since it's an expense many are cutting at home as well as the environment that many would like to get which is the quietness.

Ms. Catherin Cowser commented on Ms. Silvia Puente and said she has looked on how to utilize the space as much as possible and provide services for the people coming in the library. Ms. Silvia Puente invited everyone to stop by and look at what they offer.

Ms. Silvia Puente provided information on changes that are set to occur such as the Children's shelving and an upcoming project that involves the parking lot improvements for the library, Health Department, and Immokalee Sports Complex. She has no timeframe for this yet. She also provided information on the hardening grant to get a new roof, windows and doors. It's in the works.

Ms. Andrea Halman commented that she would like to provide support for additional space for the library because there are so many people who utilize the library and that will continue to grow. She provided information on how one can request a book in a different language as well.

Ms. Catherine Cowser commented that one can also suggest a purchase. As for additional space, Ms. Cowser commented that they will have to look at some type of property it adjourns with the County partnership like the Museum or somewhere else to get some sort of library space to help accommodate if space is needed.

She provided information on the Friends of the Library of Collier County and said they have given over \$200,000 and has helped the library come up with creative play programs. She commented on the Legos they use and said they rotate other toys to have a better utilization of all things and make sure they are using the dollars in the best way possible.

She recognized that Immokalee is important, and they will continue to seek additional resources for Immokalee.

Mr. Paul Thein commented on the program the Togetherhood and said that they review a referral system, which Dr. Anzalone chairs, and they measure everything through a pathway to wellness and everything that is currently done by the Immokalee library seems to match on the clinical supportive side from reading to family engagement, sensory activities and cooking classes. It would be great for both to be able to partner with and be able to help the community.

J. Old Business.

1. Advisory Board

- i. Joint Meeting with Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification MSTU Advisory Committee.

CRA Staff is moving forward with the merging requirements to merge the board and before this request is sent to the County Attorney and CRA Director, staff would like to have some suggestions as to the number of board members and the requirements for those board members. Staff listed the CRA and MSTU current board member requirement and representatives. Staff said they could have 4 residents, 1 non-profit, 2 businesses, and 1 at-large as a requirement for board members.

Ms. Andrea Halman asked if a representative for both the CRA and MSTU will be listed as well. Ms. Christie Betancourt commented that it won't be necessary since the board will be merged. As board members term expires, there will be elimination for those positions since there will be new requirements for board members. Ms. Christie Betancourt commented on the new board members and what they represent as a board member.

Dr. Salvatore Anzalone commented if staff have considered Healthcare Network individuals to be a part of the board. Ms. Christie Betancourt commented that she has put out all information on a Listserv, she will add him so that he is aware of all notices sent out for the Immokalee CRA and MSTU Board.

Discussion was made on the number of board members. Staff said they will follow up with board members who did not attend to receive feedback on the number of board members if the board is merged. Once the board is condensed, there's no openings. Ms. Christie Betancourt commented that the Commissioners would like to have a board with local representation.

Mr. Edward "Ski" Olesky commented that he needs time to think about this.

Mr. Paul Thein said he agrees with staff in the board members requirement.

Mr. Mike Facundo said he was fine with staff's suggestion.

All three MSTU board members present agreed with staff's suggestion. Staff will follow up with the other board members who are not present.



2. Brief Staff Project Update

i. First Street Corridor Safety Project update

Staff provided an update. The Board of Collier County Commissioners approved the 1<sup>st</sup> amendment to the grant agreement which extended time of the grant to December 26, 2024. A second amendment is going to the board early December. At that point, staff will be phasing the projects and have Phase One be from Eustis Ave. down to School Rd. where there is no encroachment on the right of way on that segment of the road. Once the design is done in December, staff will move forward in January to receive bids to go into construction. The second phase will be from Main through Eustis Ave. where acquisitions will need to be made on 11 easements before construction.

ii. Land Development Code (LDC) update.

CRA staff, County staff, and the Neighborhood Company staff met in the end of October. They discussed two areas of concerns which was Senate Bill 250 and the Loop Road. Both will be tabled until the Senate Bill 250 expires, and the Loop Road is completed. Staff will move forward with the land development code changes and through the adoption process.

K. New Business.

No new business.

L. Citizen Comments

Ms. Christie Betancourt commented that there will be two presentations next month. One will be the Sainvilus Development, Mr. James Sainvilus who used to work as the CRA Project Manager. He would like to develop a small housing complex. The other will be the 2050 Long Range Transportation Plan.

Ms. Christie Betancourt commented that Ms. Yuridia Zaragoza has accepted the position as Operation Support Specialist for the Immokalee CRA. Ms. Betancourt thanked Mr. John Dunnuck for all his effort in making this happen.

Ms. Cherryle Thomas commented that she is proud of the Collier County Museum for calling her and asking for all Mr. Fred Thomas pictures. She commented that he was often hired in Fort Myers for his wildlife pictures. Collier County will display his pictures in February, and he will be the main event at the Collier County Naples Museum.

Ms. Andrea Halman commented that she will be leaving the Bicycle and Pedestrian Advisory Committee (BPAC) and said an Immokalee representative is needed on this board. If anyone is interested, she asked that other look into this board.

Ms. Yuridia Zaragoza thanked Mr. John Dunnuck and Ms. Christie Betancourt for all their efforts into requesting for a full-time operation support specialist. She is happy to be here with staff and board members.

Staff will be presenting at the Immokalee Interagency meeting after the Joint CRA and MSTU Meeting on December 11, 2024.



M. Next Meeting Date

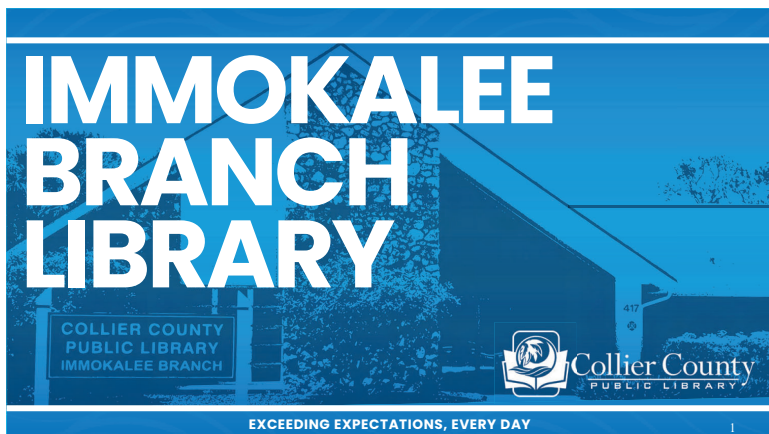
The CRA and MSTU Board will be meeting Jointly on Wednesday, ***December 11, 2024***, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 9:51 A.M.

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

# IMMOKALEE BRANCH LIBRARY



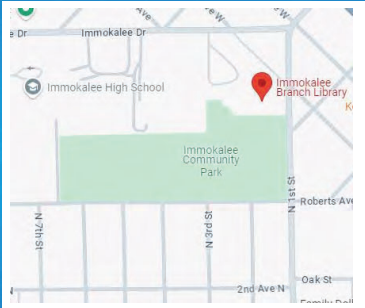
COLLIER COUNTY  
PUBLIC LIBRARY  
IMMOKALEE BRANCH

Collier County  
PUBLIC LIBRARY

EXCEEDING EXPECTATIONS, EVERY DAY

## LOCATION

The Immokalee Branch Library is conveniently located at 417 N 1st Street, right between the Immokalee Community Park and the Health Department's Immokalee office



EXCEEDING EXPECTATIONS, EVERY DAY

## SERVICES



The Immokalee Branch Library is so much more than just books! It serves as a community hub where people can access Wi-Fi, computers, printers, newspapers, and magazines. Visitors can view local art, locate community resources, learn about the library's digital offerings, and always find a friendly smile.

EXCEEDING EXPECTATIONS, EVERY DAY

## FAMILY PROGRAMMING

All of the Immokalee Branch Library's programming is designed to entertain patrons of all ages! Our mission is to focus exclusively on family programming, ensuring that everyone feels welcome.



EXCEEDING EXPECTATIONS, EVERY DAY

# FAMILY PROGRAMMING



EXCEEDING EXPECTATIONS, EVERY DAY

5

# FAMILY PROGRAMMING



EXCEEDING EXPECTATIONS, EVERY DAY

6

# FAMILY PROGRAMMING



EXCEEDING EXPECTATIONS, EVERY DAY

7

# STORYTIMES



Storytimes take place on Tuesday at 10 AM each week! Storytimes are a great way for toddlers and parents to make new friends, sing, dance, and shake out their sillies.

EXCEEDING EXPECTATIONS, EVERY DAY

8



# STORYTIMES



EXCEEDING EXPECTATIONS, EVERY DAY

9

# STORYTIMES



EXCEEDING EXPECTATIONS, EVERY DAY

10

# HOMEWORK CENTERS



Since 2022, the Immokalee Branch Library has hosted a homework center on Tuesdays - Thursdays, providing students with free homework assistance. This program is funded by a federal grant set to expire at the end of 2024.

EXCEEDING EXPECTATIONS, EVERY DAY

11

# PARTERSHIPS



The Immokalee Branch is proud to have partnered with many esteemed local organizations in our efforts to bring educational and entertaining programs to our community.

EXCEEDING EXPECTATIONS, EVERY DAY

12

## UF EXTENSION / 4H



EXCEEDING EXPECTATIONS, EVERY DAY

13

## UF EXTENSION / 4H



EXCEEDING EXPECTATIONS, EVERY DAY

14

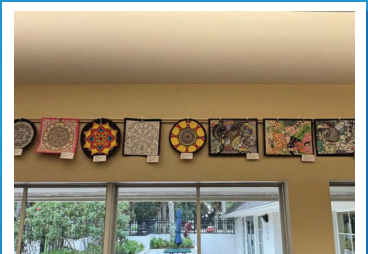
## CCSO



EXCEEDING EXPECTATIONS, EVERY DAY

15

## CCPS ART SHOWS

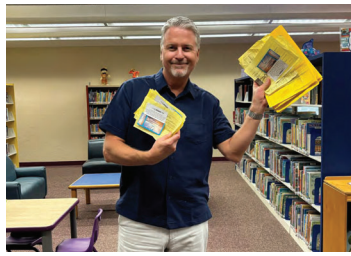
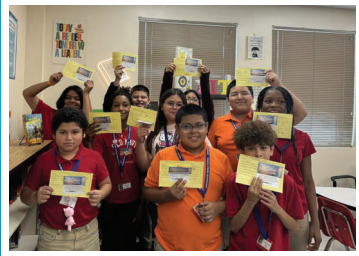


EXCEEDING EXPECTATIONS, EVERY DAY

16



## CCPS CARD SIGN-UPS



EXCEEDING EXPECTATIONS, EVERY DAY

17

## CCPS FIELD TRIPS



EXCEEDING EXPECTATIONS, EVERY DAY

18

## BLUE ZONES



EXCEEDING EXPECTATIONS, EVERY DAY

19

## ROOKERY BAY



EXCEEDING EXPECTATIONS, EVERY DAY

20

# SPONSORS

Many of our events and programs are made possible by the incredible generosity of the Friends of the Library of Collier County, a local 501(c)(3) nonprofit organization.





## Fund 1025 Immokalee Community Redevelopment

Enclosure 3

11/26/2024

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>182,059.05</b>	<b>46,042.59</b>	<b>228,101.64-</b>
<b>REVENUE Sub Total</b>	<b>1,460,100.00-</b>	<b>1,483,665.00-</b>		<b>1,155.14-</b>	<b>1,482,509.86-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>1,155.14-</b>	<b>6,044.86-</b>
361170 OVERNIGHT INTEREST				609.15-	609.15
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		545.99-	6,654.01-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,452,900.00-</b>	<b>1,476,465.00-</b>			<b>1,476,465.00-</b>
410001 TRANSFER FROM 0001 GENERAL FUND	1,108,500.00-	1,108,500.00-			1,108,500.00-
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	252,000.00-	252,000.00-			252,000.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489200 CARRY FORWARD GENERAL					
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,565.00-			23,565.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
<b>EXPENSE Sub Total</b>	<b>1,460,100.00</b>	<b>1,483,665.00</b>	<b>182,059.05</b>	<b>47,197.73</b>	<b>1,254,408.22</b>
<b>PERSONAL SERVICE</b>	<b>337,700.00</b>	<b>337,700.00</b>	<b>47,664.00</b>	<b>22,041.87</b>	<b>267,994.13</b>
<b>OPERATING EXPENSE</b>	<b>443,700.00</b>	<b>467,265.00</b>	<b>134,395.05</b>	<b>25,155.86</b>	<b>307,714.09</b>
631400 ENGINEERING FEES	50,000.00	73,565.00	23,565.00		50,000.00
634210 IT OFFICE AUTOMATION ALLOCATION	10,700.00	10,700.00	10,700.00		
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00	29,300.00		
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00			160,000.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00			10,000.00
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00			45,200.00
639967 TEMPORARY LABOR			2,179.28	7,820.72	10,000.00-
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		3,000.45	4,999.55
640410 MOTOR POOL RENTAL CHARGE	600.00	600.00			600.00
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		20.02	179.98
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	6,235.47	1,264.53	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	2,793.98	206.02	1,800.00-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00		38.72	61.28
643100 ELECTRICITY	3,100.00	3,100.00	2,749.21	250.79	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	3,550.89	249.11	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	29,536.65	9,845.55	617.80
644620 LEASE EQUIPMENT	1,800.00	1,800.00	1,522.50	304.50	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00	2,400.00		
645260 AUTO INSURANCE	500.00	500.00	500.00		
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	11,990.00	1,090.00	11,920.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		47.00	553.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		76.69	23.31
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,000.00	3,000.00			3,000.00
648160 OTHER ADS			200.00		200.00-
648170 MARKETING AND PROMOTIONAL	6,000.00	6,000.00			6,000.00
649100 LEGAL ADVERTISING	5,000.00	5,000.00	2,000.00		3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	129.50	20.50	3,350.00
651210 COPYING CHARGES	3,500.00	3,500.00	2,578.57	596.23	325.20

C.C.1025-138324

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
651910 MINOR OFFICE EQUIPMENT	500.00	500.00			500.00
651930 MINOR OFFICE FURNITURE	400.00	400.00			400.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,000.00	10,000.00			10,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		25.98	1,974.02
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,100.00	1,100.00		100.87	999.13
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00			1,000.00
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	4,500.00	4,500.00	2,464.00	175.00	1,861.00
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	1,200.00	1,200.00			1,200.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		23.18	776.82
<b>CAPITAL OUTLAY</b>	<b>22,500.00</b>	<b>22,500.00</b>			<b>22,500.00</b>
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
<b>TRANSFERS</b>	<b>637,900.00</b>	<b>637,900.00</b>			<b>637,900.00</b>
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00			637,900.00
<b>RESERVES</b>	<b>18,300.00</b>	<b>18,300.00</b>			<b>18,300.00</b>
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1629000000 IMMOKALEE BEAUTIFICATION</b>			<b>338,465.17</b>	<b>124,278.95-</b>	<b>214,186.22-</b>
<b>REVENUE Sub Total</b>	<b>2,143,900.00-</b>	<b>2,325,090.17-</b>		<b>137,748.91-</b>	<b>2,187,341.26-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>636,400.00-</b>	<b>636,400.00-</b>		<b>137,748.91-</b>	<b>498,651.09-</b>
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-		133,343.97-	496,056.03-
311200 DELINQUENT AD VALOREM TAXES				23.42-	23.42
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-		2,528.22-	2,471.78-
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-		1,853.30-	146.70-
361320 INTEREST TAX COLLECTOR					
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,507,500.00-</b>	<b>1,688,690.17-</b>			<b>1,688,690.17-</b>
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,539,400.00-	1,539,400.00-			1,539,400.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		181,190.17-			181,190.17-
489900 NEGATIVE 5% ESTIMATED REVENUES	31,900.00	31,900.00			31,900.00
<b>EXPENSE Sub Total</b>	<b>2,143,900.00</b>	<b>2,325,090.17</b>	<b>338,465.17</b>	<b>13,469.96</b>	<b>1,973,155.04</b>
<b>OPERATING EXPENSE</b>	<b>469,700.00</b>	<b>650,890.17</b>	<b>338,465.17</b>	<b>9,438.54</b>	<b>302,986.46</b>
631400 ENGINEERING FEES	50,000.00	192,855.65	169,886.65	175.00	22,794.00
634970 INDIRECT COST REIMBURSEMENT	5,400.00	5,400.00	5,400.00		
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00			110,000.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00			30,000.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	212,380.47	75,856.97		136,523.50
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	1,800.00	1,800.00			1,800.00
645100 INSURANCE GENERAL	1,500.00	1,500.00	1,500.00		
646311 SPRINKLER SYSTEM MAINTENANCE	2,000.00	2,000.00	1,000.00		1,000.00
646318 MULCH	1,600.00	1,600.00			1,600.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00	78,867.50	9,212.50	68,080.00-
646451 LIGHTING MAINTENANCE	40,000.00	45,954.05	5,954.05		40,000.00
649010 LICENSES AND PERMITS	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	500.00	500.00		51.04	448.96
652990 OTHER OPERATING SUPPLIES	500.00	500.00			500.00
652999 PAINTING SUPPLIES	200.00	200.00			200.00
<b>CAPITAL OUTLAY</b>	<b>350,000.00</b>	<b>350,000.00</b>			<b>350,000.00</b>
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
<b>TRANSFER CONST</b>	<b>17,200.00</b>	<b>17,200.00</b>		<b>4,031.42</b>	<b>13,168.58</b>
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,500.00	4,500.00		1,102.82	3,397.18
930700 BUDGET TRANSFERS TAX COLLECTOR	12,700.00	12,700.00		2,928.60	9,771.40
<b>RESERVES</b>	<b>1,307,000.00</b>	<b>1,307,000.00</b>			<b>1,307,000.00</b>
991000 RESERVE FOR CONTINGENCIES	20,500.00	20,500.00			20,500.00
993000 RESERVE FOR CAPITAL OUTLAY	1,286,500.00	1,286,500.00			1,286,500.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>163805 IMMOKALEE RD &amp; STATE ROAD 29</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>202,503.07</b>	<b>14,646.93</b>	<b>20,450.00</b>
<b>EXPENSE Sub Total</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>202,503.07</b>	<b>14,646.93</b>	<b>20,450.00</b>
<b>OPERATING EXPENSE</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>202,503.07</b>	<b>14,646.93</b>	<b>20,450.00</b>
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	11,640.00	3,360.00	5,000.00
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	10,004.16	1,345.84	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	2,446.46	553.54	
643400 WATER AND SEWER	12,500.00	12,500.00	11,534.95	1,265.05	300.00-
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	3,500.00	3,500.00			3,500.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	166,877.50	8,122.50	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	600.00	600.00			600.00

C.C. 1026-138346

## Fund 1026 Immokalee CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1026000000 IMMOKALEE CRA PROJECT FUND</b>		-	201,215.60	9,079.74-	192,135.86-
<b>REVENUE Sub Total</b>	644,100.00-	4,605,475.00-		9,079.74-	4,596,395.26-
<b>REVENUE - OPERATING Sub-Total</b>	6,500.00-	6,500.00-		9,079.74-	2,579.74
361170 OVERNIGHT INTEREST				5,520.78-	5,520.78
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		3,558.96-	2,941.04-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	637,600.00-	4,598,975.00-			4,598,975.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	637,900.00-	637,900.00-			637,900.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,961,375.00-			3,961,375.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
<b>EXPENSE Sub Total</b>	644,100.00	4,605,475.00	201,215.60		4,404,259.40
<b>OPERATING EXPENSE</b>		318,000.00			318,000.00
634999 OTHER CONTRACTUAL SERVICES		318,000.00			318,000.00
<b>CAPITAL OUTLAY</b>	644,100.00	4,102,475.00	201,215.60		3,901,259.40
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	201,215.60		3,901,259.40
<b>GRANTS AND DEBT SERVICE</b>		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

## Fund 1026 Project 50243 Imm CRA-Stormw In

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50243 IMMOKALEE CRA PROJECT FUND</b>		278,000.00			278,000.00
<b>EXPENSE Sub Total</b>		278,000.00			278,000.00
<b>OPERATING EXPENSE</b>		68,000.00			68,000.00
634999 OTHER CONTRACTUAL SERVICES		68,000.00			68,000.00
<b>CAPITAL OUTLAY</b>		210,000.00			210,000.00
763100 IMPROVEMENTS GENERAL		210,000.00			210,000.00

## Fund 1026 Project 50244 Imm CRA-S Sidewalk

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

## Fund 1026 Project 50245 Imm CRA-Park &amp; Rec

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

C.C. 1026-138346

## Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50246 IMMOKALEE CRA PROJECT FUND</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>58,875.00</b>
<b>EXPENSE Sub Total</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>58,875.00</b>
<b>OPERATING EXPENSE</b>		<b>50,000.00</b>			<b>50,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>		<b>108,875.00</b>	<b>100,000.00</b>		<b>8,875.00</b>
763100 IMPROVEMENTS GENERAL		108,875.00	100,000.00		8,875.00

## Fund 1026 Project 50248 Imm CRA-Main St C.

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

C.C. 1026-138346

## Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	Budget	Budget	Commitment	Actual	Available
50250 IMMOKALEE CRA PROJECT FUND	644,100.00	1,114,800.00			1,114,800.00
EXPENSE Sub Total	644,100.00	1,114,800.00			1,114,800.00
CAPITAL OUTLAY	644,100.00	1,114,800.00			1,114,800.00
763100 IMPROVEMENTS GENERAL	644,100.00	1,114,800.00			1,114,800.00

## Fund 1026 Project 50252 Imm CRA-Com Gra

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

## Fund 1026 Project 50269 Imm CRA-Lighting

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

## Fund 1026 Project 80320 Imm Sports Complex Renovations

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
80320 IMMOKALEE CRA PROJECT FUND		1,200,000.00			1,200,000.00
EXPENSE Sub Total		1,200,000.00			1,200,000.00
CAPITAL OUTLAY		1,200,000.00			1,200,000.00
763100 IMPROVEMENTS GENERAL		1,200,000.00			1,200,000.00



C.C. 1027-138315

## Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1027000000 IMM CRA GRANT		-	93,568.75	26,966.46-	66,602.29-
REVENUE Sub Total		2,129,994.75-		26,966.46-	2,103,028.29-
REVENUE - OPERATING Sub-Total		987,000.00-		2.29	987,002.29-
331555 HUD GRANTS		987,000.00-			987,000.00-
361170 OVERNIGHT INTEREST				2.29	2.29-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75-		26,968.75-	1,116,026.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		26,968.75-	1,116,026.00-
EXPENSE Sub Total		2,129,994.75	93,568.75		2,036,426.00
OPERATING EXPENSE		141,623.75	93,568.75		48,055.00
631400 ENGINEERING FEES		141,623.75	93,568.75		48,055.00
CAPITAL OUTLAY		1,988,371.00			1,988,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00			1,988,371.00

## Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33831 IMM CRA GRANT			93,568.75	26,968.75-	66,600.00-
REVENUE Sub Total		1,142,994.75		26,968.75-	1,116,026.00-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75		26,968.75-	1,116,026.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75		26,968.75-	1,116,026.00-
EXPENSE Sub Total		1,142,994.75	93,568.75		1,049,426.00
OPERATING EXPENSE		141,623.75	93,568.75		48,055.00
631400 ENGINEERING FEES		141,623.75	93,568.75		48,055.00
CAPITAL OUTLAY		1,001,371.00			1,001,371.00
763100 IMPROVEMENTS GENERAL		1,001,371.00			1,001,371.00

## Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT					
REVENUE Sub Total		987,000.00-			987,000.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
EXPENSE Sub Total		987,000.00			987,000.00
CAPITAL OUTLAY		987,000.00			987,000.00
763100 IMPROVEMENTS GENERAL		987,000.00			987,000.00

# Immokalee Code Enforcement Open Case Report

November, 2024

Case Number	Case Type	Status	Date Entered	Location Description	Detailed Description
CELU20240010595	LU	Open	11/02/2024	120 N 3rd ST	CARNICERIA MONTERREY INC FOOD TRAILER SELLING FOOD
CENA20240010662	NA	Closed	11/05/2024	1287 Allegiance Way	High grass. Mice have come over to callers property
CEPF20240010726	PF	Closed	11/06/2024	957 Hamilton ST, Immokalee	Permit PRBD20210841606 has expired with fees due.
CENA20240010752	NA	Open	11/06/2024	Folio: 75211200006	High weeds
CENA20240010753	NA	Closed	11/06/2024	Folio: 24370320001	High weeds
CENA20240010754	NA	Open	11/06/2024	602 Clifton ST	High weeds
CENA20240011120	NA	Open	11/19/2024	The caller gave me 720 Flagler St, but	High grass behind the main house
CEPF20240011256	PF	Open	11/21/2024	5101 Deer Run RD, Immokalee	Permit PREL20220102729 has expired with fees due.
CEPE20240011285	PE	Open	11/22/2024	Corner of N 18th St and 5th Ave	Parking in front of the fire hydrant
CENA20240011426	NA	Open	11/26/2024	641 N 9th ST B,	Litter card board boxes, refrigerators, buckets, metal rack, chairs,
CENA20240011429	NA	Open	11/26/2024	311 New Market RD W	Outside storage/litter pile of furniture

11 cases opened in October

Code Enforcement Monthly Open Code Cases November 1 - November 30, 2024



**Assistant Director Report**  
**December 4, 2024**

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.
- Staff is continuing with implementation of the Immokalee Initiatives.

2. **Immokalee Area Overlay District LDC Update**

County staff discussed IAMP Policies 6.1.3 (Downtown Pedestrian Amenities) and 3.1.4 (Central Business District) at the CRA meeting on March 17, 2021. The first Land Development Code (LDC) workshop followed on May 19, 2021. On June 16, 2022, the county held a kick-off meeting with The Neighborhood Company (TNC), the project's consultant, followed by a site visit on August 12, 2022. Over the next several months, TNC provided updates, including a February 2023 CRA Advisory Board presentation and a June 2023 joint CRA & MSTU meeting.

In September 2023, TNC submitted a "White Paper" on the Immokalee Land Development Code, followed by workshops and updates in early 2024. By May 2024, TNC presented draft language to the CRA Board and submitted revisions to the county. The Development Services Advisory Committee (DSAC) reviewed the project in July and September 2024.

On September 24, 2024, TNC informed staff that DSAC approved the proposed LDC amendments on September 4. However, concerns arose about implementing architectural design standards on Main Street due to Senate Bill 250, which bans restrictive development requirements until October 2026. TNC is considering omitting these regulations for now. Additionally, the Loop Road Overlay is under review for potential conflicts with existing zoning rules. While the amendments are progressing, these issues may cause delays in the overall timeline.

On October 31, 2024, TNC met with CRA staff and county staff to review county attorney comments. Both issues of concern will be tabled until Senate Bill 250 expires, and the Loop Road is completed. TNC staff will revise the LDC amendments and proceed with the adoption process.

On January 15, 2024, County staff will present updated language that include provisions for food truck to be allowed on CF-zoned properties in the IUAOD.



3. **CRA Office**

Yuridia has accepted the Full Time Employee (FTE) Operations Support Specialist I position start date was November 18, 2024. CRA Staff is collaborating with Facilities Department to prepare office space at the Clerk of Courts building, located at 106 South 1<sup>st</sup> Street.

4. **Redevelopment Plan**

On May 10, 2022, the BCC, acting as the (CRA) board, 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 is \$1,314,943.50.
- Funded with Safe Routes to School funds.
- Construction to start in FY 24.
- Construction Contract was awarded to Marquee Development on February 27, 2024.



6. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA initiated the Program in October 2008. Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67. Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures. Program is in place and being reviewed for revisions. No update.



7. FHERO – Florida Heartland Economic Region of Opportunity

CRA staff attended the Florida Rural Economic Development Association Summit in Ocala, FL. From November 20 - 22. Staff attends monthly FHERO board meetings via Zoom or in person. The last meeting was held during FREDA Summit on November 20, 2024.

Please see link to view copy of [2021 Retail Demand Analysis](#).

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South-Central RAO for another five-year term with an expiration date of June 28, 2026. For more information on FHERO please visit <https://flaheartland.com/>



The new digital flip-book edition of the **FHERO Guide** is live, active, and public. For complete 32-page guide please visit [http://passportpublications.com/FHERO\\_Guide.html](http://passportpublications.com/FHERO_Guide.html)

8. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet needs of Immokalee residents impacted by disaster. At the February 2024 IUNC Housing meeting it was announced that the coalition received a Voluntary Organizations Active in Disaster (VOAD) grant for \$100,000 for the Immokalee area to assist the community with disaster improvements due to Hurricane Ian. As of November 2024, IUNC still had some funds available.



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 December 11, 2024, at 10:00 a.m. via Zoom. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>.

9. Development in Immokalee

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

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



On July 13, 2021, BCC board meeting (Agenda item 16.F.10) board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000. The new homes will be sold at market price to support the construction of the other home in the subdivision. The Foundation sold its first home in December 2021 and closed on another home in July 2024. In September the Inspiración (Inspiration) Model was completed and available for purchase. To date 10 homes have been completed.



## 2) **Immokalee Fair Housing Alliance (IFHA)**

The Immokalee Fair Housing Alliance 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. Land clearing started in September 2021.

IFHA has partnered with the Shelter for Abused Woman & Children to allocate 16 apartments for those who have completed the program. They are hoping to break ground on the second building, which will be occupied by members of the Shelter for Abused Woman and Children.

Due to this occurring, the Immokalee Fair Housing Alliance would likely move up the timing for the first children's playground. They have amended their phasing plan to move this amenity up and start a fundraiser for the playground.



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.

A Move-In Celebration to celebrate the Opening of Building 1 was held on August 23, 2024.



Link to [IFHA Wink News story](#)

For more information, please visit <http://www.ifha.info/>.

3) ***Habitat for Humanity of Collier County Kaicasa Housing Development***

Kaicasa is 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 have 281 homes, making it one of the largest Habitat subdivisions in the country.

Construction started in August 2022 and the first homes closed in June 2023. Approximately three dozen homes have closed since the summer. Habitat is accepting applications for this development.



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

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

The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023

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

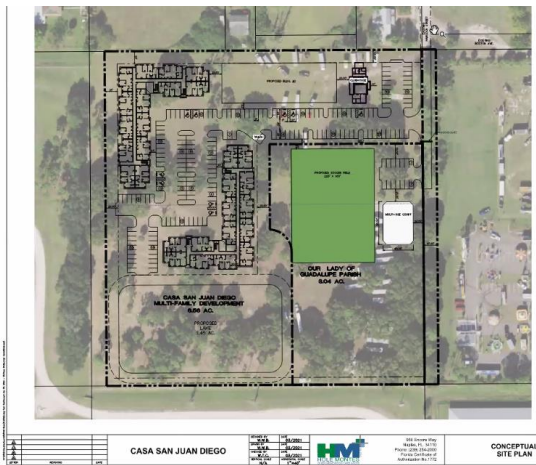




5) **Casa San Juan Diego PL20230018133 SDP – 133 Hancock Street**

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a club house, a multi-use play field, and a multi-use court.

National Development of America, Inc., has received funding from Florida Housing and has applied for Collier County grant funding in February 2024. The development is currently in the design phase with plans to submit permits this year, aiming for a closing date in early 2025. Project updates were presented at the February 21, 2024, CRA Advisory Board Meeting.



6) **LGI Homes**

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee. CRA staff received updates from LGI representative.



7) **Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)**

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation are proposing up to 250 single-family homes for rent and an early education center for 250 students. The foundations first presented at the CRA meeting on September 21, 2022, and again on January 18, 2023, followed by a Neighborhood Information Meeting on June 7, 2023. The project was presented to the Collier County Planning Commission on August 17, 2023, and on October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD, allowing up to 250 units (170 affordable) and an early education center on 50± acres northeast of Westclox Street and Carson Road in Immokalee.





The Local Redevelopment Advisory Board requested an update after receiving comments from the County. The Foundation provided updates at the CRA Meeting on April 17, 2024. The community will be named Monarca, symbolized by the Monarch butterfly. A revised site plan includes space for oversized vehicles, and they are in discussions with a local education center about expanding into the early education center. The Foundation will not be involved in developing the 3-acre space.



They are currently submitting a Site Development Plan (SDP) to Collier County for Phase 1, which includes 64 units, a community center, playground, stormwater management, lake, and pathway. Phases 2 or 3 will depend on Phase 1's progress and funding.



Mr. VanValin presented income and rent limits and the project timeline, emphasizing the goal of providing stable, affordable housing for low-income families.

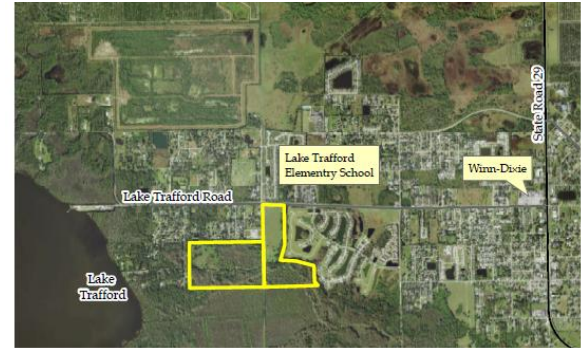
**8) Immokalee Community Campus (PUDZ) (Catholic Charities) PL20240000390**

Rezone the property (909 and 917 W. Main Street, and 107 S. 9<sup>th</sup> Street) from C-4 – MSOSD Overlay and RMF-6 to a Mixed-Use Planned Development (MPUD) to allow for 100 multifamily dwelling units ( $\pm 14$  dwelling units per acre); and up to 91,300 square feet of gross floor area (GFA) of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of GFA of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet. Rezone application was submitted on May 20, 2024. Application is currently being reviewed by county staff. A meeting is being coordinated to discuss potential on street parking. A Neighborhood Information Meeting (NIM) was held on November 18, 2024.



9) **Williams Farms of Immokalee (James E Williams Jr. Trust)**  
**RPUD (PUDZ) PL20210001434**

Lake Trafford Road near Arrowhead (Property ID# 00113600106 & 0011360009) Current Zoning is A-MHO. 171 acres +/- . Williams Farms applied for a residential community on the south side of Lake Trafford Road. The consultant Daniel Delisi held an information meeting on August 30, 2022. They presented to the CRA on September 21, 2022. The application was approved by the Collier County Planning Commission in April 2023. On May 23, 2023, the Collier County Board of County Commissioners approved Agenda items 17.A. (Ordinance #2023-23).

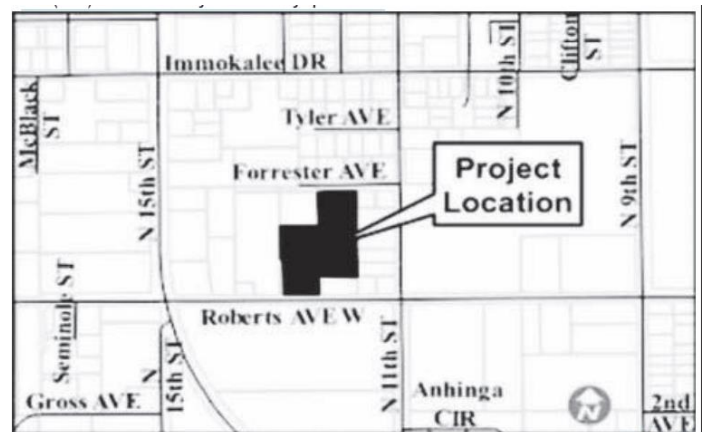
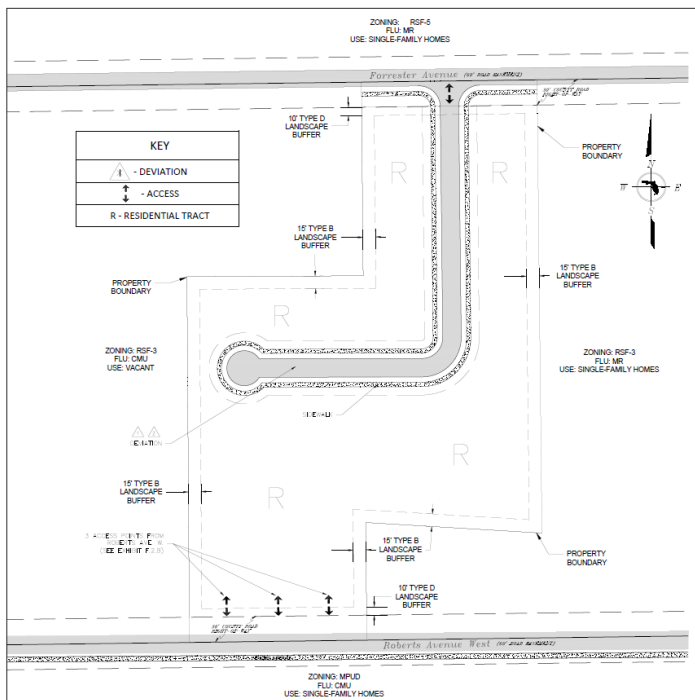


This property is under contract with Collier County as part of the Williams Reserve at Lake Trafford. The land is approximately 2,247 +/- acres of which 412 acres is allocated for affordable housing.

10) **Sainvilus Subdivision PUDZ (PL20230016622)**

Property owner is proposing to rezone 4.52-acre property located at 1215 Forrester Ave. and 1300 Roberts Ave. West. The rezone from RSF-3 to RPUDZ has been proposed to accommodate for new, safe, hurricane resistant single-family units (zero lot line) and detached single-family units on the property (27 units total).

Canon Sandora Civil Engineering, Inc. will present to the CRA board on December 11, 2024, at 8:30 a.m. A neighborhood information meeting will be held by Canon Sandora, PE of Canon Sandora Civil Engineering, Inc. and William Glass, AIA, NCARB, LEED AP of G2 Architecture, Inc., representing the developer, James Sainvilus on December 11, 2024, at 4:30 p.m. at the CareerSource SWFL Conference Room located at 750 South 5<sup>th</sup> Street, Immokalee, FL 34142. For more information you can call (239)-692-6738.





#### Impact Fee Installment Payment Program

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

#### Program details:

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

***Report by: Christie Betancourt, CRA Assistant Director***



## Project Manager Report 12/04/2024

### 1. **First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street) and Main Street (1<sup>st</sup> Street – 9<sup>th</sup> Street)**

#### i. *Monthly Maintenance*

A&M Property Maintenance (A&M) is currently providing short-term maintenance work and is keeping Zocalo Plaza clean, green, and in a safe condition. Staff prepared a Scope of Work to process an Invitation to Bid for a 3-year term with two (2) one-year renewals to finalize the selection of a contractor to maintain Zocalo Plaza. Procurement posted Solicitation #24-8287 in OpenGov on August 17, 2024. The Notice of Recommended Award was executed on November 18, 2024, to recommend an Agreement with A&M in the amount of \$41,294 annually. The Agreement will most likely go before the BCC for approval in January 2025.

#### ii. *Holiday*

##### Holiday Rental Christmas Tree and Zocalo Plaza Decorations

**Rental Christmas Tree** – A&M has installed and decorated the tree for the December 5<sup>th</sup> Tree Lighting Event. **Zocalo Plaza Decorations** – A&M decorate the Zocalo Plaza with the CRA owned decorations. Decorations will be turned on the Friday after Thanksgiving and removed after All Kings Day, January 6, 2025.

On June 28, 2024, a Purchase Order was issued to A&M Property Maintenance in the amount of \$22,000 for the rental Christmas tree and \$7,000 for the Zocalo Plaza Decorating.



#### iii. *Banner Arms*

##### Custom Welding

Due to the deteriorating condition of blue pole banner arms on SR 29, Staff obtained quotes for welding and repairs to the existing sleeves. On January 24, 2024, the Immokalee MSTU authorized the custom fabrication of aluminum banner holders with finials at one end.

Installation of aluminum pipes as banner arms for poles to hold banners are at the intersections of Westclox, Lake Trafford and Immokalee Drive along SR29. Charro Custom Welding completed the work on December 3, 2024, at a cost of \$14,995.



#### Banner Arms Replacements

Due to the May 16, 2024, severe storm in Immokalee, Staff provided a Purchase Order to Simmonds Electric for the banner arms replacement and they were delivered on November 29, 2024. Simmonds discovered on November 29, 2024, that there were 28 banner arms that needed replacement. Simmonds confirmed there was enough funds to change up to 30 banner arms and the work was completed. Staff filed Claim 50-05162415525 for \$6,996.35 for the storm damage for A&M's invoice of \$1,720 and Simmonds NTE \$5,276.35 quote. There is a \$500 deductible.

#### iv. *Trash Cans*

The top portion of the trash cans on Main Street are rusted and are a hazard. On November 6, 2024, A&M provided an estimate of \$1,2000 to remove the rusted top portion of the blue trash cans and create weep holes at the bottom of the interior trash cans for the cans located on W. Main Street.



## 2. **Immokalee Complete Street (TIGER Grant) Project**

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



These improvements will increase safety for the community. The bus transfer station at the Collier County Health Department on Immokalee Drive is under construction. Estimated project completion is 2025. On July 26, 2024 Staff confirmed there are 388 poles in the final plan, reduced from 406 poles. On July 29, 2024 Johnson Engineering provided streetpole maps of the pole locations and identified the three ownership entities for the Executive Summary on the MSTU Agreement to pay utility expenses for BCC 12/10/24 Agenda approval. Additional information is available at <https://immokaleecompletestreets.com>.



11.18.24 TIGER



### 3. **Historic Cemetery Preservation – 815 W Main Street**

Staff identified desired improvements at the cemetery and A&M is to investigate the access to water for irrigation on underground existing pipes under the pavement feeding from the SR29 median once a survey has been completed. Stantec Consulting Services provided a quote of \$27,148 for the Ground Penetrating Radar Survey, Historical Background Research and Final Report, and Boundary and Topographic Survey Tasks.

The Notice to Proceed with the Purchase Order was issued to Stantec on October 29, 2024, and awaiting Stantec to schedule to survey work.

### 4. **Main Street Irrigation and Landscaping Improvements**


On August 30, 2024 Staff prepared a draft Scope of Work for irrigation and landscape median improvements to Phase 1 (historic cemetery and medians from 7<sup>th</sup> St to 9<sup>th</sup> St) of the Main Street corridor between 1<sup>st</sup> Street and 9<sup>th</sup> Street. On September 9, 2024, Staff advised to also get quotes for full corridor irrigation from 1<sup>st</sup> Street to 9<sup>th</sup> Street. Staff locating a digital version of the existing irrigation plans for Main Street to use on the Solicitation. On October 15, 2024 A&M provided an Estimate of \$3,220 to assess the irrigation lines from the median box to the cemetery to determine if it is operational for irrigation along the perimeter of the cemetery. Awaiting Stantec's survey to commence irrigation work.

### 5. **Immokalee Sidewalk Phase III (W Delaware and Eustis Avenue)**

Bids for construction were due September 17, 2024. The Design Entity Letter of Recommendation Award (DELORA) was provided by LJA Engineering to Procurement Services on November 6, 2024, recommending Marquee Development Inc. based as the apparent low bidder with a bid of \$1,101,179.50, which is approximately 9% higher than the original Engineer's Opinion of Probable Costs (EOPC) of \$1,007,822.50. The EOPC was prepared nearly two years ago on September 8, 2022. If an inflation rate of 3.5% was applied for two years, the EOPC would be nearly identical to the apparent low bid. On November 22, 2024, Staff provided an Executive Summary to Procurement Services for review and anticipate a Construction Agreement on the BCC January 14, 2025, Agenda for approval.



**6. Street Light Poles – No update**  
*Insurance Claim Report: #2B, #8 & #10:*

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#2B Median Pole at N First Street and West Delaware	5/5-5/10, 2023 Discovered on 05/10/23	\$27,138.36	6/7/23			On 05/10/23 notified Traffic Ops of knocked down pole. Staff received incident report from Sheriff's Office on 5/25/23. Quote sent to Risk 6/15/23 & filed Claim. Replacement on hold pending new design of S. 1 <sup>st</sup> St. #500505231937. 12/1/23 Risk will elevate claim & attempt to recover from faulty driver's insurance carrier.
#8 Triangle Awaiting reimbursement.	04/25/22	\$24,669.28	05/24/22	01.31.23 received invoice. Amount Due \$21,904.32 less \$500 deductible. Awaiting reimbursement.		6/21/22 Pole order-ed. Installation completed on 1/10/23. Received invoice on 1/31/23 for \$21,904.32 and sent to Risk for claim reimbursement. 6/13/23 Risk's Adjuster in the subrogation process with the at fault party's insurance carrier.
#10 Main Street Village Apts	09/21/24	Installation Completed 				09/26/23 Traffic Ops filed claim for replacement and will do billing. 5/1/24 Pole installation completed & awaiting invoice from Traffic Ops.

*Report by: Yvonne Blair, Project Manager Dated: December 4, 2024*



# Immokalee Community Redevelopment Area (ICRA) Projects Updates

December 4, 2024

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

- First Street Corridor Pedestrian Safety Improvements
  - South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail
- Immokalee Sidewalk Phase III
  - Eustis Avenue & West Delaware Avenue
- Historic Cemetery Preservation
  - 815 West Main Street
- 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 9<sup>th</sup> Street to E 2<sup>nd</sup> Street
- Immokalee Community Campus
  - SR29 (W Main Street) at South 9<sup>th</sup> Street
- Immokalee Sports Complex
  - 505 Escambia Street

### Other Projects of Interest

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



**Project #:**33831-01

**Project Sponsor:** *Immokalee MSTU*

**Project Manager:** Yvonne Blair

**Project Scope:** In 2021 a Conceptual Plan recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles. Staff applied for a \$250,000 Community Development Block Grant for the design. On 2/12/24 Procurement Services authorized modifying the Scope to full corridor lighting. Staff applied for 1.2M CDBG funds for construction.

Corridor is appx. 4,000 feet.

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

**Design Budget:** \$201,945 CDBG Funds (including CO#1)

**Design Proposal:** Kisinger, Campos & Associates (KCA)

**CDBG Design Funds End:** 10/27/24, extended to

**12/26/24. Stop Work Notice 10/7/24. Start Work**

**Notice 11.6.24.**

**Construction CD24-02 Budget:** \$1.2M construction with total budget of \$1,575,000, & pending awarded of \$1,001,371 CDBG 2024

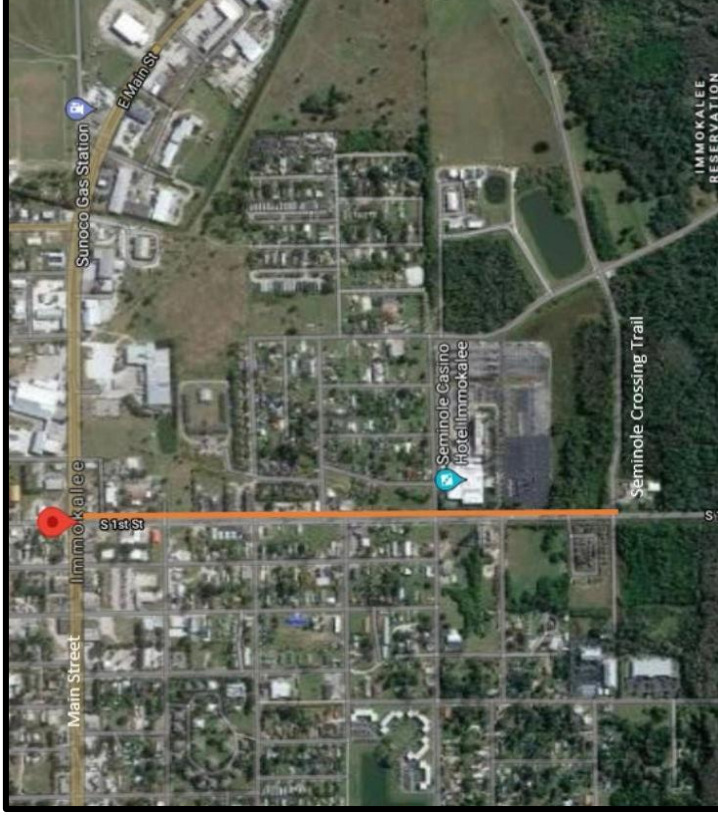
**Architect/Engineer:** KCA

**General Contractor:** TBD

**Notice to Proceed Date:** TBD

**Estimated Substantial Completion Date:** PH 1 Design is targeted for completion by 12/26/24 (grant end date). Proposed CO#3 for phase 2 construction in 2025.

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

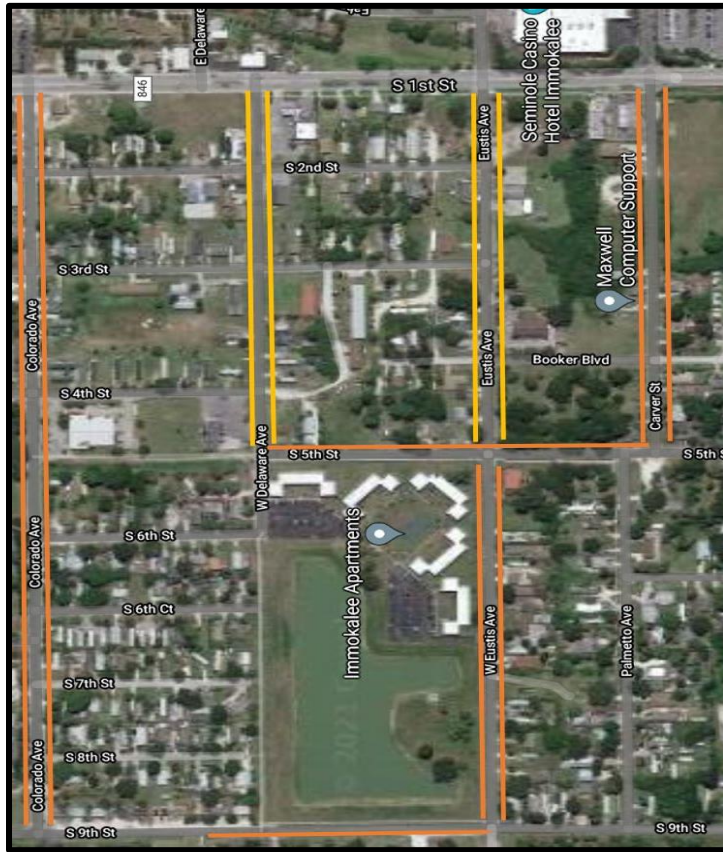


### Milestones/Challenges To Date: 12/04/2024

- Subrecipient Agreement approved by BCC's 9/13/22 for \$250,000 the design project.
- Issued NTP for \$189,990 to KCA on 7/20/23 with a commencement date of 7/21/23.
- 1/17/24 CHS provided an extension from 4/30/24 to 10/27/24 for the Grant. 4/10/24 Issued Stop Work Notice. 4/11/24 received CO #1 (180 days & \$11,955) for full corridor illumination & issued Start Work Notice to KCA. 5/30/34 received PO Mod.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. The Subrecipient Agreement for \$1,001,371 was approved on 9/10/24 16.L.1 BCC Agenda.
- On 7/16/24 CHS ordered the Environmental. Review Report which is due Dec 2024.
- 8/2/24 Traffic Ops authorized alternative fixtures. KCA reanalyzed the corridor with GE luminaires. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 First Amendment approved by BCC a 60-day extension to the performance end date (12/26/24). 10/7/24 a Stop Work Notice was issued to KCA. 11/6/24 Start Work with CO2 issued. A Second amendment is on BCC 12/10/24 Agenda for PH1 & 3<sup>rd</sup> Amendment forthcoming.
- On 11/22/24 requested new Proposal for phasing project from KCA for CO#3.
- April 2026 deadline for construction competition with or without full grant funding.

# Immokalee Sidewalk Phase III

## Eustis Avenue & West Delaware



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

### Milestones/Challenges To Date: 12/04/2024

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14/23 BCC Agenda #1611 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. DELORA submitted to Procurement 11/13/24 for an award of \$1,101,179.50. 11/22/24 Executive Summary to Procurement for review. Anticipate Construction Agreement on BCC 1/14/25 Agenda for approval.
- On 8/6/24 HUD approved Action Plan and the #01 Performance Report with the Federal Financial Report was submitted via DRGR. New LMA data available and Staff preparing LMA Report with data from recently released 2016-2020 maps.
- 09/27/24 Staff mailed letters to Property Owners announcing project.
- 9/18/24 CAO advised of ROW gap segment on Eustis Ave.
- 10/28/24 Timeline & CO1 for LJA Engineering issued for time extension (end 7/31/25).
- Performance Report #02 with Federal Financial Report due 1/1/25.

**Project #:** 33873

**Grant #B-22-CP-FL-0233**

**Project Sponsor:** Immokalee CRA

**Project Manager:** Yvonne Blair

**Project Scope:** A comprehensive sidewalk plan for the southern area of the Immokalee Community. Consists of 6' wide concrete sidewalks as well as drainage improvements along Eustis Avenue and W. Delaware Avenue from S 5<sup>th</sup> Street to S 1<sup>st</sup> Street (approximately 2,500 LF, 5,000 LF for both sides of the roadways).

**Design Budget:** \$114,763 MSTU Funds

**Total Construction Costs:** 100% cost estimate \$1,329,558.10

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

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

**Stop/Start Work** 9/15/22 Stop, 6/4/24 Start, 6/6/24 Stop & 6/17/24 Start, 10/28/24 CO1 & PO Mod extended to 7/31/25. ABB acquired by LJA Engineering.

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

**CEI Budget:** \$101,215.60 CRA Funds

**General Contractor:** TBD; **BCC Board Date:** TBD

**Notice to Proceed Date:** 08/16/2021 Design

**Estimated Substantial Completion Date:** 7/17/2025

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



# Historic Cemetery Preservation

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

**District #: 5**

**Project #:**

**Project Sponsor:** ICRA & IMSTU

**Project Manager:** TBD

**Project Scope:** Staff to proceed with the maintenance and preservation of the Historic Cemetery. An appropriate roadmap that defines vision, destinations and outcomes will be drafted to map out both maintenance and restoration milestones and budget(s).

**Location:** 815 W Main St. 28' X 95' (.06 Ac)

**Maintenance Budget:** TBD

**Restoration Budget:** TBD

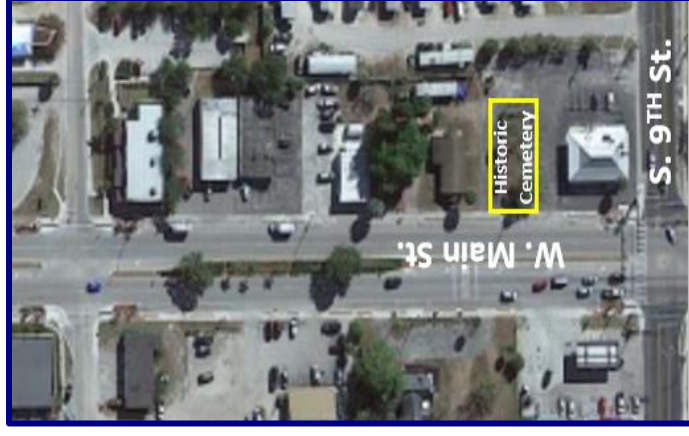
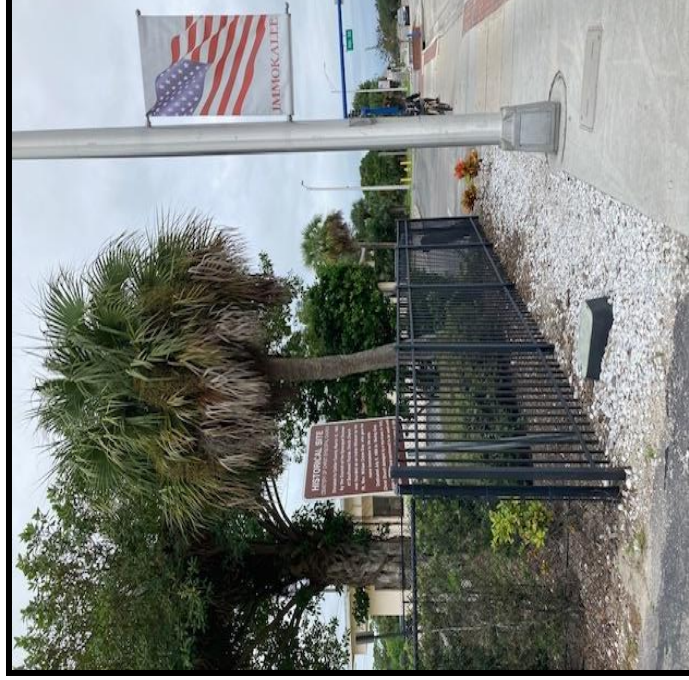
**Team/Partners:** Stantec Consulting (Survey)

**Construction Manager:** TBD

**Landscape Maintenance:** A&M Property Maintenance LLC

**BCC Approval Date:** TBD

**Estimated Substantial Completion Date:** 2026



## Milestones/Challenges To Date: 12/04/2024

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminole, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. Existing irrigation lines from median to cemetery are to be investigated to determine if operational.
- 3/15/24 Sent RFP to Stantec. Staff had meeting with Stantec's surveyor on 3/19/24. Stantec coordinating with their historical preservation staff. 6/25/24 Received Proposal for survey work, ground penetrating survey and mapping in the amount of \$27,148. On 8/5/24 Staff processed a Work Order & 8/28/24 processed a Request for Purchase Order. 9/10/24 Stantec provided current Authorized Signor form. 10/29/24 Sent Stantec PO. Awaiting Stantec to schedule survey.
- 9/23/24 Staff sent A&M a RFQ for PH1 (W Main medians btw 7th-9th & cemetery) for irrigation and landscaping. 10/16/24 A&M \$3,220 quote for assessment of irrigation for perimeter of cemetery. Need digital version of existing irrigation plans to utilize on scope for full corridor bids.

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

# Lake Trafford Road Corridor Lighting Study

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

**Project #:** 1026-138346-50246.2 (CRA)

**1629-162524-631400 (MSTU)**

**Project Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

**Location:** Lk Trafford Rd 4.8 mi & Carson Rd .5 mi

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

**Construction Budget (Estimate):** \$3,000,000 – contingent on type of pole and partnership with LCEC.

**Funding:** CRA & MSTU Funds and Grants

**Architect/Engineer:** Jacobs Engineering (Jacobs)

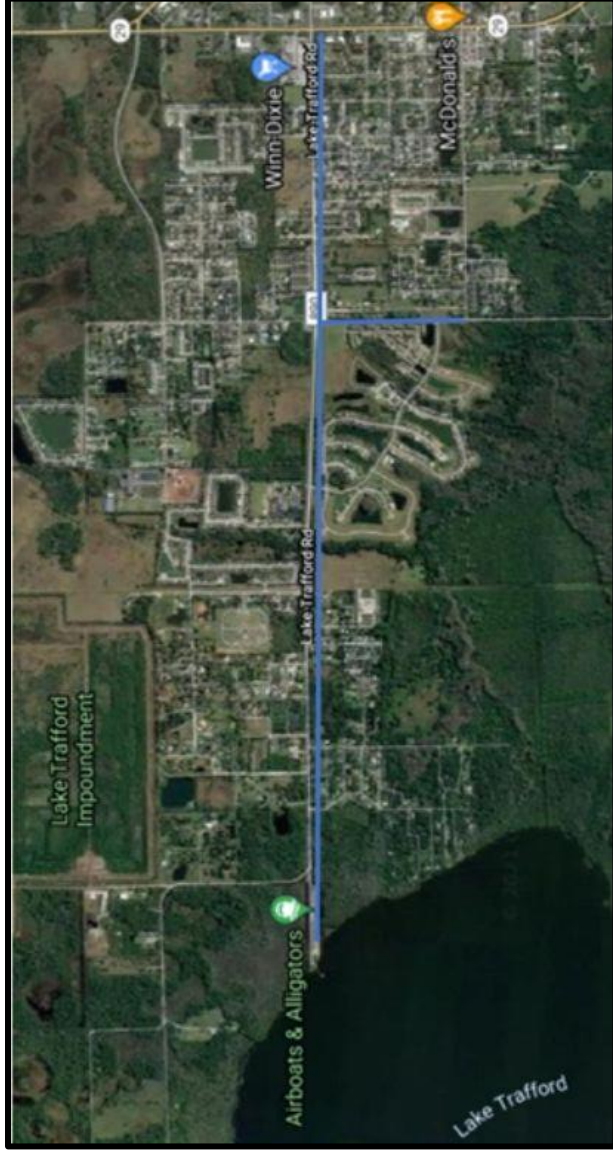
**Owner's Representative (CEI):** TBD

**General Contractor:** TBD

**Notice to Proceed Date:** 05/02/23

**Estimated Substantial Completion Date:** TBD

**Suspend Work Notice:** 04/10/24 w/21 days remaining



## Milestones/Challenges To Date: 12/04/2024 – Suspend Work Notice

- A Work Order was finalized on 3/6/23 with Jacobs to perform a lighting study & prepare the construction plans to be utilized by LCEC and provide limited Subsurface Utility Engineering.
- On 5/1/23 a NTP with a PO in the amount of \$249,930 was issued for Jacobs to commence on 5/2/23. Topographic design surveys were completed 8/11/23. 10/16/23 Jacobs coordinated with LCEC.
- Task 1 – 11/7/23 Jacobs provided the 30% Lighting Study Analysis Report. 11/28/23 Summary of Poles Spreadsheet with the Report sent to County Staff and IWSD. 1/16/24 conference with IWSD, Jacobs & CRA. Task 2 – 3/8/24 Jacobs coordinated with several projects on the corridor & LCEC.
- 4/9/24 Jacobs advised of underground conflicts on the County's Stop Work Sidewalk Project on the same corridor & requested Stop Work Notice. 4/10/24 Staff issued Stop Work Notice to Jacobs while the County's sidewalk project works through utility changes that may impact pole placements and IWSD's funding on project.

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



# Main Street Corridor Streetscape

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



**Project #:** 1629-162524-631400

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

**Design Budget:** \$212,598 MSTU Funds

**Construction Budget (Estimated):** \$2,500,000 CRA & MSTU Funds (Funds may be diverted to First St Project)

**Architect/Engineer:** Johnson Engineering

**Design Notice to Proceed Date:** 9/1/22

**Final Design 100% Plans:** Stop Work Notice Issued 9/27/23 with 213 remaining days.

**Construction Completion Date:** 9/28/23 Stop Work Notice Issued on Project.

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

### Milestones/Challenges to date: 12/04/2024 – Suspend Work Notice

- A NTP was issued to Johnson with a commencement date of 9/1/22. Kick-Off and Site Visit Meeting held on 9/26/22 with Johnson's design team and CRA Staff.
- Johnson's design team conducted Public Meeting #1 11/16/22, Public Meeting #2 on 2/15/23, & Public Meeting #3 on 3/15/23.
- On 6/1/23 Johnson provided preliminary hardscape plans to CRA staff.
- Pre-App with FDOT on 7/18/23.
- An on-site meeting was held on Main Street with Johnson on 7/26/23 with a detailed follow up email to Johnson with questions and concerns for improvements to the corridor.
- On 8/31/23 Johnson provided a Cost Estimate of \$1,945,440.83.
- On 9/27/23 the CRA & MSTU Advisory Boards authorized Staff to stop work with Johnson Engineering until the evaluation of the SR29 Loop Road project is defined & the future conveyance of Main St. to County is investigated. A new scope of Main Street shall enhance features for a pedestrian friendly downtown streetscape.
- A Stop Work Notice was issued to Johnson on 9/28/23 with 213 remaining days.
- FDOT PM for Loop Road attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd updates from (SR29) Oil Well Rd to SR82.
- Staff reviewed roundabout Loop Rd PH1 plans & provided comments on 4/12/24.

# Immokalee Community Campus (PUDZ)

Formally CRA owned property located at 107 S 9th St

**District #:** 5  
**Project #:** Immokalee Community Campus (PUDZ)  
**PL20240000390**  
**Ninth Street Parcel – (formally owned by CRA)**

**Project Sponsor:** Immokalee CRA  
**Project Manager:** Christie Betancourt  
**Monitoring Project for Community's Awareness**

**Project Scope:** In May 2021, Catholic Charities submitted a Letter of Intent (LOI) and draft concept plan to purchase the CRA property to complete the assembly of appx. 7 acres at the corner of Ninth Street and Main Street in downtown Immokalee. The concept plan includes a mix of uses including urgent care facility, improved social services, community meeting room, administrative offices, retail space and affordable housing. Folio # 01228400009, 1.96 Ac., Zoning RMF-6 with C-4 MSOSD.

**Property closed on 8/29/23.**

**Architect/Engineer:** Bowman Consulting Group  
**Construction Manager:** TBD  
**Buyer:** Catholic Charities Diocese of Venice, Inc. (Catholic Charities)  
**Buyer's Representative:** Chancellor Volodymyr Smeryk Interim CEO  
**BCC Approval Date:** 04/11/23  
**Estimated Substantial Completion Date:** TBD  
**Final Completion Date:** TBD

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



## Milestones/Challenges To Date: 12/04/2024

- On 4/11/23 BCC/CRA 16B1 approved Purchase Agreement with a Sales Price of \$600,000 plus closing costs. Transaction closed on 8/29/23. Deed recorded at OR Book 6282, Page 2959. Post-closing milestones:
- 2/15/24 Catholic Charities requested a 90-day extension to the full rezoning application deadline. 2/20/24 Deputy County Manager extended to 5/20/24. Rezone application includes a Catholic Community Center, Catholic Clinic with related medical offices, and/or retail/commercial space on the property in accordance with the Conceptual Plan (Exhibit B of the Purchase Agreement). HMA, CRA & LCEC's design engineer met on 5/29-30 on relocating power line.
- Within 6 years of approval of rezone application & adoption of the rezone ordinance, Catholic Charities must have substantial completion of project.
- If Purchaser fails to meet the timelines including extensions, a reverter clause may be applied with written notice.
- The proposed on-street parking in place of on-site parking is being reviewed by the County. NIM was conducted on 11/18/24, 5PM, at Catholic Charities Guadalupe.
- Awaiting Rezone approval.



## Immokalee Sports Complex

505 Escambia Street

**District #: 5**

**Project #:**

**Project Sponsor:** Collier County Parks & Recreation

**Project Manager:**

### Monitoring Project for Community's Awareness

**Project Scope:** This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, addressing stormwater management issues.

### Design Budget:

**Construction Budget (Estimated):** \$4,000,000  
CRA Capital Funds (1026) \$1,200,000; Parks & Recreation & County CIP allocated \$2,800,000.

### Architect/Engineer:

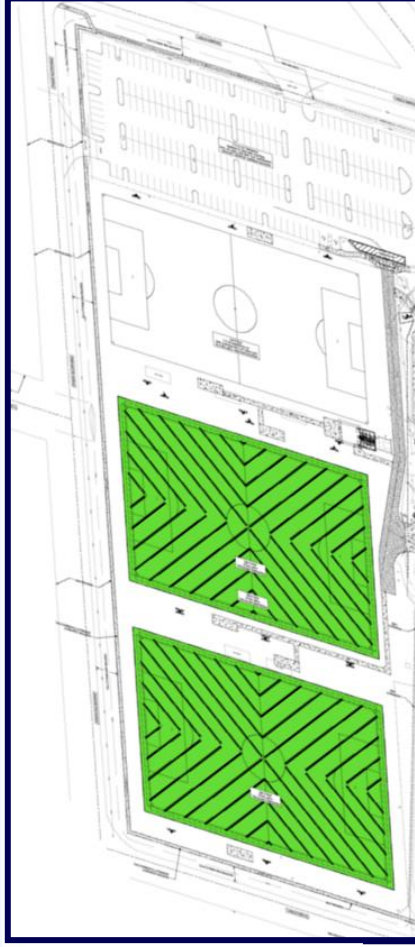
Stantec Consulting Services Inc.

### Design Notice to Proceed Date:

### Final Design 100% Plans:

### Construction Completion Date:

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



### Milestones/Challenges To Date: 12/04/2024

- Staff provided the Immokalee “Fields of Dreams” Park Initiative as part of the Strategic Planning Project Prioritization list at the 01/17/24, CRA Advisory Board Meeting.
- On 02/21/24, the CRA Advisory board approved allocating \$1,200,000 of CRA Capital Funds (1026) for the Park Initiative.
- Staff explored collaborations with Collier County including Parks & Recreation and local non-profits that can address the current and future needs for sports fields. The first selected project is the Immokalee Sport Complex.
- On 06/11/24, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex.
- CRA’s contribution of 1.2M for Sports Complex improvements were discussed at the CRA Workshop with BCC on 7/23/24.
- On 11/12/24, BCC will award Stantec Consulting Services Inc., \$804,263.65 for professional services for the Immokalee Sports Complex Turf Field Conversion and Pool Renovation Project.

## Transportation Investment Generation Economic Recovery

**District #: 5**

**Project #: 33563**

**Project Sponsor:** BCC

**Project Manager:** Michael Tisch, Transportation Engineering

**Monitoring Project for Community's Awareness**

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

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

**Construction Budget:** \$22,869,280 Funding sources: FHWA grant funds (\$13,132,691) & County match funds (\$9,736,589)

**Architect/Engineer:** Q Grady Minor PA (QGM)

**Construction Manager:** Quality Enterprises USA (QE)

**Owner's Representative (CEI):** Kisinger Campo & Associates

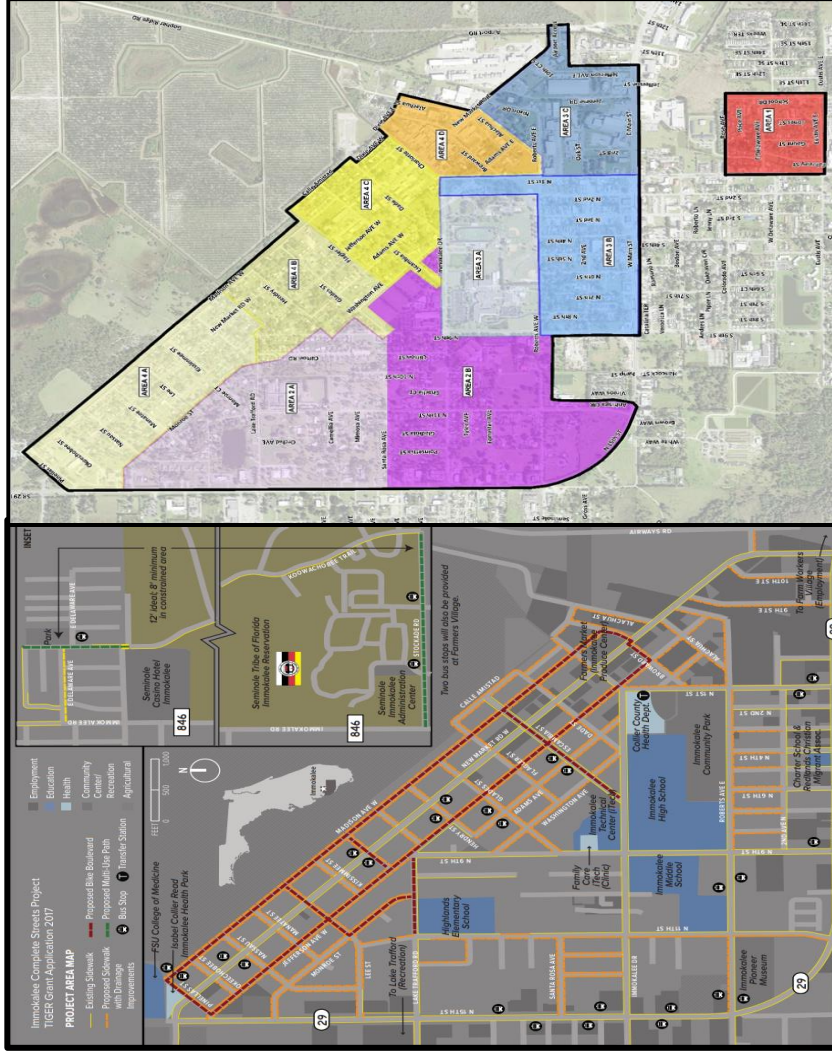
**Contact Info:** Cella Molnar & Associates

<https://immokaleecompletestreets.com/contact-2/>

**BCC Approval Date:** 02/08/22

**Estimated Substantial Completion Date:** 2025

Procurement	100%
Design	99%
Construction	85%



### Milestones/Challenges To Date: 12/04/2024

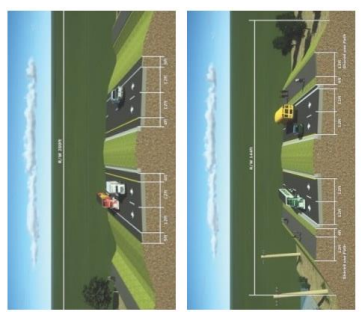
- Areas 1, 2 & 3 – Contractor has completed construction in Areas 1, 2 & 3.
- Area 4 – Construction is ongoing in Area 4A/B/C/D.
- Area 5 – Contractor completed construction in Area 5.
- Bus Transfer Station – Construction is ongoing.
- Continuous Street Lighting – LCEC is in the process of installing the proposed lights associated with the TIGER project.
- 7/26/24 Staff confirmed 388 poles with County for Johnson Engineering. Johnson provided maps of light pole locations and identify entity (LCEC, County, or MSTU) who owns pole and determine utility expenses for Executive Summary for the Agreement. On 11/6/24 Staff discussed language for Executive Summary for MSTU payment of LCEC utility lighting invoices.
- Executive Summary for MSTU payment of utility bills on BCC 12/10/24 Agenda for approval.
- Q Grady Minor to provide CRA an update by the 10<sup>th</sup> of each month.



# SR 29 Loop Road

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

**District #:** 5  
**Project #:** 417540-5  
**Project Sponsor:** FDOT  
**Project Manager:** Sean Pugh, P.E., Design Project Manager  
**Monitoring Project for Community's Awareness**  
**Project Website:** <https://www.swfroads.com/project/417540-5>



**Project Scope:** The intent of the loop road is to remove much of the truck traffic from SR29 through Immokalee on Main Street and New Market Road West where the western position of that street is primarily residential. The loop road interconnects on Airport Access Road and Alachua Street will provide direct access from the loop road to intensive industrial, grower, packing and shipping districts along New Market Road. Project is 3.35 miles.

**Construction Budget:** Estimated 85 M  
**Architect/Engineer:** WH Lochner, Inc.  
**Construction Manager:** TBD  
**Owner's Representative (CEI):** TBD  
**Project Contact:** Kimberly Warren, [Kimberly.Warren@dot.state.fl.us](mailto:Kimberly.Warren@dot.state.fl.us), 863.808.0958

**BCC Approval Date:** TBD  
**Estimated Completion of PD&E Study:** Summer 2024  
**Estimated Substantial Completion Date:** 2026

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



## Milestones/Challenges To Date: 12/04/2024 – No update

- The FL Legislature approved a 4B budget for the “Moving Florida Forward” Project. This project will construct a new alignment of SR29 as a 4-lane divided roadway with drainage improvements on the corridor to serve as a loop around downtown Immokalee area. FDOT’s Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation [www.SR29Collier.com](http://www.SR29Collier.com). In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).





## Project Manager Field Observations November 29-30, 2024, Zocalo Plaza Holiday Decorating

The 11<sup>th</sup> Annual Tree Lighting Event is at Zocalo Plaza on December 5, 2024, at 6PM. Staff posted Solicitations for Bids for a Rental of a Christmas Tree and for the decorating of Zocalo Plaza with CRA-owned decorations. A&M Property Maintenance LLC (A&M) was awarded both bids of \$22,000 for the rental Christmas Tree with decorations and \$7,000 for the installation and removal of the holiday decorations at Zocalo Plaza.

Our thanks to the A&M Team for all they did to make the Zocalo Plaza a Holiday Wonderland. You are appreciated more than you know. Our community will enjoy the tree and decorations this holiday season. Wishing you a very Happy Holiday from the CRA Staff.















## Upcoming Community Events

*Updated 12/04/2024*

### **Collier County Board of County Commissioners (BCC) Meeting**

**Date:** 12/10/2024 at 9:00 a.m.

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

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

### **Immokalee Interagency Council Meeting**

**Date:** 12/11/2024 from 11:30 a.m. – 1:00 p.m.

**Location:** Careersource Southwest Florida  
750 South 5<sup>th</sup> Street., Immokalee, FL 34142

### **Cowboy Christmas \*Free Event\***

**Date:** 12/14/2024 from 10:00 a.m. – 1:00 p.m.

**Location:** The Immokalee Pioneer Museum at Roberts Ranch  
1215 Roberts Ave., Immokalee, FL 34142  
For more information contact 239.252.2611

### **Cherryle Thomas Christmas Around the World Parade & Gala Event**

**Date:** 12/21/2024 at 5:00 p.m.

**Location:** The Immokalee Sports Complex  
505 Escambia St., Immokalee, FL 34142

For more information contact 239.252.4448

### **Immokalee Taskforce Meeting**

**Date:** 12/30/2024 at 10:00 a.m.

**Location:** Careersource Southwest Florida  
750 South 5<sup>th</sup> Street., Immokalee, FL 34142

### **Collier County Board of County Commissioners (BCC) Meeting**

**Date:** 01/14/2025 at 9:00 a.m.

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

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

### **Collier County Public School (CCPS) Board Meeting**

**Date:** 01/15/2025 at 9:00 a.m.

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

Live Online: <https://www.collierschools.com/educationlive>



**Collier County Public School (CCPS) Board Work Session Meeting**

**Date:** 01/15/2025 at 4:30 p.m.

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

Live Online: <https://www.collierschools.com/educationlive>

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

**Date:** 01/15/2025 at 2:00 p.m.

**Location:** North Regional Park  
15000 Livingston Road., Naples, FL 34109  
For more information call 239.252.4000

**Immokalee Water and Sewer District (IWSD) Board of Commissioners Meeting**

**Date:** 01/15/2025 at 3:30 p.m.

**Location:** Immokalee Water and Sewer District  
1020 Sanitation Road., Immokalee, FL 34142  
For more information call : 239.658.3630

**Immokalee Fire Control District – Board of Fire Commissioners Meeting**

**Date:** 01/16/2025 at 3:00 p.m.

**Location:** IFCD Headquarters (Fire Station 32) / Live Online  
5368 Useppa Drive, Ave Maria, FL 34142  
For more information contact Joshua Bauer at 239.657.2111  
Live Online: <https://immfire.com/view-live-meeting/>

**Affordable Housing Advisory Committee (AHAC) Meeting**

**Date:** 01/21/2025 at 9:00 a.m.

**Location:** Growth Management Department - Conference Room 609/610  
2800 North Horseshoe Drive., Naples, FL 34104.  
For more information visit: [AHAC meeting](#) information page

If you have a community event you would like us to add to the list or a correction that needs to be made, please send to [Yuridia.Zaragoza@colliercountyfl.gov](mailto:Yuridia.Zaragoza@colliercountyfl.gov) or call at 239-867-0025

# 2025 Public Meeting Calendar **DRAFT** for Immokalee CRA and MSTU

Enclosure 9

## CRA Meeting Calendar 2025

Dates/Times	Locations	Phone Number
January 15 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
February 19 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
March 19 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
April 16 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
May 21 <sup>st</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
June 25 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
July 23 <sup>rd</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
August 20 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
September 17 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
October 29 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025
November 12 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025
December 10 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025

## MSTU Meeting Calendar 2025

Dates/Times	Locations	Phone Number
January 15 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
February 26 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
March 26 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
April 23 <sup>rd</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
May 28 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
June 25 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
July 23 <sup>rd</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource,	239-867-0025
August 27 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
September 24 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource, 750 South 5th St.	239-867-0025
October 29 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025
November 12 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025
December 10 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025

**Please contact the CRA with any questions (239) 867-0025**

*Updated November 26, 2024*

Joint Meeting \*Hybrid CRA MSTU

No Meeting Scheduled



\*Hybrid Remote Public Meeting

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

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

750 South 5<sup>th</sup> Street, Immokalee, FL 34142  
239-867-0025

**Packet Page 73**

### BCC Holiday Schedule 2025

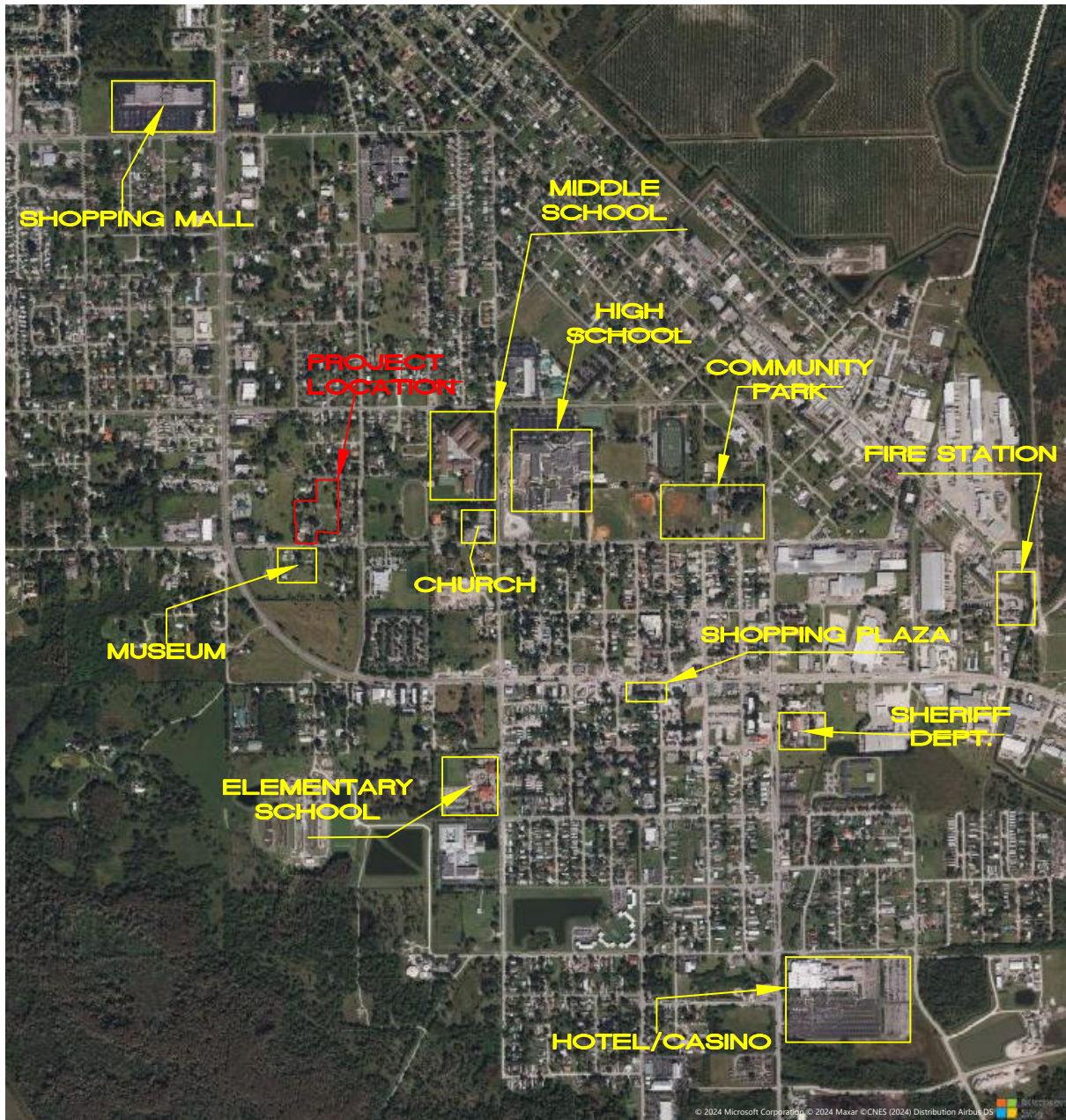
The Board of County Commissioners recognizes the following holidays in 2025

- |                               |                             |
|-------------------------------|-----------------------------|
| • New Year's Day              | Wednesday, January 1, 2025  |
| • Martin Luther King, Jr. Day | Monday, January 20, 2025    |
| • President's Day             | Monday, February 17, 2025   |
| • Memorial Day                | Monday, May 26, 2025        |
| • Independence Day            | Friday, July 4, 2024        |
| • Labor Day                   | Monday, September 1, 2025   |
| • Veteran's Day               | Monday, November 11, 2025   |
| • Thanksgiving Day            | Thursday, November 27, 2025 |
| • Day After Thanksgiving      | Friday, November 28, 2025   |
| • Christmas Eve               | Friday, December 26, 2025   |
| • Christmas Day               | Thursday, December 25, 2025 |





1" = 500'



ENGINEER: CANON SANDORA, P.E.  
 STATE OF FLORIDA LICENSE # 95303  
 9201 TANGELO BLVD. FORT MYERS, FLORIDA 33967  
 CANON@CS-CE.COM WWW.CS-CE.COM  
 (239)-692-6738

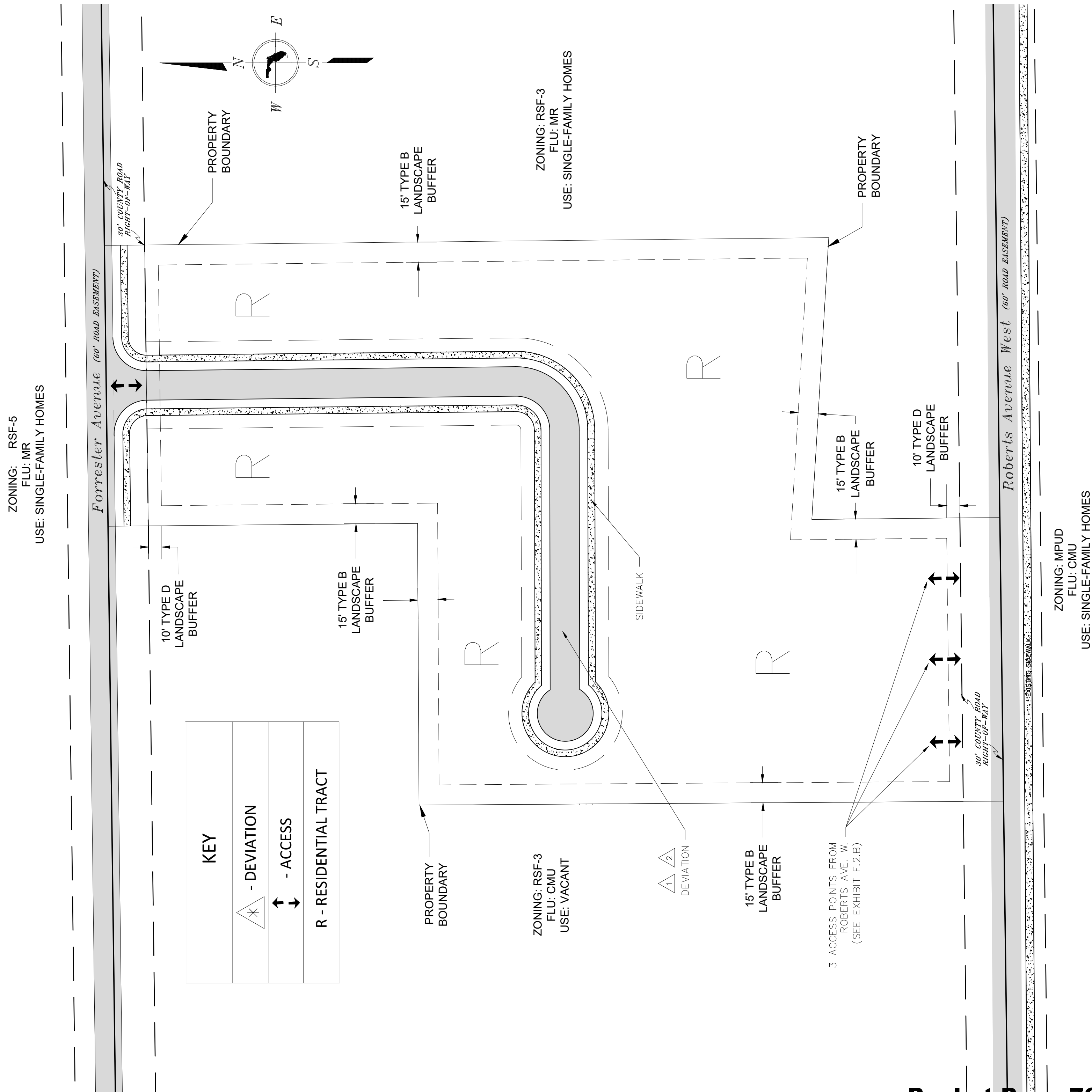
SAINVILUS SUBDIVISION  
 1300 ROBERTS AVE W & 1215 FORRESTER AVE

LOCATION MAP

DATE AUG, 21

FIGURE NO. 1

Packet Page 75



LAND USE CALCULATIONS	
RESIDENTIAL	3.64 AC
RIGHT-OF-WAY	0.88 AC
TOTAL	4.52 AC

## SITE DENSITY

ALLOWABLE BASE DENSITY:  
6 UNITS/AC X 4.52 AC = 27 UNITS

**REQUESTED DEVIATION**

DEVIATION #1 SEEKS RELIEF FROM LDC SECTION 6.06.01.N STREET SYSTEM REQUIREMENTS, WHICH REQUIRES A MINIMUM LOCAL STREET RIGHT-OF-WAY WIDTH OF 60 FEET, TO ALLOW A 45' RIGHT-OF-WAY WIDTH FOR THE INTERNAL STREET WITH A 10 FOOT PUBLIC UTILITY EASEMENT ON BOTH SIDES OF THE RIGHT-OF-WAY, AS DEPICTED IN EXHIBIT E-2.

DEVIATION #2 SEEKS RELIEF FROM LDC APPENDIX B TYPICAL STREET SECTIONS, WHICH REQUIRES VALLEY GUTTERS ON BOTH SIDES OF A LOCAL STREET, TO ALLOW FOR AN INVERTED GROWN LOCAL STREET AS DEPICTED IN EXHIBIT E-2, WHICH WILL SLOPE AT LEAST 0.5%. LONGITUDINALLY TO DRAINAGE STRUCTURE(S) IN THE CENTER OF THE LOCAL STREET.

## NOTES

1) THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, PLAT APPROVAL, OR DEVELOPMENT ORDER; HOWEVER, ANY SUCH MODIFICATIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

2) NO PRESERVATION REQUIRED.

PROJECT NO.  
23-022  
DATE 4/15/24  
BY CGS/JJS  
**SHEET**  
**6 OF 11**  
SCALE 1"=50'





3525 Bonita Beach Rd SW # 110  
Bonita Springs, FL 34134  
Phone: 239-877-2500  
wkglass@gmail.com  
www.g2archinc.com

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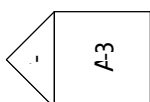
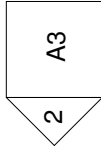
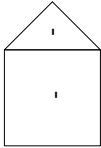
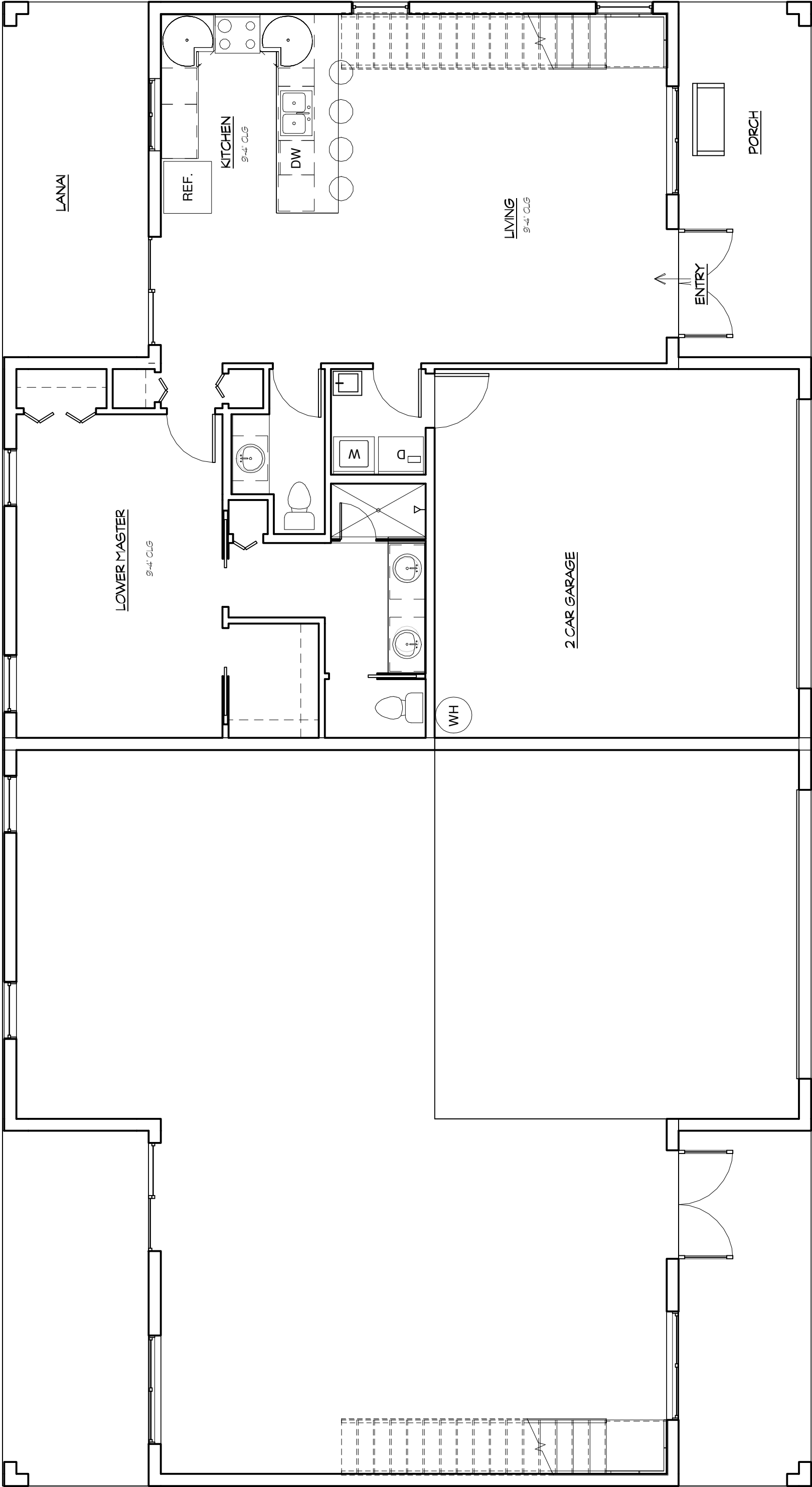
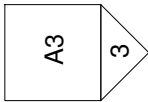
WILLIAM K. GLASS  
#AR 92960  
SEAL

STATE OF FLORIDA  
WILLIAM K GLASS  
REGISTERED ARCHITECT  
AR92960

Project: New Duplex

1st Floor Plan

Project number	-
Date	7-31-22
Drawn by	CD
Checked by	W/G
A1	
Scale	3/16" = 1'-0"



1 First Floor Plan  
3/16" = 1'-0"



3525 Bonita Beach Rd SW # 110  
Bonita Springs, FL 34134  
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wkglass@gmail.com  
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No.	Description	Date

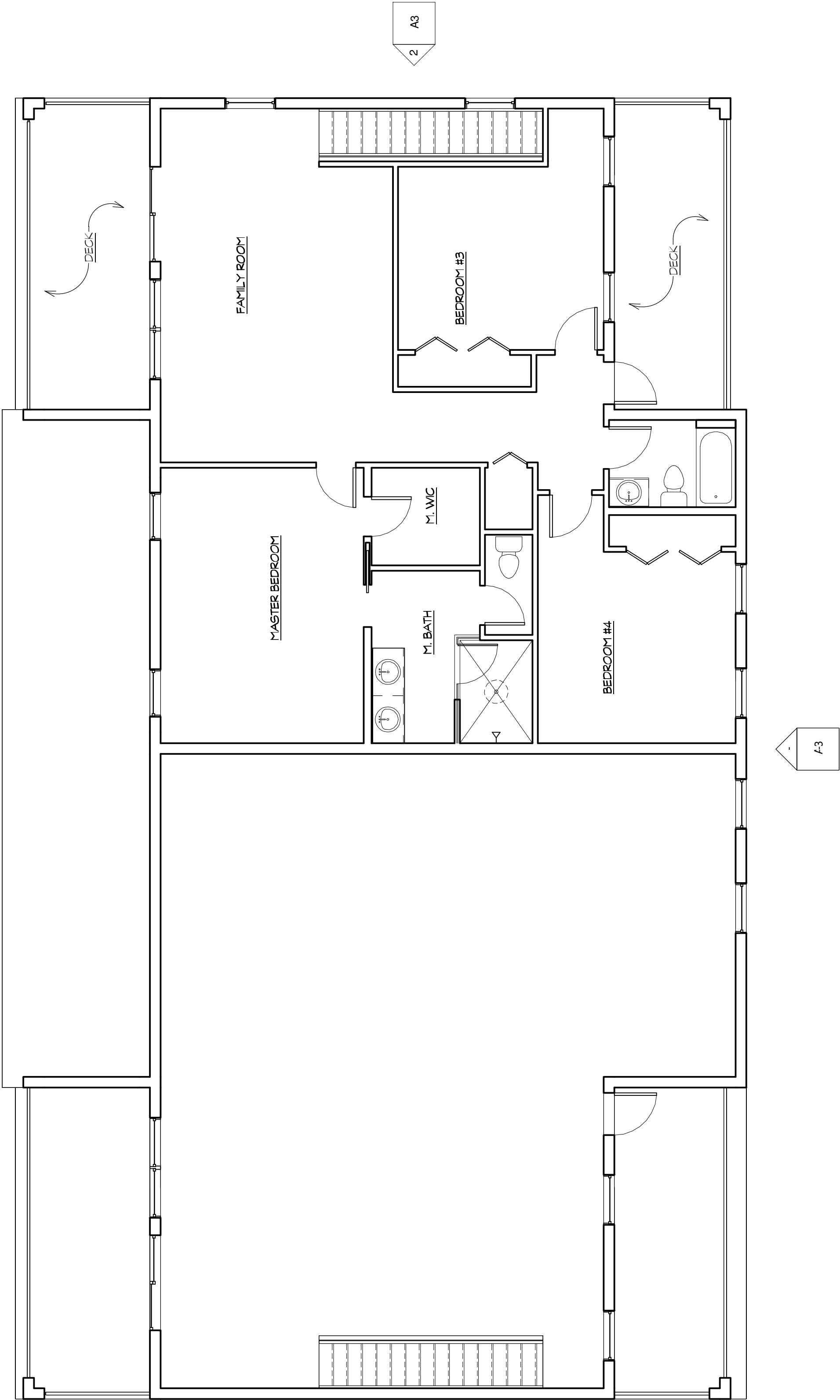
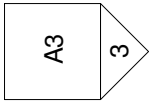
WILLIAM K. GLASS  
#AR 92960  
SEAL

STATE OF FLORIDA  
WILLIAM K GLASS  
REGISTERED ARCHITECT  
AR92960

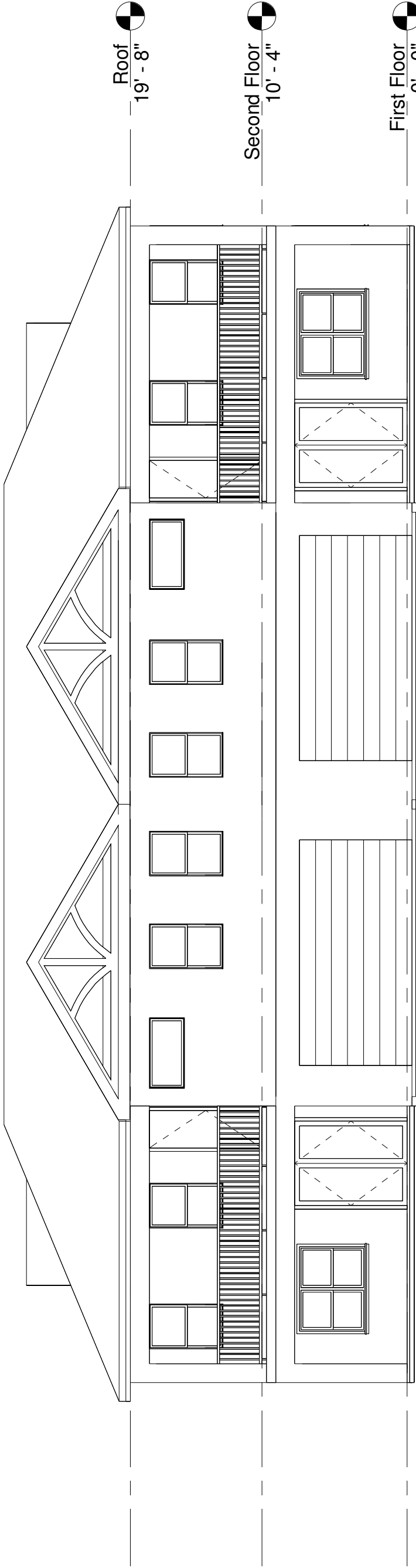
Project: New Duplex

2nd Floor Plan

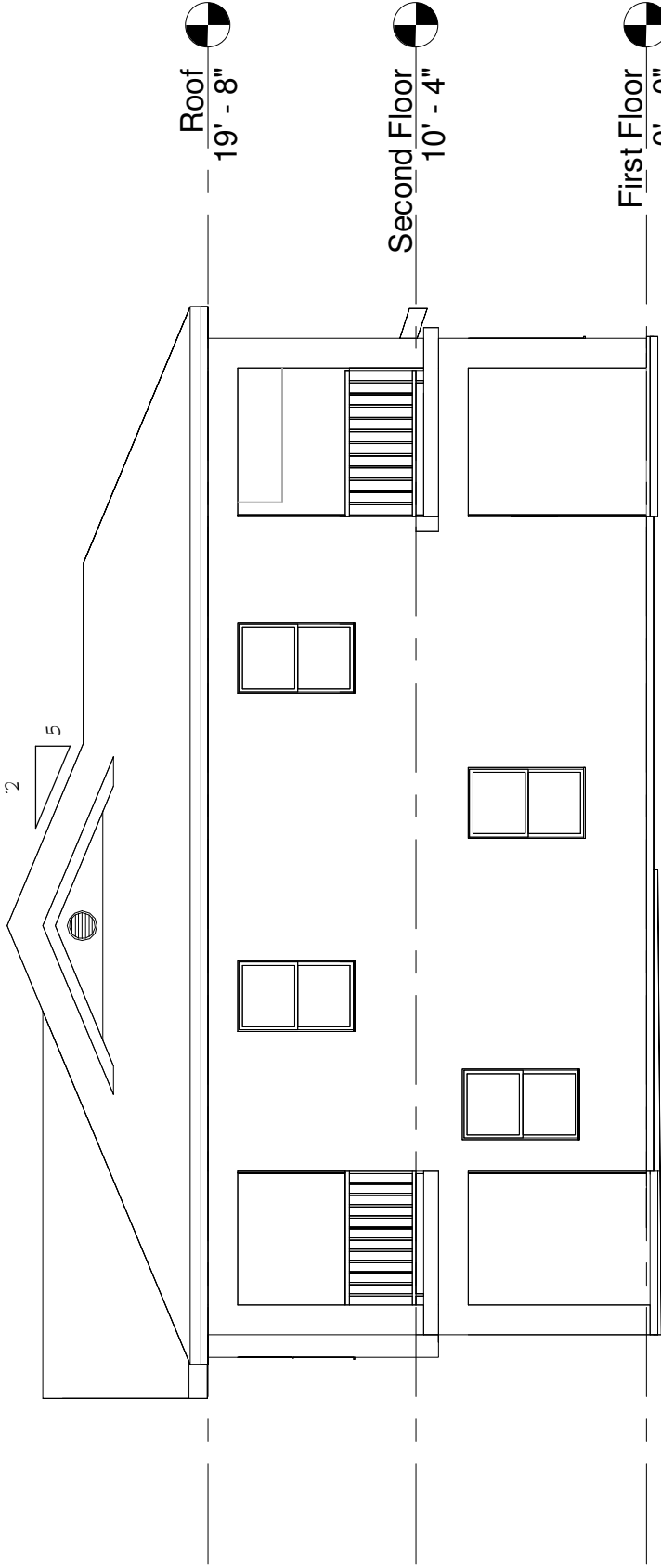
Project number	-
Date	7-31-22
Drawn by	Author
Checked by	Checker
A2	
Scale	3/16" = 1'-0"



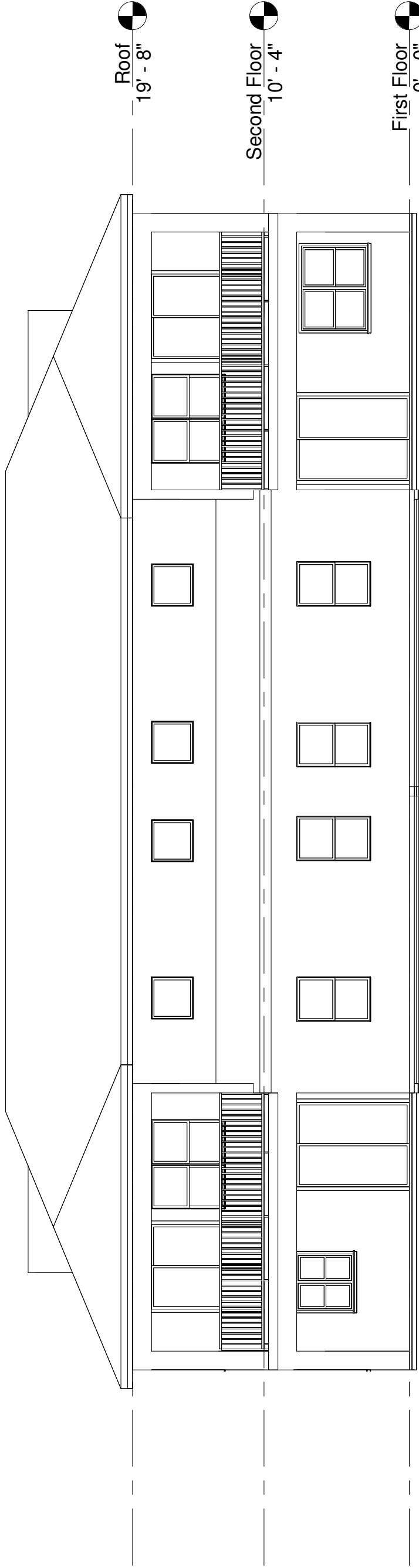
1 Second Floor Plan  
3/16" = 1'-0"



1 Front Elevation  
1/8" = 1'-0"



2 Left Side Elevation  
1/8" = 1'-0"



3 North  
1/8" = 1'-0"

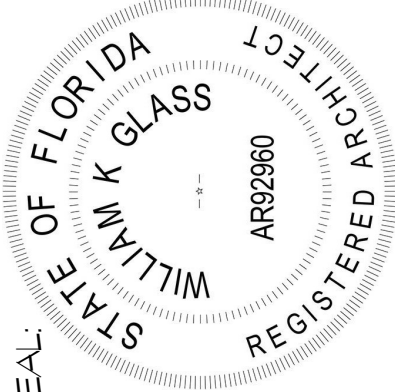


**G2 ARCHITECTURE**  
3525 Bonita Beach Rd SW # 110  
Bonita Springs, FL 34134  
Phone: 239-877-2500  
wkglass@gmail.com  
www.g2archinc.com

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No.	Description	Date

WILLIAM K. GLASS  
#AR 92960  
SEAL



Project: New Duplex

Elevations

Project number	-
Date	7-31-22
Drawn by	Author
Checked by	Checker
A3	
Scale	1/8" = 1'-0"



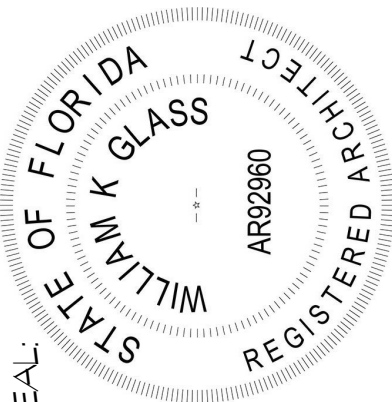


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[illegible]

WILLIAM K. GLASS  
#AR 92960



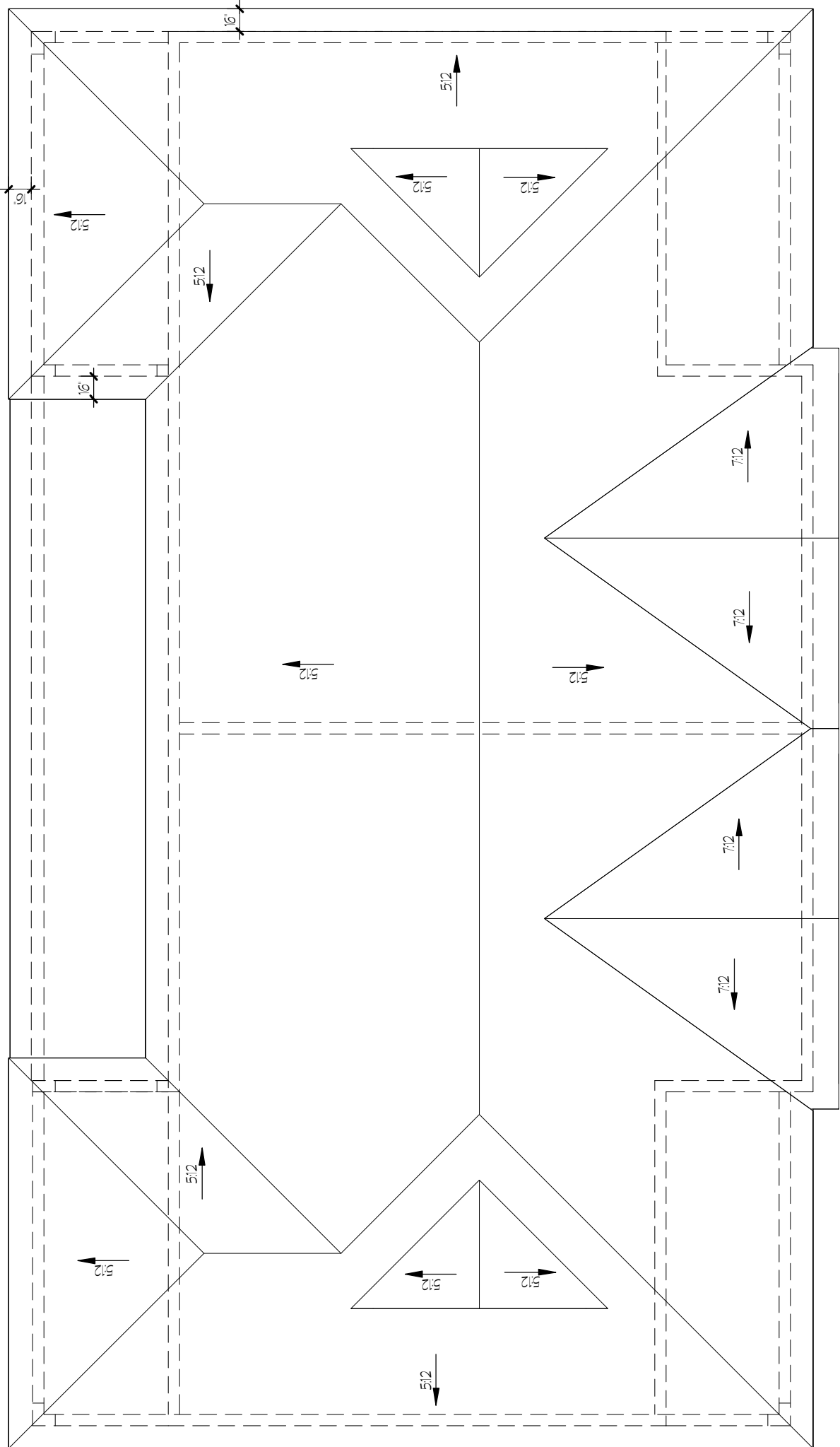
## Project: New Duplex

Unnamed

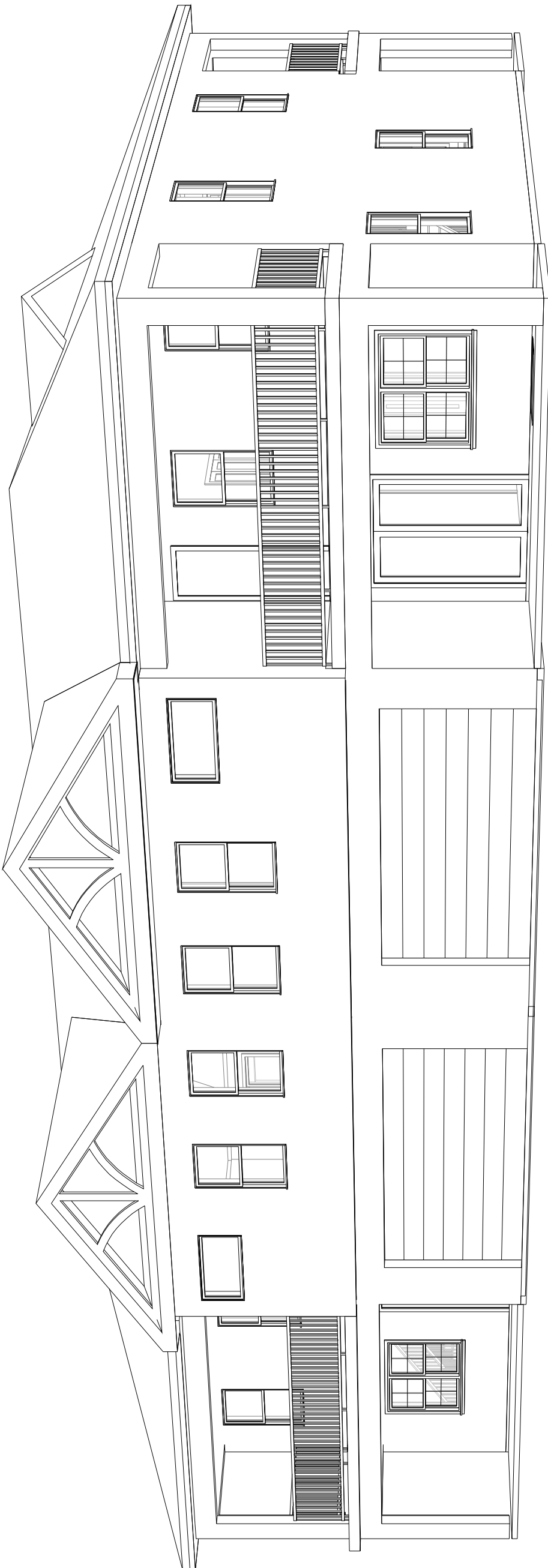
Project number	-
Date	7-31-22
Drawn by	Author
Checked by	Checker

# A4

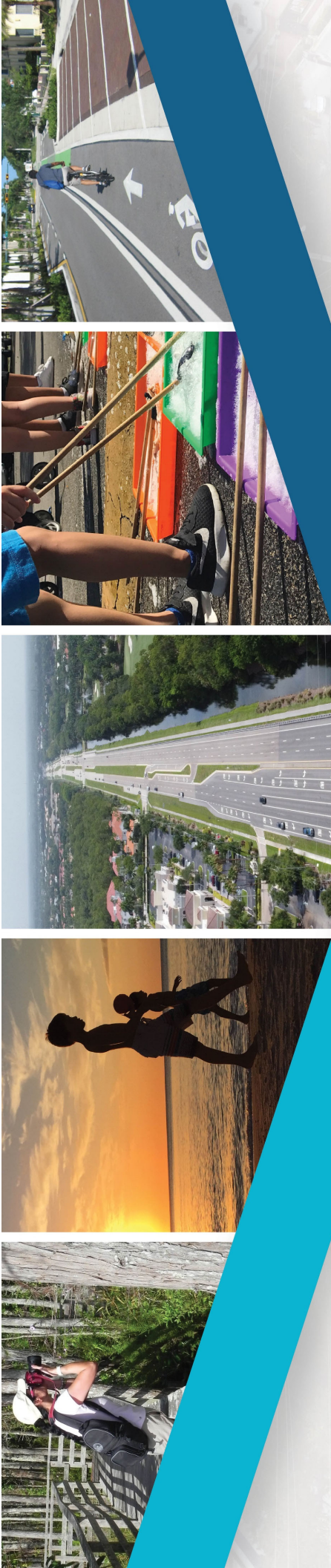
Scale

 $1/\alpha = 1 - C$ 

2 Roof Plan Copy 1  
1/8" = 1'-0"



1 3D View 1



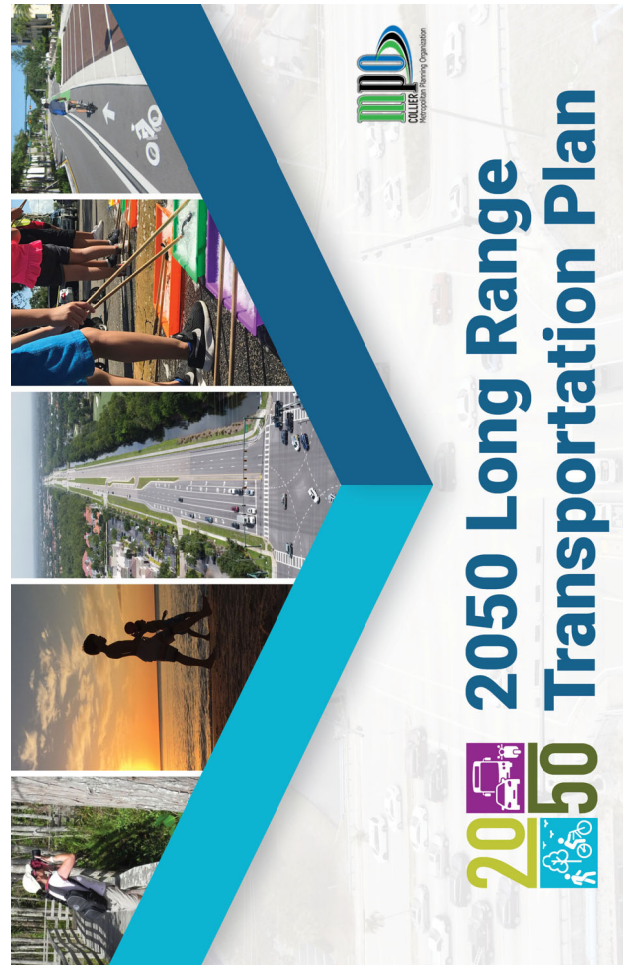
# 2050 Long Range Transportation Plan

Immokalee CRA/MSTU Presentation

December 11, 2024



# Agenda



- LRTP Overview
- Schedule
- Planning Emphasis Areas and Factors
- Vision and Goals
- Roadway Needs
  - Deficiency Analysis
- Cost Feasible Plan
- Immokalee Roadway Needs
- Immokalee Resilience Needs
- Next Steps



## What is the LRTP?

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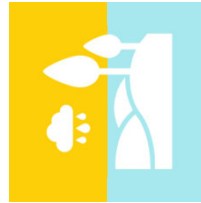
- Master plan for the MPO (20-year look ahead)
- Required to receive federal transportation funds
- Updated every 5 years (last update December 2020 – 2045 LRTP)
- Guiding document for the future improvements to the Collier County transportation network
- Covers a broad range of issues including environmental impacts, economic development, mobility, safety, security, and quality of life



# LRTP Schedule



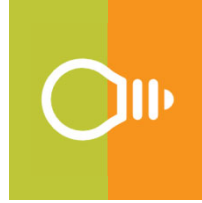
# 2021 FTA and FHWA Planning Emphasis Areas



Transportation  
Resilience



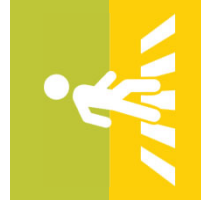
Equity and  
Justice40



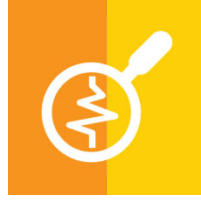
Meaningful  
Public  
Involvement



Infrastructure  
Connectivity



Complete  
Streets



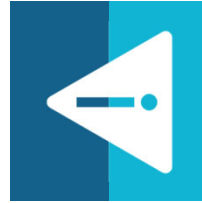
Data Sharing  
Principles



Planning and  
Environmental  
Linkages

Federal Transit Administration (FTA)  
Federal Highway Administration (FHWA)

# 2022 FDOT Planning Emphasis Areas



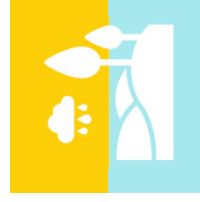
Safety



Emerging  
Mobility



Equity

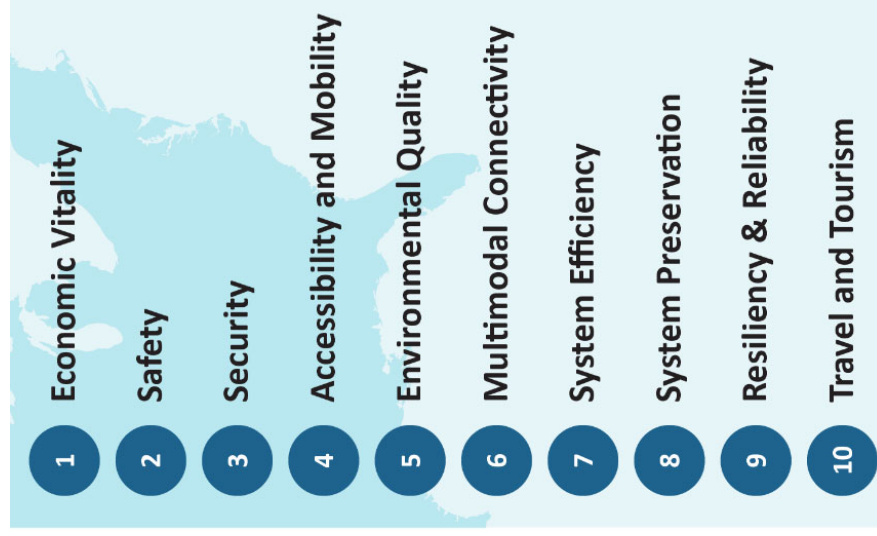


Resilience

# Federal Planning Factors

Consider and implement projects, strategies, and services that address

## Planning Factors




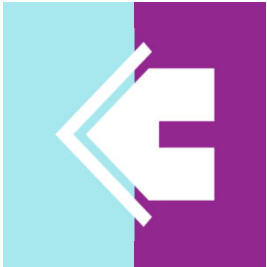
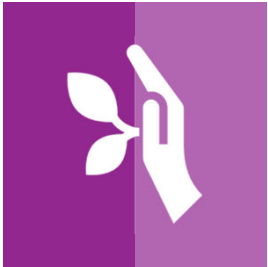


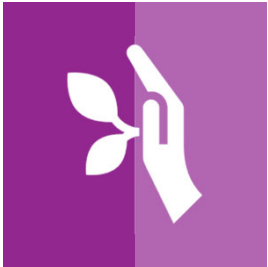


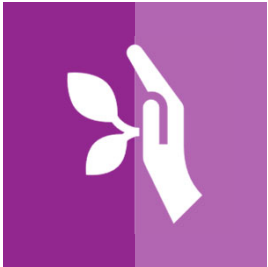




## 2050 LRTP Vision

*“The Collier MPO 2050 Long Range Transportation Plan envisions the development of an integrated, equitable, multimodal transportation system to facilitate the safe and efficient movement of people and goods while addressing current and future transportation demand, environmental sustainability, resilience, and community character.”*

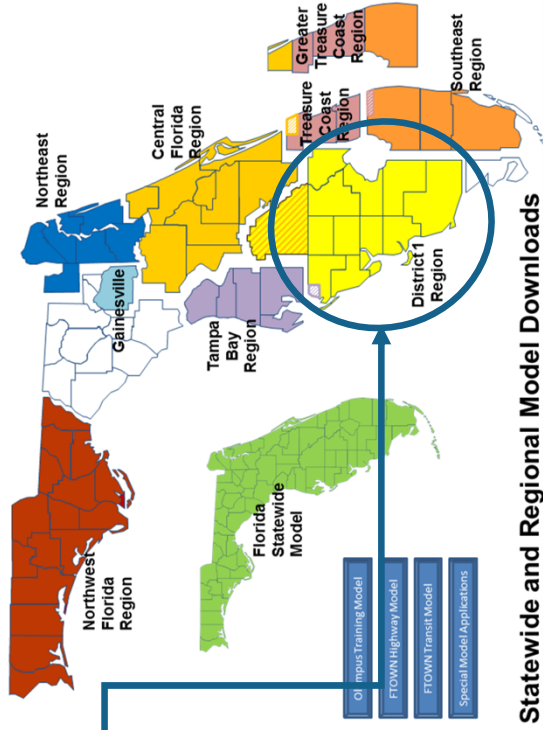


## 2050 LRTP Roadway Project Goals

1.  Ensure Security of the Transportation System for Users
2.  Protect Environmental Resources
3.  Improve System Continuity and Connectivity
4.  Reduce Roadway Congestion
5.  Promote Freight Movement
6.  Increase the Safety of the Transportation System for Users
7.  Promote Multimodal Solutions
8.  Promote the Integrated Planning of Transportation and Land Use
9.  Promote Sustainability and Equity in Transportation Planning and Land Use for Disadvantaged Communities
10.  Promote Agile, Resilient, and Quality Transportation Infrastructure in Transportation Decision-Making
11.  Promote Emerging Mobility and its Influential Role on the Multimodal Transportation System

# L RTP Roadway Needs Plan Process

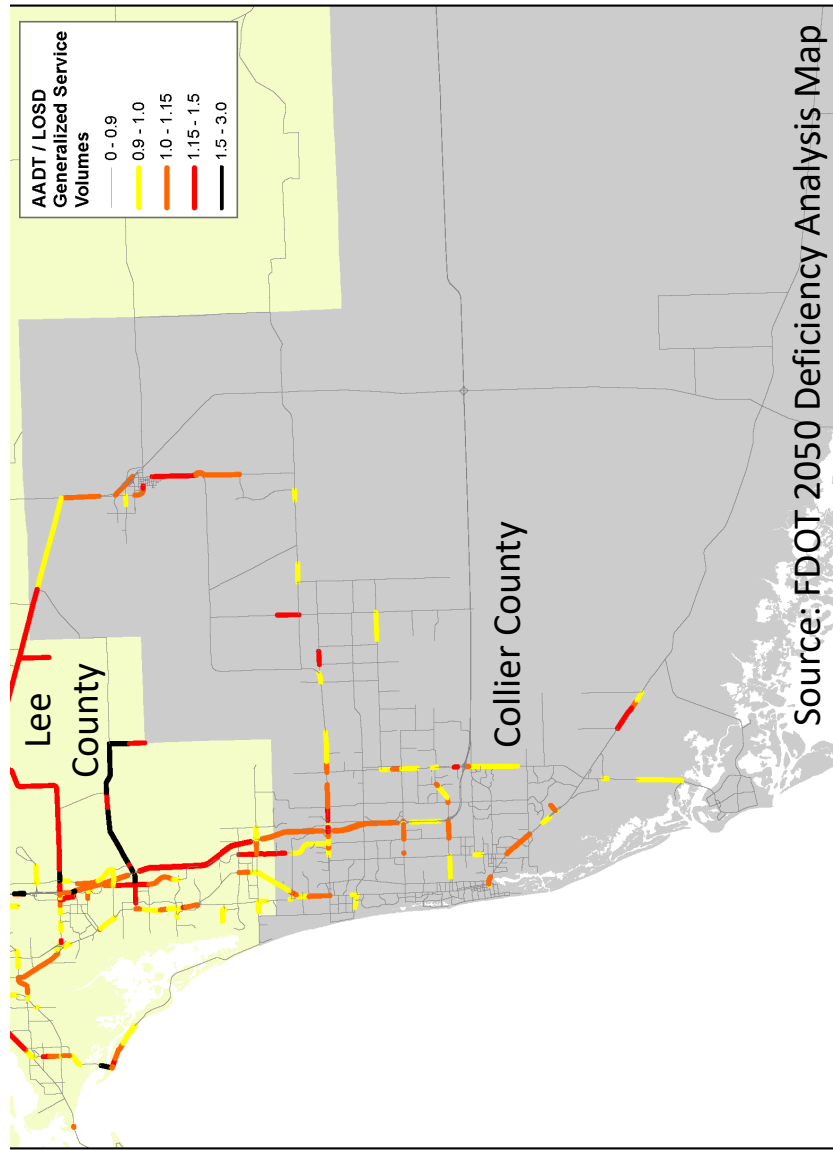
- Roadway needs coordinated through FDOT D1 Regional Planning Model (D1RPM)
- 2028 Existing + Committed (E+C) Network and 2050 Socioeconomic (SE) Data are inputs to the D1RPM
  - Existing Roadways: Open to the public by 2019
  - Committed Roadways: In construction by 2028



# 2050 Roadway Deficiency Analysis

- Deficiency Analysis
  - Indicates potential significant congestion by 2050
- Identified deficiencies are used to inform the **Roadway Needs**

*We understand that there are needs outside of modeling. Our goal is to get your input on what other **roadway needs** you have.*





## LRTP Cost Feasible Plan Process

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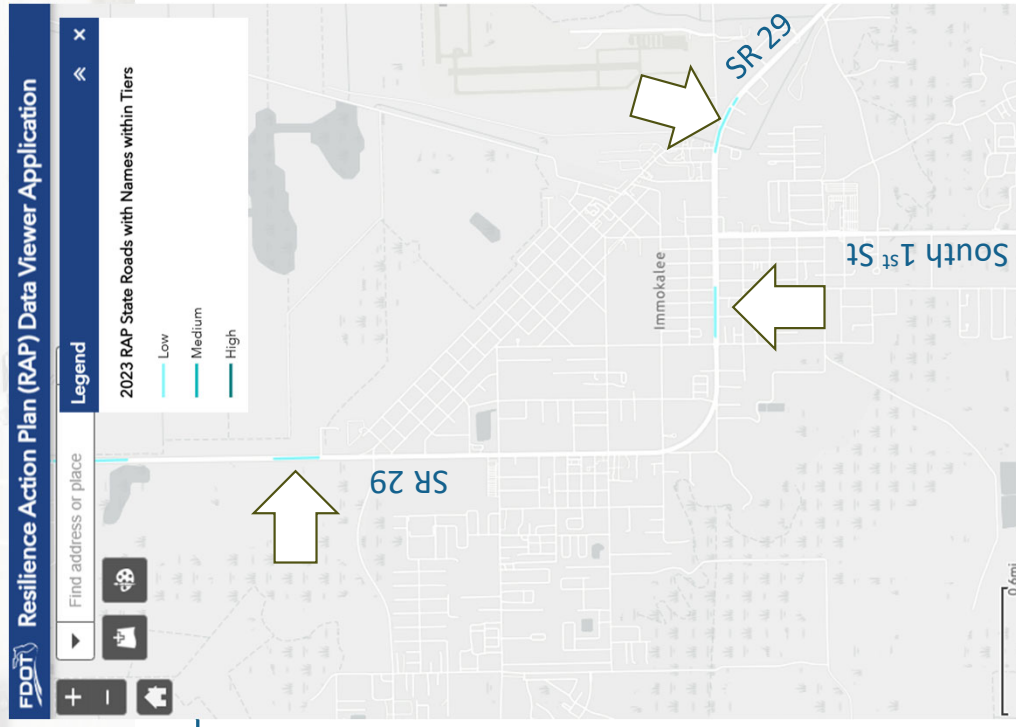
- Developing Cost Feasible Plan
  - Alternative 1 – Roadway Needs (complete)
  - Alternative 2 – Lee County Connectivity Run
  - Alternative 3 – Cost Feasible Refinement 1 (financially constrained)
  - Alternative 4 – Cost Feasible Refinement 2 (financially constrained)
  - Alternative 5 – Transit Run
  
- After all alternatives are run through the model, a refined Cost Feasible Plan is developed

# 2050 Potential Roadway Needs (Immokalee CRA)

Row	Project	From	To	Description	2045 LRTP Update Status	Current Status
1	SR 29	New Market Rd North	North of SR 82	Widen from 2 Lanes to 4 Lanes (with center turn lane)	Design, ROW, & CST funded	Complete (2028 E+C Network)
2	SR 29/New Market Rd W	Immokalee Rd (CR 846)	New Market Rd N	New 4-Lane Road	Design, ROW, & CST funded	Complete (2028 E+C Network)
3	SR 29	Agriculture Way	CR 846 E	Widen from 2 Lanes to 4 Lanes	Design, ROW, & CST funded	Design Phase Complete FDOT WP: ROW & CST not funded Identified as a 2050 need
4	SR 29	Sunniland Nursery Rd	Agriculture Way	Widen from 2 Lanes to 4 Lanes	Design & ROW funded	Design Phase Complete FDOT WP: ROW & CST not funded Identified as a 2050 need
5	SR 29/North Main Street	N 9 <sup>th</sup> St	Immokalee Dr	Widen from 2 Lanes to 4 Lanes	Not identified	Identified as a 2050 Need
6	Immokalee Rd (CR 846)	Camp Keais Rd	Carver St	Widen from 2 Lanes to 4 Lanes	Identified as a 2045 Need	Identified as a 2050 Need
7	Little League Rd Extension	SR 82	Westclox St	New 2-Lane Road	Design & ROW funded	Identified as a 2050 Need
8	Immokalee Rd (CR 846)	SR 29	Airpark Blvd	Widen from 2 Lanes to 4 Lanes	Design, ROW, & CST funded	Identified as a 2050 Need
9	Westclox Street Extension	Little League Rd	West of Carson Road	New 2-Lane Road	Design, ROW, & CST funded	Identified as a 2050 Need

## Resilience Needs

- Newer federal requirements have made resilience a required planning emphasis area for MPOs to consider when developing LRTPs
- Resilience to extreme weather
  - Stormwater mitigation
  - Flooding
- Segments of SR 29 are susceptible to water-related hazards → Need for stormwater improvements



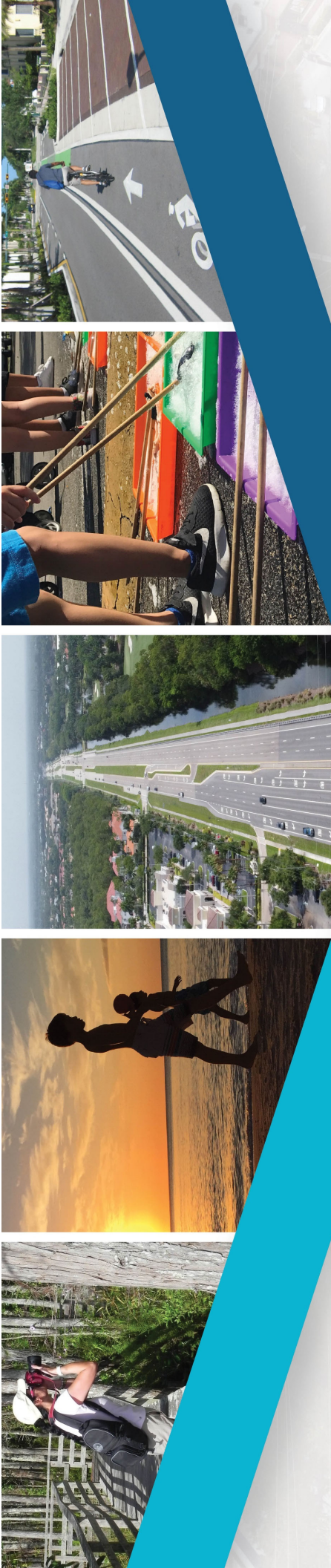
Source: FDOT Resilience Action Plan (RAP) Data Viewer  
Accessed: December 2024

## Next Steps



- Continue Stakeholder Coordination and Public Outreach
- Develop travel model alternatives to help inform cost feasible projects





# Thank you!



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

**Month of: January 2025**

**Week Ending**

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

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

**Month of: December 2024**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	12/4/24				
2	Mowing & Edging - Multiple Medians	12/4/24				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	12/4/24				
4	Weeding - Medians - Hand & Chemical	12/4/24				
5	General Site Trimming & Pruning - Medians	12/7/24				
6	Post-Service Cleaning - All Areas	12/4/24				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a				
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
13	Irrigation System Inspection & Wet-Check	12/4/24				
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	12/4/24				
15	Mowing & Edging - Multiple Medians	12/4/24				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	12/4/24				
17	Weeding - Medians - Hand & Chemical	12/4/24				
18	General Site Trimming & Pruning	12/7/24				
19	Post-Service Cleaning - All Areas	12/4/24				
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
25	Irrigation System Inspection & Wet-Check	12/4/24				
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	12/4/24				
27	Mowing & Edging - (No Medians)	12/4/24				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	12/4/24				
29	Weeding - Hand & Chemical	12/4/24				
30	General Site Trimming & Pruning (Biweekly)	12/7/24				
31	Post-Service Cleaning - All Areas	12/4/24				
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
36	Turf: Herbicides, applied to total area as needed per Month	n/a				
37	Irrigation System Inspection & Wet-Check	12/4/24				
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	12/4/24				
39	Mowing & Edging - (No Medians)	12/4/24				
40	Weeding - Hand & Chemical	12/4/24				
41	General Site Trimming & Pruning	12/7/24				
42	Post-Service Cleaning - All Areas	12/4/24				
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
47	Turf: Herbicides, applied to total area as needed per Month	n/a				
48	Irrigation System Inspection & Wet-Check	n/a				
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>						
Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
82	Seasonal Banners	12/4/24				
<b>INCIDENTAL WORK COMPLETED &amp; SUBMITTED FOR PAYMENT</b>		<b>APPROVED ESTIMATES- IN PROGRESS</b>				
IMMINC-188, EST#1465- Pipes to hold banners on poles- \$14,995		EST#1575	Main Street	Repair blue trash cans	\$	1,200.00
IMMINC-189, EST#1581- Removal of crash debris at 704 Main Street- \$860						
IMMCHRIST-001-Decorations-\$5250						
IMMCHRIST-002-Christmas Tree-\$16,500						
IMMINC-190, EST#1574-Application of shell \$1720						
		<b>ESTIMATES PENDING APPROVAL</b>				

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

**Month of: November 2024**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	11/6/24	11/13/24	11/20/24	11/27/24
2	Mowing & Edging - Multiple Medians	n/a	11/6/24	n/a	11/20/24	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	11/6/24	n/a	11/20/24	n/a
4	Weeding - Medians - Hand & Chemical	n/a	11/6/24	n/a	11/20/24	n/a
5	General Site Trimming & Pruning - Medians	11/2/24	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	n/a	11/7/24	11/14/24	11/21/24	11/28/24
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	11/7/24	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	11/15/24	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	n/a	11/6/24	11/13/24	11/20/24	11/27/24
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	11/6/24	11/13/24	11/20/24	11/27/24
15	Mowing & Edging - Multiple Medians	n/a	11/6/24	n/a	11/20/24	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	11/6/24	n/a	11/20/24	n/a
17	Weeding - Medians - Hand & Chemical	n/a	11/6/24	11/13/24	11/20/24	11/27/24
18	General Site Trimming & Pruning	11/2/24	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	11/7/24	11/14/24	11/21/24	11/28/24
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	11/15/24	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	n/a	11/6/24	11/13/24	11/20/24	11/27/24
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	11/6/24	11/13/24	11/20/24	11/27/24
27	Mowing & Edging - (No Medians)	n/a	11/6/24	n/a	11/20/24	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	11/6/24	n/a	11/20/24	n/a
29	Weeding - Hand & Chemical	n/a	11/6/24	11/13/24	11/20/24	11/27/24
30	General Site Trimming & Pruning (Biweekly)	11/2/24	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	11/6/24	11/13/24	11/20/24	11/27/24
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	11/15/24	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	n/a	11/6/24	11/13/24	11/20/24	11/27/24
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	11/6/24	11/13/24	11/20/24	11/27/24
39	Mowing & Edging - (No Medians)	n/a	11/6/24	n/a	11/20/24	n/a
40	Weeding - Hand & Chemical	n/a	11/6/24	11/13/24	11/20/24	11/27/24
41	General Site Trimming & Pruning	11/2/24	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	11/6/24	11/13/24	11/20/24	11/27/24
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	11/15/24	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>						
Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
64	Virginia Live Oak	n/a	n/a	n/a	n/a	11/30/24
69	Hopi Crape Myrtle	n/a	n/a	n/a	n/a	11/30/24
73	Sabal Palm / Cabbage Palm	n/a	n/a	n/a	n/a	11/30/24
76	Application labor-only rate (County supplied mulch)	n/a	n/a	n/a	n/a	n/a
82	Holiday Decoration	n/a	n/a	n/a	n/a	11/30/24
<b>INCIDENTAL WORK COMPLETED &amp; SUBMITTED FOR PAYMENT</b>		<b>APPROVED ESTIMATES- IN PROGRESS</b>				
INV#IMMINC-187   EST#1567- Install brackets on poles - \$1200.00		EST#1465	Poles	Pipes to hold banners		\$ 14,995.00
		EST#1574	Zocola	Install shell		\$ 1,720.00
		EST#1575	Main Street	Repair blue trash cans		\$ 1,200.00
		<b>ESTIMATES PENDING APPROVAL</b>				





## STAFF REPORT

To: Immokalee Local Redevelopment Advisory Board & the  
Immokalee Beautification MSTU Advisory Committee

From: Christie Betancourt, CRA Assistant Director

Subject: Immokalee Sidewalk Phase III (Project Status) - Informational Purposes -  
Monitoring Project for Community's Awareness

Date: December 4, 2024

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

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

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

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

On the December 13, 2022, Board of County Commissioner's (BCC) Agenda, item 16B1, the BCC approved the Application and executed the federal forms for the Application. The Application was submitted on December 21, 2022, to the U.S. Department of Housing and Urban Development (HUD). The Application package included the Key Contacts Form, Project Narrative, Project Budget, and three (3) Federal Forms (Standard Form SF-424, SF-424D and SF-LLL).

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

The Environmental Review was completed reflecting no significant impact and the County Manager's letters were sent by the Community Human Services Division to the tribal leaders for comment. The Tribal 30-day comments period expired on May 24, 2023. Staff prepared the required Notices for the Environmental Review Report for publication on August 22, 2023, with a 15-day public comments period.

The Request for Release of Funds and Certificate (RROF) was submitted to the Office of Management and Budget (OMB) for review on September 12, 2023. On October 16, 2023, Community Health Services' Director requested additional environmental review steps.

An 8-step process review was determined not warranted; however, staff secured a 5-step process review from Tetra Tech on November 27, 2023. Staff received the 5-step process review and attached it to the Environmental Review Report. OMB approved the RROF, and it was forwarded to the County Manager for execution as the Responsible Entity for the County on December 5, 2023. The executed RROF was sent to HUD's Regional Field Officer in Miami, Florida for approval on December 14, 2023. The environmental review process is completed when the Responsible Entity certifies the review and the RROF is approved by HUD's CPF Field Office Director through the issuance of the Standard Form 7015.16 Authority to Use Grant Funds.

HUD provided Collier County with a corrected Grant Agreement on May 31, 2023. The Grant Agreement was reviewed by the County Attorney's Office. On September 27, 2023, the Immokalee MSTU Advisory Committee Board and the Immokalee Local Redevelopment Advisory Board recommend authorization of Staff to proceed with the execution of the Grant Agreement and authorize the gap funding expenses for the project shortages based on the current estimate of \$1,232,085.50.

An Executive Summary was prepared for the execution of the Grant Agreement and the authorization for the necessary budget amendments for this grant on the November 14, 2023, BCC Agenda. On November 16, 2023, the Clerk of Courts sent the Grant Agreement to HUD for execution. Staff sent HUD the direct deposit materials on November 29, 2023.

In December 2023, CHS assigned Grants Coordinators to assist Staff on the project.

The Request for Release of Funds and Certificate (RROF) was executed by the County Manager as the Responsible Entity. The executed RROF was sent to HUD's Regional Field Officer in Miami, Florida for approval on December 14, 2023.

In January 2024 Staff sent Procurement Services the Solicitation for the Invitation to Bid by General Contractors for the construction of the project. Solicitation #24-8233 was put on hold awaiting HUD's authorization.

On January 21, 2024, HUD requested the BCC's Chairman to sign the Direct Deposit Form in addition to the execution by the County's Principal Financial Officer.

On February 2, 2024, the HUD Field Officer in Miami determined the project to be Categorically Excluded Not Subject to 24 CFR 58.5 and it converted to exempt (no 7015.15 or 7015.16 forms are required). On February 2, 2024, Staff sent the Environmental Review Report and the 5-Stop Process to HUD in DC for review and requested confirmation to move forward.

In February 2024, Staff presented prioritization project list to CRA & MSTU Board. Staff announced the new anticipated construction cost for this project is \$1,400,000. Staff expect to use \$206,000 from the MSTU funds and \$206,000 from the CRA Capital Funds.

The BCC approved the Direct Deposit Form on February 27, 2024; and the Direct Deposit Form was sent to HUD on February 28, 2024. On March 15, 2024, Staff followed-up with HUD on the execution of the Grant Agreement and requested confirmation to move forward on the solicitation for bids.

On May 14, 2024, Staff requested CHS to upload the ERR in HEROS because Staff did not have access. On May 21, 2024, CHS submitted the ERR to HUD via HEROS. Staff was activated into DRGR as a new user on May 3, 2024, and started to draft an Action Plan for approval by CHS and OMB and submittal to HUD. Staff and CHS attended the first virtual Microsoft Teams meeting with HUD on May 24, 2024.

Staff resubmitted the Solicitation to Procurement Services after HUD provided the fully executed Grant Agreement and provided confirmation on May 24, 2024, to move forward. On June 6, 2024, a Procurement Strategist was assigned and the Authorization to Advertise was initiated for the solicitation for bids. ABB was acquired by LJA Engineering (LJA) and on June 6, 2024, a new Purchase Order #4500231715 in the amount of \$12,2211.50 was issued to LJA. On June 18, 2024, LJA was issued a resume work notice with 143 days (11/8/24) remaining on their contract to assist with the bidding process. The legal notice was delayed obtaining the issuance of the Authorization to Advertise and was posted on July 17, 2024, in the Naples Daily News and on the Clerk's, Collier Legal Notices website.

The Pre-Bid Meeting was scheduled for July 30, 2024, 10:00 AM, at the Immokalee CRA Office. Solicitation #24-8233 was posted on July 17, 2024, with proposals due on September 3, 2024, by 3:00 p.m. There were numerous questions posted by bidders and the Bid Opening Date was extended to September 17, 2024, by 3:00 p.m. Fourteen (14) Questions and Answers plus four (4) Addendums were posted on OpenGov before the September 10, 2024, 5:00 p.m. deadline.

Seven (7) bids were submitted, and Procurement Services is vetting the unofficial bids to determine the awardee. On November 6, 2024, LJA submitted a Design Entity's Letter of Recommendation Award to Procurement Services. Based on the bid tabulations provided by Procurement Services, the apparent low bidder was Marquee Development, Inc., with a bid of \$1,101,179.50, which is approximately 9% higher than the original Engineer's Opinion of Probable Cost (EOPC) of \$1,007,822.50. The EOPC was prepared nearly two years ago on September 8, 2022. If an inflation rate of 3.5% was applied for two years, the EOPC would be nearly identical to the apparent low bid. References were provided by Marquee Development, Inc. for five projects, and the Vendor Reference Check Logs were completed.

LJA Engineering, Inc. has worked with Marquee Development, Inc. on a previous project, the Immokalee Sidewalk Improvement Project Phase 1 for the Immokalee CRA which was completed in the Spring of 2018, and it appears that it is a qualified firm to conduct the requested work. Therefore, LJA recommended that Marquee Development, Inc. be awarded the contract for the Immokalee Sidewalk Phase 3 Project in the amount of \$1,101,179.50.

On November 22, 2024, Staff submitted a draft Executive Summary for the Construction Agreement to Procurement Services and anticipate the Agreement to be on the BCC January 14, 2025, Agenda for approval to award Marquee Development Inc. the project.

On December 4, 2024, Staff submitted to the Transportation Maintenance Services Division – Grants for review and approval the draft Price Analysis documenting data to sufficiently conclude that the vendor's price is fair and reasonable.

Staff prepared a draft Change Order #1 for the Engineer of Record (EOR) and updated the Timeline for the project. ABB formally was the EOR until May 2024 when LJA Engineering acquired ABB.

Staff prepared a revised Project Timeline due to the extended Bid Opening Date with a proposed Final Completion Date of July 31, 2025, and processed a draft Change Order #1 for LJA to extend their end date from November 8, 2024, to July 17, 2025, to perform construction assistance activities.

**FISCAL IMPACT:** The total estimated project cost is \$1,329,558.10. A budget amendment was required to recognize grant revenue in the amount of \$987,000 within Immokalee CRA Grant Fund 1027, Project 33873 which will fund construction. This grant program does not require a match. The \$342,558.10 balance of the project cost includes design, environmental review and remaining construction costs funded through the Immokalee Beautification Municipal Services Taxing Unit MSTU Fund (1629) and the Immokalee



CRA Project Fund (1026) as shown in the table below:

**Line-Item Budget Details:**

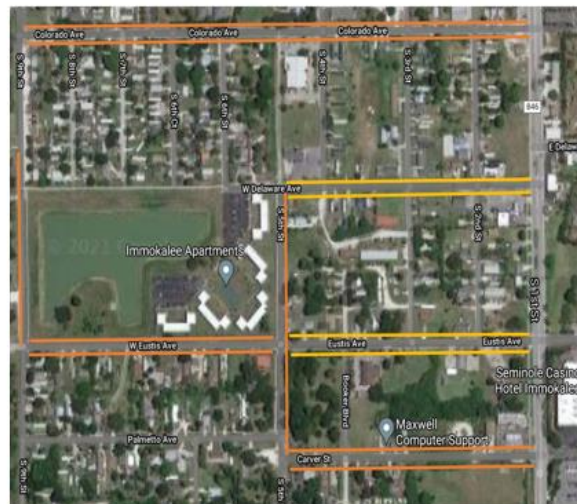
Description	CPF Fund (HUD)	non-CPF Fund (CRA/MSTU)	Total Budget
Design	\$ -	\$ 114,763.00	\$ 114,763.00
Environmental	\$ -	\$ 12,400.00	\$ 12,400.00
Construction	\$987,000.00	\$ 114,179.50	\$ 1,101,179.50
CEI (Construction, Engineering, and Inspection)	\$ -	\$ 101,215.60	\$ 101,215.60
Other (permits, legal ads, etc.)	\$ -	\$ -	\$ -
<b>Estimated Total</b>	<b>\$987,000.00</b>	<b>\$ 342,558.10</b>	<b>\$ 1,329,558.10</b>

Fund Source	Amount
Immokalee CRA Grant (Fund 1027)	\$987,000
Immokalee Beautification Municipal Services Taxing Unit MSTU (Fund 1629)	\$171,279.05
Immokalee CRA Project (Fund 1026)	\$171,279.05
<b>Total:</b>	<b>\$1,329,558.10</b>

Additional funds are available in Capital Funds (1026) Project (#50244 South Side Sidewalks).

**PROJECT AREA:**

**Eustis Avenue & West Delaware**



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

**NEXT STEPS:**

- Award Solicitation #24-8233 (January 2025)
- Deliver the Notice to Proceed to Marquee Development, Inc.
- Issue a Start Work Notice for the CEI
- Erect On-Site the Project Sign
- Schedule the Pre-Construction Meeting
- Initiate the Reporting of \$0 Pay Request