



# IMMOKALEE COMMUNITY REDEVELOPMENT AREA (ICRA)

**EAST OF 951 AD HOC ADVISORY  
COMMITTEE MEETING  
JULY 16, 2024  
6:00 P.M.**



# Advisory Boards

## Lighting and Beautification MSTU

Andrea Halman, Chair  
Bernardo Barnhart, Vice-Chair  
Christina Guerrero  
Cherryle Thomas  
David Turrubiardez Jr.

## Local Redevelopment Advisory Board

Mark Lemke, Chair  
Patricia “Anne” Goodnight, Vice-Chair  
Michael Facundo  
Andrea Halman  
Dr. Frank Nappo  
Estil Null  
Edward “Ski” Olesky  
Yvar Pierre  
Lupita Vazquez Reyes



### Staff:

John Dunnuck, CRA Director  
Christie A. Betancourt, CRA Assistant Director  
Yvonne Blair, ICRA Project Manager  
Yuridia Zaragoza, ICRA Administrative Assistant

# About the CRA

In 2000 the Collier County Community Redevelopment Agency (CRA) was established to address the unique needs of the Community Redevelopment Area (CRA). The CRA does this by developing and implementing a Community Redevelopment Plan that included the area's redevelopment goals and planned projects.



The BCC is the governing board of the CRA. Two community redevelopment areas were identified: Immokalee and the Bayshore Gateway Triangle.

The Immokalee Community Redevelopment Area (ICRA) covers all of Immokalee. The **Redevelopment Area boundary** is **+24,386 acres**, including Lake Trafford and lands designated as Rural Land Stewardship Areas on the Collier County Future Land Use Map (FLUM).

In 2000 a Redevelopment Plan was adopted for the Bayshore Gateway Triangle and Immokalee area. On May 10, 2022, the BCC approved the Redevelopment Plan amendment and extending the **Immokalee Community Redevelopment Area to 2052**.

In 2000 the Immokalee Local Redevelopment Advisory Board was appointed. This is a 9-member board.

We have been around for 24 years!

The ICRA TIF revenue for 2024 was \$1,218,400.

CRA Staff manages the Immokalee Beautification Municipal Service Taxing Unit (MSTU).



# Completed Projects





# Welcome Sign on SR 29 (Farmworkers Village)

On January 20, 2023, Staff issued a Request for Quotes for the construction of the monument sign. On March 22, 2023, a Purchase Order was issued to lowest bidder, Vektor Contracting.

An Artist Agreement with Martha M. Cantu was executed for her artwork. Ms. Cantu started her mural on July 8, 2023, and completed the mural on July 12, 2023.

The Final Walk-Through was performed on March 8, 2024, and the sealed Certificate of Completion was issued. A&M Property Maintenance LLC (A&M) has taken on the maintenance.

The project was funded through the Immokalee Beautification Municipal Services Taxing Unit MSTU Fund (1629) as shown in the table below:

Design	\$ 10,515.00
Real Property (IGC)	\$ 1,500.00
Utility Deposits/Permit (estimate)	\$ 1,000.00
Redesign FY22	\$ 12,817.00
Construction (Vektor Contracting)	\$ 168,500.00
Artist (Martha Cantu)	<u>\$ 2,280.00</u>
<b>Total</b>	<b>\$196,612.00</b>



# Other Completed Projects

- Zocalo Park Paver Improvements & other upgrades
- Historic Cemetery Preservation Phase 1 improvements
- CRA Owned Property Land Sale (S. 9<sup>th</sup> Street)





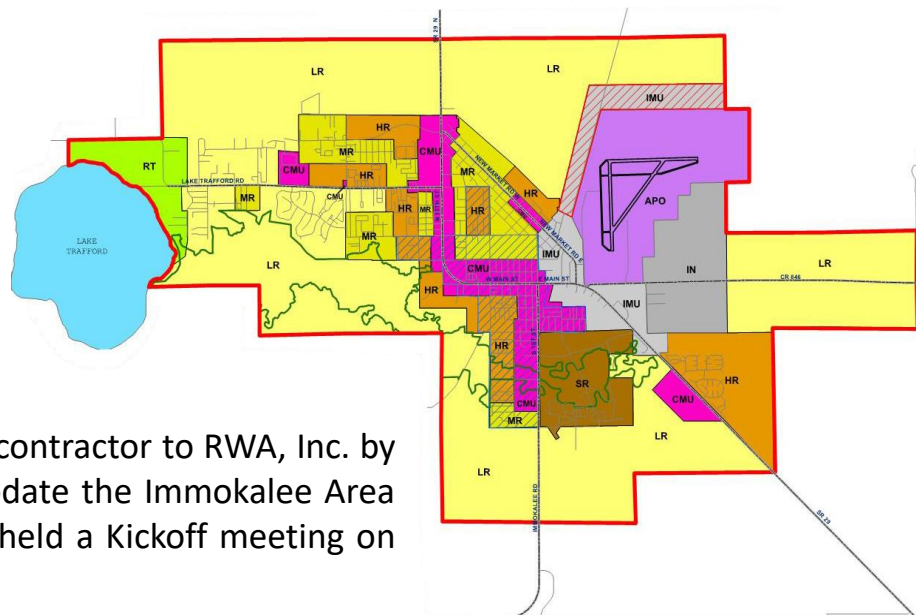
# Projects in Progress





# Immokalee Area Master Plan (IAMP)

The Immokalee Area Master Plan is a component of the Collier County Comprehensive Plan. Originally adopted in 1987, the IAMP provides the guiding goals, objectives, and policies for land use in the community. On December 10, 2019, the Board of County Commissioners (BCC) adopted the amended plan by Ordinance 2019-47.



The Neighborhood Company (TNC) was hired as a subcontractor to RWA, Inc. by Collier County Growth Management Department to update the Immokalee Area Overlay District Land Development Code. County staff held a Kickoff meeting on June 16, 2022.

TNC held a site visit with CRA staff on August 12, 2022. An on-site meeting was held with CRA staff on September 14, 2022. On December 23, 2022, TNC provided staff with an upcoming schedule/timeline.

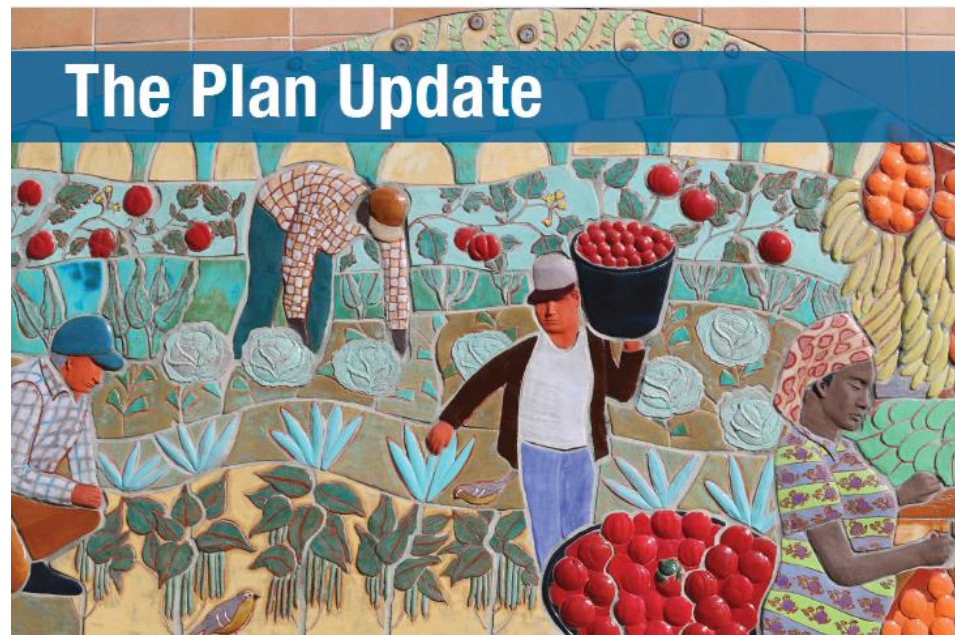
TNC presented at the CRA Advisory Board Meeting on February 15, 2023. Staff provided updates at the May 17, 2023, CRA Advisory Board meeting. TNC finalized evaluations on the overlay and development patterns. They held one-on-one meetings with local stakeholders. TNC presented updates at the June 21, 2023, Joint CRA & MSTU meeting. TNC provided the Immokalee Land Development Code “White Paper” update to County staff on September 1, 2023. TNC held a workshop on October 4, 2023. TNC staff presented to CRA Advisory Board on May 15, 2024. The Summary of draft LDC language was submitted to ICRA staff and County staff in May 2024. Adoption process from CCPC and BCC Hearings is estimated from June 2024 – September 2024.



# Redevelopment Plan (4.2) Goals

Since the adoption of the 2000 Redevelopment Plan, much has changed within the Immokalee Redevelopment Area. On May 10, 2022, the Collier County BCC acting as the Community Redevelopment Agency (CRA), approved a second amendment to the Collier County Community Redevelopment Plan.

Staff is continuing to work on the implementation schedule. Staff provide quarterly updates on the areas of focus.



**Goal 4.2.1 Celebrating Culture:** Create a Cultural Destination.

**Goal 4.2.2 Economic Development:** Strengthen the economic health of Immokalee.

**Goal 4.2.3 Housing:** Provide a mix of housing types and price points to allow for safe, high-quality dwelling unit options in Immokalee.

**Goal 4.2.4 Infrastructure:** Maintain a high quality of life for all residents and visitors of Immokalee.

**Goal 4.2.5 Implementation/Administration:** Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.

The Community Redevelopment Plan anticipates that these **5 goals** will be achieved through **26** corresponding objectives and that those **26 objectives** will be accomplished through **109** corresponding **strategies**.

# First Street Corridor

## Main Street to Seminole Crossing Trail

Lighting and pedestrian safety improvements

Project #33831

FY23 CDBG Award - \$250,000 for design

Design is 60% complete

Preliminary FY24 CDBG Award - \$1,001,371 for construction

Estimated cost for this project is **\$1,575,000.**

**Project Scope:** Installation of rectangular rapid beacons at three crosswalks and adding additional Collier County Traffic Operations light poles for pedestrian safety.



Fund Source	Amount
Immokalee CRA Grant (Fund 1027) FY23	\$250,000.00
Immokalee CRA Grant (Fund 1027) FY24	\$1,001,371.00
Immokalee Beautification Municipal Services Taxing Unit MSTU (Fund 1629)	\$0
Immokalee CRA Project (Fund 1026)	\$323,629.00
<b>Total:</b>	<b>\$1,575,000.00</b>

Description	CDBG Fund (HUD)	non-CDBG Fund (CRA)	Total Budget
Design	\$ 201,945.00	\$ -	\$ 201,945.00
Environmental	\$ -	\$ 6,500.00	\$ 6,500.00
Construction	\$ 1,001,371.00	\$ 198,629.00	\$ 1,200,000.00
CEI (Construction, Engineering, and Inspection)	\$ -	\$ 110,000.00	\$ 110,000.00
Other (permits, legal ads, etc.)	\$ -	\$ 5,000.00	\$ 5,000.00
<b>Estimated Total</b>	<b>\$ 1,203,316.00</b>	<b>\$ 320,129.00</b>	<b>\$ 1,523,445.00</b>



# South Immokalee Sidewalk Project Phase III

## Eustis and W. Delaware

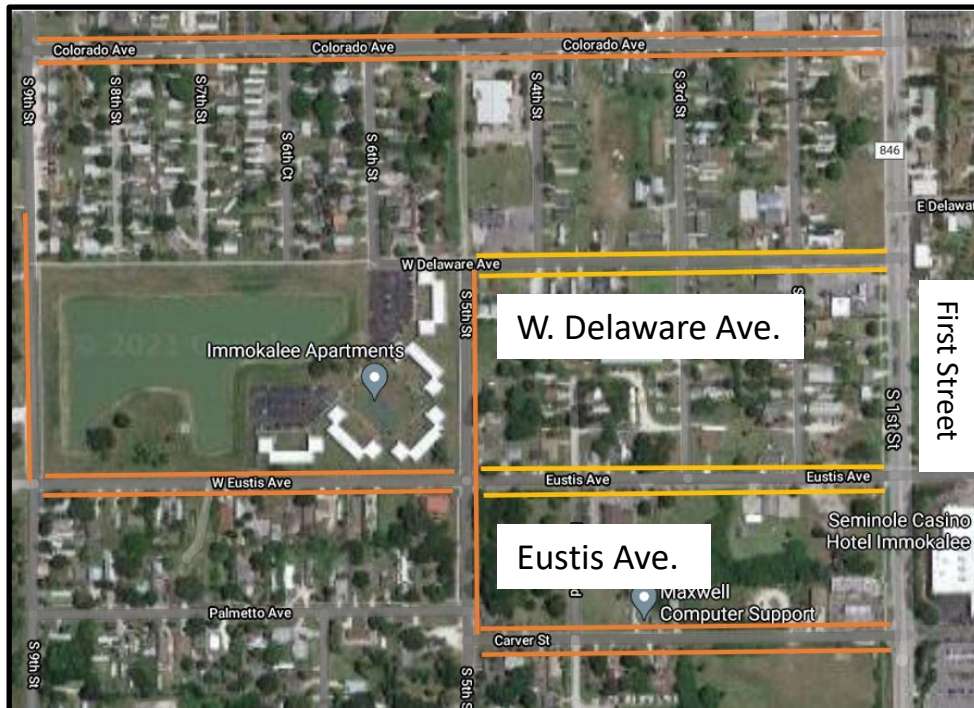
Project #33873

MSTU Funded – Design 100% Complete

CPF Grant Funded - Construction Funded – (\$987,000)

Estimated project cost is **\$1,628,378.60**.

**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 linear feet).



Fund Source	Amount
Immokalee CRA Grant (Fund 1027)	\$987,000.00
Immokalee Beautification Municipal Services Taxing Unit MSTU (Fund 1629)	\$321,263.00
Immokalee CRA Project (Fund 1026)	\$320,115.60
<b>Total:</b>	<b>\$1,628,378.60</b>

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	\$ 413,000.00	\$ 1,400,000.00
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>\$ 641,378.60</b>	<b>\$ 1,628,378.60</b>



# Lake Trafford Road Corridor Lighting Study

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



Design Budget: \$149,930 MSTU Funds  
& \$100,000 CRA  
Design 43% Complete

Estimated project cost is **\$3,000,000**  
Project on stop work notice since April  
10, 2024, to address utility conflicts.

**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.

# Main Street Corridor Streetscape

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



Design Budget: \$212,598 MSTU Funds

Estimated project cost is **\$2,962,598**

Project on stop work notice since September 27, 2023, to evaluate the SR29 Loop Road project is defined & future conveyance of Main Street to County is investigated.

**Project Scope:** Johnson Engineering 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.







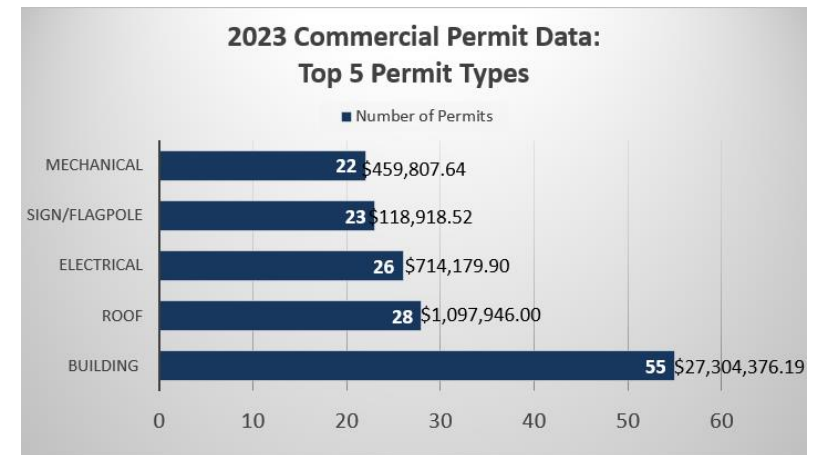
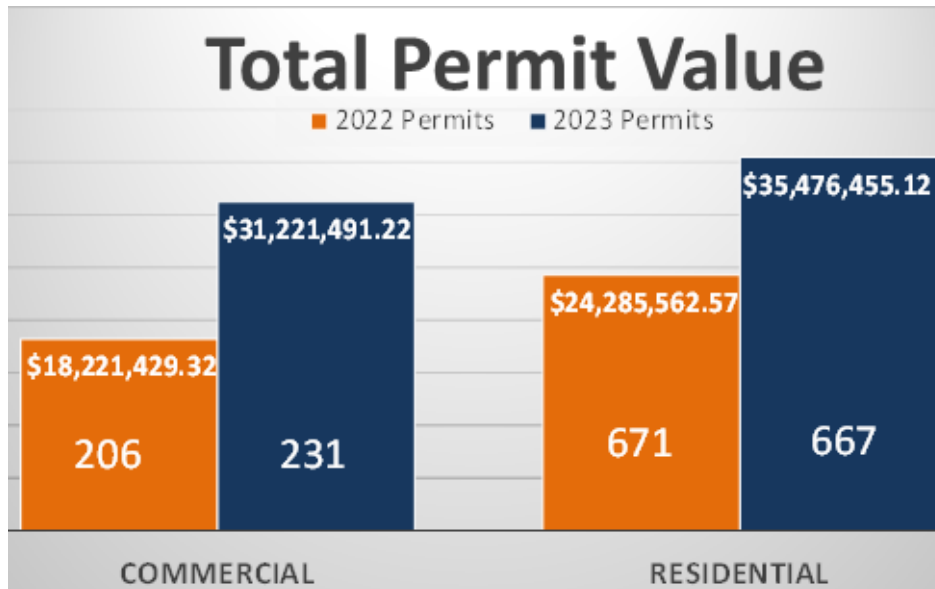
# Development Highlights

## Redevelopment plan Goal 4.2.2 Economic Development

Strengthen the economic health of Immokalee.

### Objective 4.2.2.1

Collaborations and Partnerships



# Private Development



IMMOKALEE COMMUNITY CENTER  
CONCEPTUAL MASTER PLAN



CORBAN





# Housing in Progress





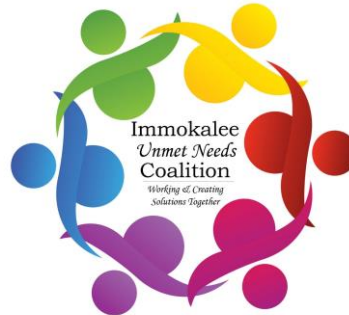
# Future Housing



# Partnerships



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



**Immokalee Eastern**  
*Chamber of Commerce*

Immokalee | Ave Maria | Golden Gate City & Estates









# Community Outreach



Big Bus Event November 2023



Christmas Tree Lighting event December 2023



7 Eleven Ribbon Cutting Ceremony August 2023



Blue Zone Project Year in Review event November 2023



Community Clean Up September 2023



Groundbreaking Ceremony for RCMAs Lipman Farms Campus May 2023



Lake Trafford's Coastal Cleanup September 2023



Lipman Backpack event August 2023



# 2024/2025 Priorities



- Complete Construction of First Street
- Complete Construction of S. Immokalee Sidewalk Phase III - Eustis Avenue and Delaware Avenue
- Construction Phase – Main Street
- Construction Phase – Lake Trafford Road
- Commercial Grant Program revisions
  - Façade Grant
  - Sweat Equity Grant

# Questions? Open Discussion





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