

June 20, 2007
8:30am
Career and Service Center of Collier County-Immokalee
750 South 5th 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 8:50 am.
- B. Roll Call and Announcement of a Quorum
Advisory Board/EZDA:
Present: Fred Thomas, Floyd Crews, Richard Rice, Bernardo Barnhart, Bob Soter, Carol Sykora, Ira Malamut, Denise Blanton, Eva Deyo, Robert Halman, Rick Heers, and Caption Tom Davis.
Absent/Excused:, Julio Estremera and Ana Salazar. A quorum was announced as being present.
Immokalee Master Plan and Visioning Committee:
Present: Edward (Ski) Olesky, Fred N. Thomas, Jr., Essie Serrata, Floyd Crews, Richard Rice, Clarence A. Tears, Jr., Rick Heers, and Raymond Holland.
Absent/Excused: William O'Neill and Leo F. Rodgers. There was a quorum of the IMPVC.
Others Present: Susi Winchell, Jim Kenney, Rob Grassi, Judy Weeks, Sharon Howard, Harold Brunette, Vicki Jenkins, Kirsten Wilkie, Laura Roys, Chuck Mohlke, Kathy Ryan, Bill McDaniel, Walt Mangold, Valrie Pike, Jacqueline Toemmes, William Citarella, Ted Luo, and Thomas Greenwood and Mike Bosi of the Collier County Comprehensive Planning Department staff.
- C. Adoption of Agenda. With the addition of an agenda addition, item F11 under old business for the presentation by Front Porch Community of South Immokalee, the agenda was approved unanimously upon motion by Mr. Heers and second by Mr. Olesky.
- D. Approval of Minutes of the May 16, 2007 meeting. Upon motion by Dick Rice and second by Ms. Deo, the minutes were approved unanimously with the clarification on page 3 that Dick Rice is the chair of the office space committee.
- E. Communications (see communications folder at meeting)
- F. Old Business
1. CRA 2006-10: Redevelopment of the Farmer's Market The following June 15 email from Don Coker of the Department of Agriculture and Consumer Services was read into the record:
Tom-
Immokalee Update:

My team met with the A/E firm today (June 15) to review their damage assessments and preliminary construction drawings. Report determines that we will have 3 new

buildings, 1 major repair and 4 minor repairs, final report due in two weeks. Once this report is delivered, we will submit it to FEMA for approval. We have selected the Construction Manager company for the project, Walbridge Aldinger out of Ft Myers. 100% drawings due in 14-weeks. During this time we will be working with FEMA to get their project worksheets corrected with the proper scope of work. Once FEMA corrects and approves the worksheets the work will commence. Overall construction activities are projected to last 10-months from notice to proceed (after FEMA approval)

DAC

2. CRA 2006-00: Presentation by Collier County Environmental Services Department Regarding Inclusion in the Immokalee Area Master Plan some Language about the Establishment of a Habitat Conservancy Program (HCP) in the Immokalee Urban Area. (continued from the May 16 meeting). The following major points were voiced:

- The Board of County Commissioners on May 22 stated that it is up to the IMPVC to decide whether it wishes language in the IAMP regarding a Habitat Conservation Plan (HCP).
- Two handouts were provided...one with possible language changes to several policies of the draft IAMP and a second document, a May 31 letter from Katherine R. English, attorney, to the Habitat Conservation Plan Advisory Committee raising questions and issues regarding the HCP.
- General concerns of the IMPVC are that the HCP is an unknown, will take many years to develop, that Immokalee was being made a test site for an HCP, that the HCP should be county-wide rather than in one area of the county, ect.

After further discussion, the matter of revising language of several of the conservation element policies was voted upon unanimously (8-0) to table to the July 18 meeting, upon motion by Clarence Tears, Jr. and second by Dick Rice. Mr. Tears was asked by Chair Thomas to provide some modifying language to Policy 3.1.4 that might be more appropriate than the current language and this can be reviewed on July 18. This action was approved following a failed motion (2-6) by Raymond Holland and second by Eva Deyo to keep the language as previously approved by the IMPVC.

3. CRA 2006-00: Status of Collier County/RMPK Group Contract and Update on Immokalee Area Master Plan Process/LDC Update Process

After discussion of the process in obtaining all division and department comments on the Draft IAMP by June 30 and a request by Walt Mangrove that a number of the private sector property owners receive copies of the Draft IAMP unanimously approved a motion by Raymond Holland and second by Floyd Crews to direct staff to:

- Forward the annotated version of the draft IAMP to those private sector representatives present today as soon as possible for their review and comment prior to June 30;and
- Prepare a one item agenda for the July 18 meeting which will be for the sole purpose of hearing all comments, suggestions, etc. regarding the draft IAMP

Staff advised that the hard copies and electronic copies should be available for the July 18 meeting on or about July 10.

4. CRA 2006-05: Status of SR 29 Bypass Project . Fred Thomas reported that the PD&E study is underway and the earlier construction could start is about 2010.
5. CRA 2006-12: Satus of East of 951 Infrastructure and Services Study. Bill McDaniel, chair of the East of 951 Committee, briefed those present with a “Horizon Study Phase II Revised Timeline” through March, 2008, and requested and received support to hold an evening meeting in Immokalee on a yet to be determined date. Mike Bosi stated that it would be helpful for the study if a small amount of text could be prepared by Immokalee which would be appropriate for inclusion in the Horizon Study regarding the vision and plan for Immokalee.
6. CRA 2007-08: Set up of Immokalee CRA/EZDA/EDC/Chamber/Code Enforcement Office Set-Up
 - a. Budget Report Tom Greenwood reported the following:
 - The Board of County Commissioners will be reviewing the Fund 186 (Immokalee Redevelopment) budget request on June 28;
 - HB1 1B Statutory Cap Bill does appear to have an exemption in it for Redevelopment Areas such that the 9% roll back (likely for Collier County) will not affect the two county redevelopment areas;
 - The budget discussion on June 28 will include the discussion of providing up to \$125,000 for EZDA activities which, by law, cannot be funded with CRA funds.

There was a general discussion of how and who would be spearheading the completion of the master plan and LDC updates given the termination of the contract with the RMPK Group...County staff, consultant, executive director, or a combination thereof. No action was taken.

b. Office Space. Report of Office Space Sub-committee. Dick Rice advised that the committee would meet in the Chamber office in Immokalee on June 22 at 10am.

c. Office Personnel. Report of Personnel Sub-committee. Job placement ads for the Executive Director position and the Administrative Assistant position are on the county HR web site and the Executive Director position is on the National American Planning Association, Florida Chapter of the APA and the Florida Redevelopment Association web sites with a closing date of July 31. More than 63 applications have been filed with HR for the Administrative Assistant position (after just one week of posting).

d. Miscellaneous.

7. Reports on CRA/BCC actions taken on Recommendations of the Advisory Board

- a. FSU \$250,000 funding recommendation. Approved by the Board of County Commissioners on May 22 and the first reimbursement draw of \$17,000 has been submitted.
 - b. Florida Heartland Parkway recommendation. Not approved by the BCC on May 22.
 - c. Weed and Seed \$13,488 funding recommendation. Approved by the BCC on June 12.
8. CRA 2007-05: New Projects in the Immokalee Area
- 2007-05(C): Tradeport DRI South of Airport. Valerie Pike with Collier Enterprises stated that the DRI will be filed next week.
 - 2007-05(G): Family Dollar store (NW corner of Main at 2nd Street, East. It was pointed out the existing Main Street overlay district in the LDC requires that parking be in the rear yard and that this matter is now left with current planning to resolve.
 - 2007-05(H): Fiesta 3 (North Side of Boston between 2nd and 3rd Street). Nothing new to report.
 - Other
9. CRA 2007-10: Report on Progress to Select one or More Companies to Enter into 4-year Master Agreement with Project Specific Payments for Work Actually Performed . It was reported that the proposals are due to be opened late June 25 and that the RFP contains a June 5 addendum which opens the proposals to firms qualified to do master planning and land development code work. Bernardo Barnhart and Bob Soter would be advisory members from the Immokalee CRA Advisory Board to the selection committee which will consist of Susan Golden of Housing, David Jackson of Bayshore/Gateway and Tom Greenwood. By county policy selection committee members are limited to county employees.
10. CRA 2007-11: Sub-Committee Report Regarding Progress and Course of Action Regarding Community Development Block Grant (FEMA) “Wilma Disaster Recovery Program” to assist Low and Moderate Income Housing with Wind Loss Mitigation Work . Those present were informed that a May 16 letter from Fred N. Thomas, Jr. to Marla Ramsey, Public Services Administrator, requested county submittal, as an addendum to the FEMA #1 funding contract, a FEMA #2 request for funds and assignment of the \$2,408,025 in funding as follows:
- \$1,000,000 for Immokalee
 - \$1,000,000 for Bayshore/Gateway
 - \$408,025 for the balance of the county
- Follow-up with Susan Golden, Marcy Krumbine, and Marla Ramsey will be done by staff.
11. Front Porch Community of South Immokalee Report . Vickie Jenkins, representing the Front Porch Community of South Immokalee, presented a 9-page summary of its Plan and Vision for the Community of South Immokalee which emphasizes:
- Organization building and capacity
 - Public and private partnerships

- Integration with and partnership with new and planned developments and redevelopments
- Economic development, job creation, Main Street improvements, drainage and swale improvements, sidewalk improvements, code enforcement, street lights and public safety.

She stated that the organization has office space within the South Immokalee area but that is looking for more permanent space within that area and wondered whether it would be feasible for the CRA/EZDA/EDC/Chamber/Code Enforcement office concept to include space for Front Porch.

- G. New Business None.
 H. Citizen Comments. None.
 I. Next Meeting Date (July 18 at 8:30am)
 J. Adjournment The meeting was adjourned at 10:45am.

MINUTES

Enterprise Zone Development Agency

- A. Call to Order. The meeting was called to order at 10:45am by Chairman Thomas.
- B. Roll Call and Announcement of Quorum (see previous minutes)
- C. Adoption of Agenda (previously approved)
- D. Approval of Minutes of the May 16, 2007, meeting. These minutes were approved during the earlier joint meeting.
- E. Communications (see communications folder at meeting)
- F. Old Business
1. Discussion of Web Page for Enterprise Zone Development Incentives and How to Better Communicate the Availability of these Incentives <http://www.colliergov.net/Index.aspx?page=1596> No discussion.
 2. Discussion of Printing of Incentives Brochure (EDC report). Susi Winchell stated that the draft will be available for the EZDA Advisory Board review during the August 15 regular meeting. Denise Blanton asked if the Advisory Board would have a chance to review before the meeting to which Ms. Winchell stated that would be the case.
 3. EZDA 2007-05: Report of the Subcommittee Appointed to Review the Composition and Functions of the Enterprise Zone Development Agency Advisory Board and the Immokalee Redevelopment Advisory Board . Denise Blanton, Chair of this subcommittee, state that she would like the item on the August 15 agenda.
- G. New Business None.
- H. Citizen Comments
- I. Next Meeting (July 18, 2007 at 8:30am)
- J. Adjournment . This meeting adjourned at 10:50am by acclamation.

MINUTES

Immokalee Local Redevelopment Advisory Board

- A. Call to Order .The meeting was called to order at 10:50am by Chairman Thomas.
- B. Roll Call and Announcement of Quorum (see previous minutes)
- C. Adoption of Agenda (previously approved)
- D. Approval of Minutes of the May 16, 2007 meeting. These minutes were approved during the earlier joint meeting.
- E. Communications (see communications folder at meeting)
- F. Old Business
- G. New Business
 - 1. CRA 2007-05B. EDC Request for use of Immokalee Community Redevelopment Agency funds (Tax Increments) to Assist in the Amount of \$12,600 for Sidewalk Construction. After discussion of the lateness of this request (project is already under construction) and the legal and political hurdles to gain approval of this funding at this late date, staff was requested to contact the MPO pathways program administrator to see about getting funding for the construction of a sidewalk along the north side of Immokalee Drive from SR 29 west to Carstens Road, including the reach in front of the Rio Lerma Mexican Grocery Store now under construction. This would be reported back to the Advisory Board during its August 15 meeting.
 - 2. CRA 2007-15: Discussion of Steps in Public/Private Financing and Development of Economic Incentive Policy. After a brief discussion of this item, staff was instructed to prepare a draft Economic Incentive Policy for consideration by the Advisory Board during the August 15 meeting.
- H. Citizen Comments
- I. Next Meeting (July 18, 2007 at 8:30am)
- J. Adjournment Meeting was adjourned at 11am by acclamation.

* The next joint Advisory Board/EZDA/IMPVC meeting will be held July 18, 2007, at 8:30am at the Career and Service Center located at 750 South 5th Street in Immokalee.

** There is no scheduled IMPVC meeting at this time. Further meetings will be held at 5:30pm at the Career and Service Center located at 750 South 5th Street in Immokalee and will be appropriately noticed and announced in advance of such meetings.

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.