

Accomplishments of the CRA in the Immokalee Redevelopment Area

Objectives

Since its inception in 2000, the Community Redevelopment Agency (CRA) has undertaken various projects in the Immokalee Redevelopment Area to carry out its charge “to rehabilitate, conserve or redevelop” areas of the Immokalee community “in the interest of public health, safety, morals or welfare.” The roadmap for redevelopment of the Immokalee community has been the Immokalee Redevelopment Area Plan (See attached Exhibit A for Phase I activities of the Plan). Adopted by the Board of County Commissioners in June of 2000, the Plan has established a guide for redevelopment within the community by addressing four main areas of community concern:

- Diversification of the economic base by focusing on agricultural production, processing and research; industrial development, including manufacturing, distribution and aviation services; and nature tourism.
- Provision of safe, affordable housing to all area residents.
- Enhancing the perception of the community as a safe, friendly and family-oriented small-town.
- Provision of appropriate and accessible education and training.

Funding

Funding for the CRA's activities is made possible through the use of tax increment financing (TIF). The table below illustrates the Immokalee Redevelopment Area tax increments from the year 2000, projected out to fiscal year 2004-2005. As seen in the table, there has been an increase in the taxable value of properties in every fiscal year. Moreover, projections for fiscal year 04-05 demonstrate a sizable increase in taxable value with a total tax increment of \$367,802. However, it should be noted that this figure

Immokalee Redevelopment Area Tax Increment Projections

Tax Year	Taxable Value	Taxable Value Increment	%Increase in Taxable Value	General Millage	MSTD Millage	Total Tax Increment
1999	\$148,645,590	--	--	--	--	--
2000	\$156,720,943	\$8,075,353	5.43	3.5028	0.8425	\$33,335
2001	\$176,095,104	\$27,449,514	12.36	3.9077	0.8069	\$122,943
FY 02-03	\$196,490,394	\$47,844,804	11.58	3.8772	0.8069	\$212,904
FY 03-04	\$214,158,072	\$65,512,482	8.99	3.8772	0.8069	\$291,524
FY 04-05	\$231,299,635	\$82,654,045	10.00	3.8772	0.8069	\$367,802

Frozen tax base is based on the 1999 certified tax roll.

Taxable value is based on the preliminary tax roll for 2000, filed July 1, 2000.

Countywide millage rate is based on FY 00-01 General revenue rate of 3.5028 and the unincorporated rate of .8425.

2001 taxable value is based on an assumed 5% increase from 2000; 2001 taxable value estimates will change after July taxable value is ready.

does not take into account the tax increments for the three adjacent areas that were recently added to the community redevelopment area. Once these increments have been included, total tax increments for FY 04-05 should be even higher.

Accomplishments

Consistent with the Redevelopment Plan and with recommendations from the Immokalee Local Redevelopment Advisory Board, the CRA has successfully completed the following projects in the redevelopment area either independently or with assistance from other, local redevelopment entities:

Fiscal Year 2002-2003

- A \$15,000 investment in drainage improvements on 5th Street.
- \$60,000 in streetlight installations along Main Street, supported by the CRA and funded by a Community Development Block Grant (CDBG).
- Funding for 40 single-family homes in South Immokalee, secured by the Empowerment Alliance and CRA-supported.
- USDA-funded dormitory style apartments in South Immokalee, secured by the Collier County Housing Authority and supported by the CRA.

Fiscal Year 2003-2004

- Commencement of the Immokalee Housing Initiative: In Phase One, Site Improvement Plans (SIP) for mobile home parks in the Redevelopment Area were submitted to determine each structure's compliance with code. In Phase Two, presently underway, surveys of the entire community's approximately 5000 housing units are being undertaken to determine the physical condition of these units.
- Approximately \$200,000 of utility and road enhancements were completed on 10th St. and Clifton Street to open up these areas for affordable housing.
- \$3500 in SHIP funds and \$350 and HOME funds were allocated.
- The CRA provided the Robert Charles Lesser Company with \$49,000 to draft a study to identify and develop economic incentives targeted at the Immokalee area.
- The County Board approved the following four economic incentive programs for Immokalee:

Residential Impact Fee Deferral Program, which postpones payment of impact fees until the home is sold, transferred or refinanced;

Property Tax Stimulus Program, which mitigates the economic effects of increased relocation and expansion costs (e.g. property taxes) for targeted businesses;

Fee Payment Assistance Program, which mitigates the economic effects of increased impact fees for targeted businesses; and

Broadband Infrastructure Program, which provides incentives for eligible businesses to install advanced digital infrastructure, such as fiber optics or wireless systems.

The private sector has also played a role in the redevelopment of the Immokalee community, particularly with regard to the provision of safe and affordable housing. For

example, Freeman & Freeman Construction, Inc. has completed seven affordable housing units in the areas opened up for development along 10th St. and Clifton Street, with additional units still in the permitting stages. Cypress Construction has also completed three units on Clifton Street, and has contributed to Immokalee's housing stock of moderate-priced homes by completing 49 new homes in Jubilation with six more under construction. They also have three other units under construction along New Market Rd., with eight completed and five under construction in the vicinity of Lake Trafford.

Future Goals

Although several of the advantages resulting from the Immokalee CRA's efforts are difficult to quantify, it is clear that many people in the community have benefited from the CRA's projects thus far. Harnessing the synergies created by these activities, the CRA, with recommendations from the Immokalee Local Redevelopment Advisory Board, must now direct itself towards achieving the remaining objectives established by the Immokalee Redevelopment Area Plan. With its boundaries enlarged and its newly adopted economic incentives finally available, the CRA's ability to address the goals and objectives in the Redevelopment Plan should accelerate in the upcoming fiscal years.