

February 21, 2007  
8:30am  
Career and Service Center of Collier County-Immokalee  
750 South 5<sup>th</sup> Street  
Immokalee, Florida, 34142

## **MINUTES**

### Immokalee Local Redevelopment Advisory Board and Immokalee Master Plan and Visioning Committee

- A. Call to Order. The meeting was called to order by Fred N. Thomas, Jr. at 8:45am.
- B. Roll Call and Announcement of a Quorum  
**Advisory Board/EZDA:**  
**Present:** Fred Thomas, Floyd Crews, Rick Heers, Bob Soter, Richard Rice, Ana Salazar, Denise Blanton, Capt. Tom Davis, Ira Malamut, and Julio Estremera.  
**Absent/Excused:** Bernardo Barnhart, Carol Sykora, Eva Deyo, and Robert Halman. A quorum was announced as being present.  
**Immokalee Master Plan and Visioning Committee:**  
**Present:** Essie Serrata, Clarence A. Tears, Jr., Edward Olesky, Fred N. Thomas, Jr., Floyd Crews, Rick Heers, and Richard Rice.  
**Absent/Excused:** Raymond T. Holland, Leo F. Rodgers and William O'Neill . A quorum was announced as being present.  
**Others Present:** Jim Kenney, Susi Winchell Tammie Nemecek, Tom Jones, Thais Kuoman, Carrie Williams, Dennis Perry, James Carras, Tom Zuniga, and staffer Thomas Greenwood.
- C. Adoption of Agenda. Upon motion by Essie Serrata and second by Julio Estremera, the agenda was approved with the following two additions:
- Add under joint meeting Old Business an item F6....update on the "Catalyst Project" by the EDC of Collier County.
  - Add under the Immokalee Local Redevelopment Advisory Board an item under Old Business as Fb...discussion of payment to the RMPK Group.
- D. Approval of Minutes of the January 17 and January 31 meetings. Upon motion by Denise Blanton and second by Dick Rice, the minutes for both meetings were approved.
- E. Communications (see communications folder at meeting)
- F. Old Business
1. CRA 2006-10: Redevelopment of the Farmer's Market. It was reported that we should be hearing a report from Don Coker of the Department of Agriculture and Consumer Services in March. After discussion there was a motion by Floyd Crews and second by Denise Blanton to write a letter to the new Governor advising of this project accompanied by the old letter and asking for his help. The motion carried unanimously.

2. CRA 2006-00: Status of Collier County/RMPK Group Contract
  - a. Discussion of input from the February 20 public meeting. Those present received a revised copy of the draft Immokalee Area Master Plan, changes from the January 31 version, a map of the EAR-based “wetlands” designation map. Fred Thomas stated that the draft, plus all comments from the February 20 meeting are going to be reviewed by the Technical Advisory Committee set up to do both the technical review of the draft IAMP and assist in preparing a new Immokalee LDC overlay district. The committee is soliciting a list of issues and barriers to development and redevelopment in Immokalee from the private sector and from the Committee members. Mr. Thomas stated that the regulations for Immokalee need to be reflective of its geographic location and the demographics which make up the community.
  - b. Discussion of the Technical Advisory Committee for the IAMP and LDC overlay amendments Those present received a list of the members who will serve on this ad hoc Committee.
  - c. Web Site. The Inventory and Analysis Report, the Economic Analysis Report and the draft IAMP are now available by accessing the following web page: <http://www.colliergov.net/Index.aspx?page=315>
3. CRA 2006-05: Status of SR 29 Bypass Project. Fred Thomas stated that he sits on the Citizens Advisory Board of the MPO board and that there is going to be a citizens advisory committee set up for this project.
4. CRA 2006-12: Satus of East of 951 Infrastructure and Services Study. Clarence Tears provided an update on the activities of the Committee. It was suggested that Mike Bosi, of Comprehensive Planning, might give an overview of the project during the March 21 meeting.
5. CRA 2006-02: FSU Medical School Satellite Training Project Denise Blanton stated that our elected people are still trying to make this project happen and indicated that the recent inability to put the deal together may have been due to attorneys involved in the negotiations.
6. EDC Update on Proposal for RACEC “Catalyst Project”. Tammie Nemecek reported the following:
  - a. The EDC, with BCC approval, has submitted 2 of the 13 sites received by the state within the RACEC for the “health care and sciences” project as part of the request for sites stage. One site is the airport while the second site is on private land to the immediate north of the airport. Both sites are within the urban area and the redevelopment area.
  - b. The number of sites will be narrowed from 5 to 13 and only 1 site will be chosen to promote for the location of a major health care and sciences project. We should hear about the site selection in the next several months.

G. New Business

1. CRA 2007-01: Presentation Regarding New Market Tax Credit Program

Tom Zuniga and James Carras were present and provide a copy of a power point presentation about the NMTC Program. Some major points made included:

- Funding is federal, very limited, very competitive, for distressed areas, and only one application has been approved thus far in the state of Florida.
- Need to have a for profit Community Development Entity.
- Keys to success in applications include leveraging ratio of private dollars to public dollars; meeting the local needs, rural areas, low income, etc.
- Recommend setting up a Community Development Entity with the ability to handle complicated financial transactions. (see page 8 of the power point presentation)

2. CRA 2007-08: Advisory Budget Preparation for FY 2007-08 . After a brief discussion Fred Thomas named a Budget Committee to consist of Ira Malamut, Chair, Fred Thomas, Richard Rice, Denise Blanton, and Bob Soter. Mr. Greenwood gave Ira Malamut copies of various documents pertinent to the function of the Committee.

3. CRA 2007-05: New Projects in the Immokalee Area

- “Tradeport DRI”. Handouts were provided relative to the proposed 1051 acre Tradeport DRI proposed by Collier Enterprises. Tom Greenwood stated that a pre-application meeting was held on February 20 and that he will attempt to get Pat Utter to provide a more detailed report on the project at the March 21 meeting.
- Rick Heers reported that FEMA has asked IHOPE to take over the management of the 24 FEMA trailers in Collier County with a goal to eventually purchase them for, say \$500 each, and move them to Immokalee to provide much needed affordable housing.
- Tammie Nemecek advised of the new Tourism Director for the state and that he wants to come to Immokalee to tour the community with Fred Thomas and Dick Rice.

H. Citizen Comments. None

I. Next Meeting Date (March 21, 2007, at 8:30am)

J. Adjournment The meeting was adjourned at 10:35am

## MINUTES

### Enterprise Zone Development Agency

A. Call to Order. The meeting was called to order at 10:35am.

B. Roll Call and Announcement of Quorum Please refer to above minutes.

C. Adoption of Agenda Previously approved.

D. Approval of Minutes of the January 17 and January 31 meetings were previously approved.

E. Communications (see communications folder at meeting)

- F. Old Business
  - 1. EZDA 2006-08: Recommendation to Establish a EZDA/CRA Advisory Board Office in Immokalee. Fred Thomas stated that this recommendation was approved by the BCC on January 23 by unanimous vote and that it is now incumbent upon this group to carry out this first step.
  - 2. Miscellaneous None.
- G. New Business None
- H. Citizen Comments None
- I. Next Meeting (March 21 at 8:30am)
- J. Adjournment The meeting was adjourned at 10:50am.

## MINUTES

### Immokalee Local Redevelopment Advisory Board

- A. Call to Order Please refer to the above minutes.
- B. Roll Call and Announcement of Quorum Please refer to the above minutes.
- C. Adoption of Agenda Previously approved.
- D. Approval of Minutes of the January 17 and January 31 meetings were previously approved
- E. Communications (see communications folder at meeting)
- F. Old Business
  - a. EZDA 2006-06: Contract Oversight Committee Report RMPK Group Contract. No report.
  - b. CRA 2006-00: RMPK Group. Request for Payment of \$12,200 for completion of the Implementation/Action Plan (Phase VI). It was reported that the Implementation/Action Plan is the last part of the draft IAMP. The only remaining unmet portion of this element is to carry out the joint CCPC/BCC workshop related to the draft document. It was also pointed out that the consultant would pay the sub-consultant translators from this sum of money. After discussion approval for payment was given upon a motion from Denise Blanton and a second from Bob Soter. Tom Greenwood stated that he will contact FGCU to make sure that they have been paid by RMPK Group for their services completed related to the Economic Analysis Report.
- G. New Business None.
- H. Citizen Comments
- I. Next Meeting (March 21 at 8:30am)
- J. Adjournment The meeting adjourned at 10:58am.

\* The next joint Advisory Board/EZDA/IMPVC meeting will be held March 21, 2006 at 8:30am at the Career and Service Center located at 750 South 5<sup>th</sup> Street in Immokalee.

\*\* The next IMPVC meeting on Tuesday, March 6, 2007, at 5:30 p.m. at the Career and Service Center located at 750 South 5<sup>th</sup> Street in Immokalee has been CANCELLED.

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 call Ekna Guevera, Planning Technician, at 239-659-5749 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Ekna Guevera, Planning Technician, at least 48 hours before the meeting. The public should be advised that members of the Immokalee Master Plan and Visioning Committee and the CRA Advisory Board are also members of the other Boards and Committees, including, but not limited to: EZDA, Immokalee Local Redevelopment Advisory Board, Immokalee Fire Commission, and the Collier County Housing Authority; etc. In this regard, matters coming before the IMPVC and the Advisory Board may come before one or more of the referenced Board and Committees from time to time.