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TRANSCRIPT OF THE
NEIGHBORHOOD INFORMATION MEETING
FOR SR29 CPUD AND IMMOKALEE MASTER PLAN

Appearances:

- RICHARD YOVANOVICH, ESQ.
- WAYNE ARNOLD
- DAVID GENSON
- JIM BANKS
- RUSS WEYER
- MICHELE MOSCA
- KAY DESELEM
- JIM FLANAGAN

1 MR. YOVANOVICH: Are we going to need to use a
2 Spanish interpreter this evening? Do all of you
3 understand English and will there be any problems
4 with my doing the presentation in English? We can
5 answer any questions later in Spanish, but if we
6 need to do it where I talk for awhile and then we
7 interpret what I'm saying, we're happy to do that,
8 but if people can let know, generally, if that's
9 the way I need to do it or I should just go and do
10 the presentation.

11 So I'm just going to ask you, if you need me
12 to do the presentation where I speak a little bit
13 and then have the interpreter interpret, just go
14 ahead and raise your hand and let me get an idea of
15 how many people would like me to do it that way.

16 UNIDENTIFIED MALE VOICE: Check with the
17 Haitian (indiscernible).

18 MR. YOVANOVICH: I don't have -- we could not
19 find (indiscernible).

20 (Indiscernible. Multiple people speaking.)

21 UNIDENTIFIED MALE VOICE: Yeah, we're going to
22 need a Spanish interpreter.

23 MR. YOVANOVICH: All right. Okay. And
24 (indiscernible).

25 UNIDENTIFIED MALE VOICE: And Creole also.

1 (Indiscernible. Multiple people speaking.)

2 MR. YOVANOVICH: All right. We also have the
3 ability to interpret in Creole. Are we going to
4 need to do that?

5 MULTIPLE SPEAKERS: Yes.

6 MR. YOVANOVICH: Okay. All right. Well,
7 that's what we'll do, and bear with us, because
8 it's probably going to take a little bit longer,
9 but we want to make sure we get the information out
10 to everybody. And we only have this one microphone
11 to project. So we're going to have to share the
12 microphone between me and the two interpreters.

13 And also, again, I really have to emphasize, I
14 really need you all to -- that's a perfect level
15 background noise. If we can keep it, keep it to
16 that, that would be appreciated.

17 We are trying to set up as well a video or we
18 want to project some of the exhibits on the screen,
19 if we can. So give us a second to get that set up
20 and then we'll go ahead and go forward with the
21 presentation this evening.

22 I assume, I feel like I'm a little bit on an
23 airplane, but I assume everybody is here for the
24 presentation of the, basically, 25-acre piece of
25 property at the corner of 29, the Westclox --

1 UNIDENTIFIED MALE VOICE: Hold up.

2 MR. YOVANOVICH: Well, let me finish that.
3 Let me finish.

4 UNIDENTIFIED MALE VOICE: (Indiscernible)
5 remember too much.

6 MR. YOVANOVICH: He can remember that we're
7 all here for that -- for the large format retail on
8 the corner of Westclox and State Road 29; is that
9 correct? If you're not here, you're in the wrong
10 place.

11 (Interpretation.)

12 MR. YOVANOVICH: A couple of other -- a couple
13 of other housekeeping details before Brad gives me
14 the signal that he's set up.

15 We will be doing a presentation about what
16 we're doing and we will be taking questions from
17 everybody, but I would like you to let us do our
18 presentation first and then we'll open it up for
19 questions and comments.

20 (Interpretation.)

21 MR. YOVANOVICH: Another thing, there will be
22 -- the purpose of tonight's meeting is basically to
23 tell you about the project and get feedback from
24 the community, both positive and negative. There
25 are going to be people here, I'm sure, who are in

1 favor of the project, and there are going to be
2 people who are possibly opposed to the project.

3 We need to respect everybody's position, so I
4 would ask you not to clap for anybody and not to
5 make any negative comments about anybody so we can
6 go ahead and keep this moving.

7 (Interpretation.)

8 MR. YOVANOVICH: Okay. While Brad is picking
9 up a -- or pulling up an aerial that will show you
10 where the property is located, I want to introduce
11 a few people who are here with me tonight that can
12 answer any questions that I am not be able to
13 answer.

14 We have Dave Genson with Barron Collier
15 Companies. He represents the property owner in
16 this matter.

17 We have Jim Banks, who's our transportation
18 consultant.

19 (Interpretation).

20 MR. YOVANOVICH: And at this table over here
21 is Sharon Umpenhour. She is keeping the minutes
22 and recording. So please, when you speak, speak up
23 if you can. We'll have a microphone for people to
24 speak if they want to.

25 We have Wayne Arnold with GradyMinor

1 Associates. He's the land planner for this
2 petition.

3 (Interpretation.)

4 MR. YOVANOVICH: And the final person here who
5 can answer any questions is Russ Weyer with
6 Fishkind and Associates. He is our economist and
7 has done the economic analysis of the project.

8 (Interpretation.)

9 MR. YOVANOVICH: I'm going to go ahead and get
10 started while we try to get a visual that we can go
11 ahead and pull up onto the screen.

12 What we're here to talk about tonight are two
13 public petitions that are making their way through
14 the process with Collier County. And the two
15 public petitions are, first, a growth management
16 plan amendment and, second, a rezone to PUD.

17 (Interpretation.)

18 MR. YOVANOVICH: The purpose of tonight's
19 meeting is -- it's called a neighborhood
20 information meeting, and it's one of the first
21 steps we take after we submit our petition and get
22 our first round of comments from county staff
23 regarding the two petitions that we've submitted.

24 (Interpretation.)

25 MR. YOVANOVICH: After we do this neighborhood

1 information meeting, we'll go ahead and respond
2 back to county staff, and with -- here tonight are
3 at least -- well, there's three members of county
4 staff that I can see.

5 We have Michele Mosca, who is here from county
6 staff. She is processing the growth management
7 amendment.

8 And Kay Deselem behind her is processing the
9 PUD rezone.

10 (Interpretation.)

11 MR. YOVANOVICH: After we get done with the
12 neighborhood information meeting, we will go to the
13 Collier County Planning Commission for a hearing to
14 transmit the comp. plan amendment to the state for
15 review, and then we'll go to the Board of County
16 Commissioners meeting for their hearing to transmit
17 the proposed comp. plan amendment to the state for
18 review.

19 (Interpretation.)

20 MR. YOVANOVICH: After the state reviews our
21 petition, the petitioners will come back again and
22 will repeat the process for the growth management
23 plan amendment and go to the planning commission
24 for an adoption hearing and the Board of County
25 Commissioners for an adoption hearing for the comp.

1 plan amendment.

2 (Interpretation.)

3 MR. YOVANOVICH: At the same time, we will be
4 going through a first hearing to the Planning
5 Commission for our rezone petition to actually
6 allow the uses that we want on the property, and
7 then after we go to the Planning Commission, we'll
8 go to the Board of County Commissioners for
9 approval of the rezone of the property for the uses
10 that we want to put on the property.

11 (Interpretation.)

12 MR. YOVANOVICH: It's a very long process that
13 we go through, with a lot of public input, and
14 you'll be notified of every one of those meetings I
15 just talked about, and you're welcome to attend
16 those hearings and voice your opinion or you can
17 write to your Planning Commissioners, your County
18 Commissioners to voice your opinion.

19 (Interpretation.)

20 MR. YOVANOVICH: Up on the screen is the
21 actual property that we're here to talk about and
22 it's roughly this 25-acre piece right here that's
23 on the corner of 29 and Westclox.

24 (Interpretation.)

25 MR. YOVANOVICH: The -- the allowed uses on

1 the property today under the comprehensive plan
2 already allow for some retail-type uses. However,
3 it does not allow for the large format retailer
4 that we would like to place on the property. So we
5 have to go through this process to get the property
6 approved for a large format retailer.

7 (Interpretation.)

8 MR. YOVANOVICH: As we go through this
9 process, we're basically asking for up to 162,000
10 square feet of retail uses on the property.

11 (Interpretation.)

12 MR. YOVANOVICH: As we've been going through
13 this process and receiving both information from
14 the State Department of Transportation and from the
15 community, we're aware of, I would say, two primary
16 concerns that we've heard going through this
17 process.

18 (Interpretation.)

19 MR. YOVANOVICH: One of the concerns that
20 we've heard is the concern about traffic on this
21 road, and in particular the intersection right here
22 and the need for a -- I'm sorry -- a need for,
23 basically, a traffic signal and pedestrian crossing
24 improvements, and our traffic analysis indicates
25 that (indiscernible) will -- will trip FDOT's

1 ability to put a traffic signal and new pedestrian
2 improvements at this intersection, which we will
3 pay our proportionate share of those improvements.

4 (Interpretation.)

5 MR. YOVANOVICH: In preparing our traffic
6 analysis, there's some confusion that people have.
7 The report is dated in June of this year. However,
8 the traffic counts that we use are actually from
9 the peak month and peak hour that we're supposed to
10 use for our traffic analysis. So don't get
11 confused if you see a June date on that report.
12 We're not using June traffic numbers.

13 (Interpretation.)

14 MR. YOVANOVICH: Another concern that we heard
15 from people in the community is how is a large
16 format retailer going to impact your local
17 businesses.

18 (Interpretation.)

19 MR. YOVANOVICH: What we're confident about is
20 that the large format retailer is not going to
21 compete with your smaller specialty-type businesses
22 that are within this community. They simply don't
23 provide those types of merchandise in the store.
24 So we do not see that as a competition for your
25 local small businesses.

1 (Interpretation.)

2 MR. YOVANOVICH: We do think that there will
3 probably be some healthy competition for some of
4 your more regional or national businesses that
5 already exist in your community.

6 (Interpretation.)

7 MR. YOVANOVICH: And the person who's doing
8 the recording says she can hear a little bit of
9 mumbling, so if we can try to keep the background
10 noise down, I'd appreciate it.

11 As I mentioned, there will be some healthy
12 competition for your, probably your more regional,
13 like your Winn Dixie and other businesses like
14 that. And we think that, you know, competition is
15 good and it's healthy. And in other communities,
16 those businesses have adjusted and have done fine
17 with the competition from a large format retailer.

18 (Interpretation.)

19 MR. YOVANOVICH: I would like to point out
20 some of the -- what we see as economic benefits of
21 this proposed project in your community.

22 First, we expect to create about 300 permanent
23 jobs when the business is actually up and
24 operating.

25 (Interpretation.)

1 MR. YOVANOVICH: Those numbers don't include
2 the construction-related jobs that will be
3 necessary to actually build the project.

4 (Interpretation.)

5 MR. YOVANOVICH: I would expect that this
6 project will result in many millions of dollars
7 being spent, obviously, in the community, that is
8 currently being spent in other communities. So it
9 provides an opportunity for the money to stay,
10 basically, here and be spent in Collier County and
11 specifically in Immokalee.

12 (Interpretation.)

13 MR. YOVANOVICH: I brought with me a proposed
14 master plan that I don't have -- that I could show
15 on the screen. So bear with me. I'll try to use
16 what's up on the screen. Wayne will show it to
17 you, but I'll try to walk you through the screen to
18 see it better.

19 (Interpretation.)

20 MR. YOVANOVICH: As you can see up on the
21 screen and also on what Wayne just showed you, is
22 basically the access point off of 29 is going to be
23 in approximately this location. There is already
24 existing access. You see this here? It will line
25 up with the existing access on 29.

1 (Interpretation.)

2 MR. YOVANOVICH: For those of you who can see
3 up front, the gray area is where the actual
4 development will occur. The blue area is where the
5 water management for the project will be.

6 (Interpretation.)

7 MR. YOVANOVICH: In addition to the access
8 that we have up here on 29, there will be two more
9 access points in about this location and about that
10 location on Westclox.

11 (Interpretation.)

12 MR. YOVANOVICH: As one of the requirements of
13 doing this project, we'll also be required to
14 construct sidewalks along our road frontages here
15 and here, so you'll be able to walk to this
16 property as well.

17 (Interpretation.)

18 MR. YOVANOVICH: And I'm told there's already
19 sidewalks in this area right here leading to the
20 property, as well as along this area as well.

21 (Interpretation.)

22 MR. YOVANOVICH: That's a general overview of
23 what we're requesting for the property and the
24 process that we're going to be going through.

25 (Interpretation.)

1 MR. YOVANOVICH: What we'll do at this point
2 is we'll open the microphone up for people who have
3 questions regarding the petition or statements you
4 want to make.

5 If someone has already said what you wanted to
6 say, and that's okay, you don't have to repeat
7 yourself. There's a lot of people in this room.
8 So if we can keep your comments to, you know, a
9 couple of minutes per person, that would be
10 appreciated.

11 (Interpretation.)

12 MR. YOVANOVICH: So since we only have one
13 microphone, this is it, I'm going to ask you, if
14 you want to speak, to kind of come up to the corner
15 of the room. We'll give you the microphone and you
16 can say what you got to say and we'll have the
17 interpreter interpret what you have to say.

18 (Interpretation.)

19 MR. YOVANOVICH: And, again, it's tough, but
20 if we could try to keep the murmur down a little
21 bit, that would be appreciated.

22 (Interpretation.)

23 MR. THOMAS: Good morning. (Indiscernible)
24 Ray Thomas. Ray Thomas. I've been here for a long
25 time.

1 This concept is not new because they've been
2 planning something like this on the north end of
3 town over 25 years ago.

4 (Interpretation.)

5 MR. THOMAS: On the south end of our town, the
6 casino is an anchor that brings a lot of strangers
7 in, some of them that walk up to Main Street just
8 to get a pinata or something like that.

9 (Interpretation.)

10 MR. THOMAS: With this facility on the north
11 end of town, we'll be pulling people in from
12 Labelle, Lehigh Acres, going out on 846 East,
13 coming this way, to pick up stuff, buy stuff and
14 maybe go to the casino while they're here.

15 (Interpretation.)

16 MR. THOMAS: And we have a lot of married
17 couples in here now. If you happen to live out in
18 Golden Gate or in Ave Maria, and the couple, one of
19 them wants to go to the casino, but the other one
20 wants to go up to the big box store to buy this,
21 that or the other, two things can happen at once.
22 Thank you.

23 (Interpretation.)

24 MS. MARTINEZ: Hi. My name is Mary Martinez
25 (indiscernible) Gonzalez. A lot of people are

1 probably here because they read my (indiscernible),
2 but suggestion. Next time, you might want to use
3 the auditorium at the high school, because this is
4 just the people that heard about it
5 (indiscernible).

6 But my question is you were saying that the
7 income will stay in Immokalee instead of like --
8 well, I'm just going to say it straight up, okay?
9 Most of -- most of the taxes go to Naples. And we
10 see only a percentage of what we generate.

11 So how is it going to be different? How --
12 can you explain, please, how it's going to be
13 different that this money will stay to benefit our
14 community? Because, frankly, I've been here 35
15 years, and this is long overdue, and I regret the
16 last time that Walmart wanted to come here, some of
17 the -- the only bigger chain store tried to keep it
18 out and the competition is good, because you know
19 what? Frankly, we're overcharged, and maybe
20 they're complaining that it will break their
21 business. No, it will make them have to actually
22 give us fair prices.

23 (Interpretation.)

24 MR. YOVANOVICH: To answer the question
25 regarding tax dollars, this property is part of the

1 CRA, and the CRA was established to basically
2 provide a mechanism for tax dollars to be -- stay
3 and to be utilized within the Immokalee community.
4 And that's what those tax dollars will be due --
5 will happen. That money will stay and be utilized
6 for projects like ours and for other projects to
7 provide opportunities for those types of businesses
8 to come to Immokalee and finance and fund other
9 projects within Immokalee.

10 (Interpretation.)

11 UNIDENTIFIED MALE VOICE: (Through Creole
12 Interpreter) First, he say he would like to thank
13 you guys for coming here, for thinking about the
14 Immokalee population. And other than business like
15 this, they also need hospital, because they don't
16 have a place to go to the hospital when they have a
17 problem with their families. They are asking the
18 commissioners from the Collier County to take note
19 and make sure that project come to the community
20 because there's really a need for that.

21 (Interpretation.)

22 MR. YOVANOVICH: During the introductions, I
23 forgot to introduce somebody. Jim Flanagan
24 (phonetic) is here, and he is also with Collier
25 County, and he is Commissioner Nance's aide or

1 assistant to -- so I'm sure he's taking notes and
2 will be reporting back to the commissioner.

3 (Interpretation.)

4 UNIDENTIFIED MALE VOICE: (Through Creole
5 Interpreter) We're listening to you. The reason
6 why I (indiscernible) that's -- he say that his
7 name is Evan Swalzi (phonetic). He was talking in
8 the name of the Haitian population in this
9 community and he asked them to stand up so you can
10 see them.

11 It's hard for that population to survive
12 around here. It's really hard for them. And he
13 wants to make sure that, first, the employees that
14 you're going to hire need to come from the area,
15 not from other places, but from here directly so
16 they can benefit from that.

17 (Interpretation.)

18 MR. CRUZ: Good morning. My name is Floyd
19 Cruz (phonetic) and I do live here in Immokalee.
20 And I'm going to tell you all one of the biggest
21 problems we've got is going to be the roads. Our
22 road network is terrible. This is not Naples.

23 We have semi-trucks. We have large trucks.
24 We have gooseneck trailers. We cannot have just a
25 simple road. We're going to have to have

1 acceleration lanes for them.

2 And we got another thing in transportation
3 here that most of these people I look out here have
4 got to depend on, and that's called the bus. We've
5 got to have some bus pull-off spots where we are
6 not hampered by the traffic coming in, because we
7 don't want to cause a bottleneck.

8 You want to talk about that first?

9 (Interpretation.)

10 MR. CRUZ: The next thing is you all have
11 asked for exemptions in the signage and in some of
12 the landscape. This is another thing that
13 Immokalee is a little bit different on. Wendy's
14 down here, they couldn't put their sign up. A lot
15 of places around here, we need our signs up. We
16 don't need to be hampered by Naples' signage
17 standards or the landscape problem, because we have
18 a little bit of problem with blowing trash here.
19 It's hard to keep it clean.

20 (Interpretation.)

21 MR. CRUZ: David, Wayne -- folks, I know all
22 these people up here. But I want you all to help
23 us get some roads coming into Immokalee, just not
24 just one intersection, but we're going to have to
25 have some roads. Immokalee is going to depend on

1 having transportation. We all depend on it. And
2 it's one thing that we really lack. And I'm going
3 to quit on that.

4 (Interpretation.)

5 UNIDENTIFIED MALE VOICE: (Through Creole
6 Interpreter) My last question is how long it will
7 take for the project to start and when will be
8 done.

9 (Interpretation.)

10 MR. YOVANOVICH: Well, there are a whole lot
11 of questions from Floyd and from this gentleman.
12 Let me do the one I can remember, which is the last
13 one.

14 We expect, if everything goes well, it will
15 probably take us till April 2016 for the doors to
16 be open.

17 (Interpretation.)

18 MR. YOVANOVICH: Now, regarding some of
19 Floyd's comments, we will obviously be required to
20 have appropriate turn lanes on 29 as well as
21 Westclox to assure that we have appropriate --
22 appropriately address traffic wanting to come to or
23 leave our project. So we will address that as part
24 of the site development plan and review process,
25 along with the bus stops that you mentioned will be

1 part of the site development plan process.

2 (Interpretation.)

3 MR. YOVANOVICH: Anybody else want to get in
4 line?

5 UNIDENTIFIED FEMALE VOICE: I have two things.
6 One, a question is, is it going to be a 24-hour
7 Walmart, and will there (indiscernible).

8 And I know we're here to talk about Walmart,
9 but I do want to say something about what he was
10 saying about the hospital. 16 years ago, I buried
11 my five-year-old son with cancer. In his end stage
12 of cancer, we had to drive back and forth on a
13 daily basis to Fort Myers.

14 A lot of people -- some people don't make it
15 to the hospital in Naples, don't make it to Lehigh.
16 That causes deaths. That causes huge expenses on
17 the county, and babies are born at home. A lot of
18 people -- I, myself, I was a single mom for a long
19 time and half the time I would have to choose to go
20 way over there, be 50 miles away from my kids or
21 stay home. And guess what won out? Most of the
22 time, stayed home.

23 So I know what they're talking about, Walmart,
24 but I'm going to take advantage of that this is the
25 first time that there's really a lot of people

1 here. There's people here that care enough to hear
2 our voice. And we were promised a hospital back
3 before my son was diagnosed. My son would have
4 been 21 years old this June.

5 So there's other -- there's another child that
6 was just diagnosed with cancer that goes to our
7 school. So it is something that is really, really
8 desperately needed in this community.

9 (Interpretation.)

10 MR. YOVANOVICH: I was just told that we need
11 to be ready to move out of this room at about 7:45,
12 which gives us about another 35 minutes or so. So
13 I just wanted to let everybody know about that
14 before we -- as we progress.

15 (Interpretation.)

16 UNIDENTIFIED MALE VOICE: As some of you know,
17 I serve on the board of the Chamber of Commerce. I
18 also serve on the citizens advisory group committee
19 for the MPO, which handles transportation issues.

20 Right now, I'm talking to that bald-headed man
21 right over there.

22 We are behind Lee County and Hendry County
23 getting good roads to Immokalee. You understand?
24 I'm not going to be long, but I do know, on our
25 committee, we were told, and I'm trying to move it

1 up to 2015, that in 2016 they're going to do a
2 study, an impact study on State Road 29 coming from
3 Labelle, 82 from the Hendry County line coming
4 here. So we'll be getting to some of these issues
5 real quick, as we put pressure on him to move it up
6 for us.

7 (Interpretation.)

8 UNIDENTIFIED MALE VOICE: I also told you that
9 I serve on the Chamber of Commerce, and the Chamber
10 of Commerce wants to make sure they go in the
11 direction that our people want to go, not the money
12 wants to go.

13 Now, no clapping. I don't want no clapping
14 now. I want you to raise your hand if you think
15 this project is a good project that would help
16 Immokalee. Raise your hands.

17 Okay. I'll tell that to the Chamber board and
18 we'll follow your direction. Thank you.

19 UNIDENTIFIED MALE VOICE: This is just real
20 quick and simple. I would like to know, has
21 Walmart agreed or has set terms in a contract on
22 coming to Immokalee, and if so, what are the
23 implementations?

24 (Interpretation.)

25 MR. YOVANOVICH: What I can tell you is the

1 property is under contract. I can tell you that it
2 is the property owner's obligation to take the
3 property through this process to get the property
4 properly zoned for the use. However, the purchaser
5 has included a confidentiality provision in the
6 contract.

7 So I can tell you that, yes, it's under
8 contract. I can tell you, yes, we're going through
9 this process. But I'm not in a position, at this
10 point, that I can tell you who the purchaser is.

11 (Interpretation.)

12 UNIDENTIFIED MALE VOICE: Hello. Good
13 evening. I just -- my question is, is that who --
14 you might have asked, but who has the final say in
15 this? Is it county commissioners, one
16 commissioner, their district? Because I know Nance
17 is for us, if I'm right on that. So I just would
18 like to know, you know, just who -- who has the
19 final say? That way, he knows that, as a community
20 of voters, that just like he got voted in, he can
21 be voted right out.

22 (Interpretation.)

23 MR. YOVANOVICH: To answer the question of who
24 has the final say, the final say is the Board of
25 County Commissioners. There are five county

1 commissioners, and it requires four out of the five
2 county commissioners to support the project.

3 (Interpretation.)

4 UNIDENTIFIED FEMALE VOICE: My question is, as
5 grateful as we are for this project, an area as low
6 economy as we are, a company has a tendency of
7 coming with project like this, where you said the
8 hiring will be about 300 jobs in Immokalee. My
9 question is that how many of those positions, high
10 positions, will actually be filled in Immokalee?
11 They have a tendency of giving the low wages job
12 and bringing outside for the higher positions of
13 managers, directors and all positions. Well, they
14 are under the impression that there's not -- ain't
15 no qualified people within our areas. Whereas, we
16 do have.

17 So how many of those high positions will
18 actually be filled within Immokalee with the youth
19 that we have that needs a job with a college degree
20 not doing anything?

21 (Interpretation.)

22 MR. YOVANOVICH: To answer the question, I
23 will have to, frankly, get back to the company to
24 find out what their track record is in drawing from
25 the managerial positions from the local community,

1 but I don't know why a company wouldn't look at
2 local qualified individuals to be part of both the
3 lower entry level positions all the way up through
4 management.

5 I don't know why they wouldn't look for local
6 qualified people. They know the community. They
7 know the people. They speak the local languages,
8 and there's many languages in this community.

9 So I think qualified people would stand a very
10 good chance of being hired by a company that comes
11 to Immokalee both for entry level as well as upper
12 level positions.

13 (Interpretation.)

14 UNIDENTIFIED MALE VOICE: (Through Creole
15 Interpreter) He say they need lights in town
16 because -- especially when you're driving at night,
17 you can see. So, really, to put more lights around
18 the town. Especially where the business is going
19 to take place, they need more lights.

20 If you want to be convinced of that, try to
21 drive around the town by 7, 8:00 at night
22 (indiscernible) talking about.

23 (Interpretation.)

24 UNIDENTIFIED FEMALE VOICE: My question is,
25 what impact do you expect a project this size to

1 have on our local EMS and fire station, and should
2 Immokalee residents expect to pay any type of
3 expense to have this project come in? For example,
4 do we expect to have higher property taxes or how
5 do you cover those improvements?

6 (Interpretation.)

7 MR. YOVANOVICH: This project will be required
8 to obviously pay property taxes, and the property
9 taxes will go up once the project is built,
10 property taxes for this specific project.

11 Local property owners will not be subsidizing
12 this project through their taxes. Your taxes won't
13 go up because this project is being built.

14 The project will be required to pay impact
15 fees and the like for EMS and all the other types
16 of services that a commercial project pays impact
17 fees for.

18 (Interpretation.)

19 MR. YOVANOVICH: And, typically, your
20 commercial development actually subsidizes other
21 development in the community because they usually
22 are taxed more than the actual services they
23 receive.

24 By way of example, a retail user pays school
25 taxes. Obviously, they don't generate any

1 school-aged children. So, typically, they require
2 less police protection than other types of uses.

3 So this type of use actually will donate to or
4 contribute to the community in that way.

5 (Interpretation.)

6 MR. YOVANOVICH: We've got about 15 minutes
7 left, and I know we have three people that haven't
8 spoken yet, and I want to make sure we hear from
9 everybody who hasn't spoken yet, so we'll move on.

10 UNIDENTIFIED MALE VOICE: (Indiscernible)
11 lights.

12 UNIDENTIFIED FEMALE VOICE: The lights.

13 MR. YOVANOVICH: The lights within the
14 community itself are on our project.

15 UNIDENTIFIED MALE VOICE: (Indiscernible) on
16 our project?

17 MR. YOVANOVICH: On our project, we will
18 actually have lighting at our entrances to make
19 sure they're lit up on our entrances.

20 (Interpretation.)

21 MS. CANTE: Hi. My name is Natasha Cante
22 (phonetic). As a veteran of Immokalee and
23 everything, I know we did some -- there's
24 guidelines for employment, but the veterans that
25 does live in Immokalee, it's hard to get employment

1 because either you're too qualified or you're --
2 they consider you not qualified enough.

3 Is there a guarantee or a chance that the
4 veterans of Immokalee will get priority and get any
5 kind of employment? Because I've been out of work
6 for seven years. And I've been out of the military
7 for eight. So it's hard to like -- and I'm a
8 single parent, so it's hard to have that chance to
9 raise your child and go to school and work if there
10 is no employment offered to you, because every time
11 you put your resume in or your application, they'll
12 be like, oh, well, you're too qualified, or there's
13 a loophole in the employment applications and
14 everything in hiring.

15 Is there a guarantee, as a veteran, like me,
16 or a disabled vet, any disabled vet, is there a
17 guarantee that we will be looked upon to get a job
18 at this location?

19 (Interpretation.)

20 MR. YOVANOVICH: Well, at this point, since I
21 can't disclose who the potential buyer is, I have
22 to talk generalities. I will have to honestly
23 check to see if they -- if they provide any special
24 incentives or rankings to veterans and things like
25 that. I don't know the answer as I sit here today.

1 I'll have to check on that.

2 (Interpretation.)

3 UNIDENTIFIED FEMALE VOICE: Hi. My name is
4 Tammy. I'm up here because everyone keeps bringing
5 up the competition with the stores, competition --
6 oh, competition with other, you know, stores.
7 Nobody is really bringing up the whole minimum wage
8 thing, the whole median income for Immokalee, which
9 is below poverty level. I mean, people around here
10 make what, less than 20,000 a year?

11 I was talking to the economist. He says the
12 average income for Immokalee is 31,000, which
13 doesn't make any sense to me, but he's going by the
14 census of permanent residents. You got to look at
15 the migrants that come here off season. It
16 doubles. So that brings it down substantially low.

17 UNIDENTIFIED FEMALE VOICE: 21.

18 UNIDENTIFIED FEMALE VOICE: Well, the 21,
19 that's still -- that's still pretty high
20 considering Immokalee.

21 But, you know -- and he was also telling me
22 that if this comes to this community, minimum wage
23 right now is at what, seven?

24 UNIDENTIFIED MALE VOICE: 7.93.

25 UNIDENTIFIED FEMALE VOICE: 7.93? The average

1 hourly is going to be 12.93, which is substantially
2 high, which will bring more competition to other
3 stores, you know, to bring up the minimum wage so
4 that they can keep their employees. I mean, that's
5 a plus, that's a real good plus.

6 And also, when you guys have these meetings, I
7 understand you had one last week? Last Wednesday?
8 Is there any way that you could move them till
9 around this time of night so that more of the
10 community can show up? Because, I mean,
11 realistically, everybody works at that time and
12 there's no way people can make it here.

13 (Interpretation.)

14 MR. YOVANOVICH: With regard to the meeting
15 that was held last Wednesday, that was actually a
16 meeting where we were asked to come to present to
17 the CRA and the MSTU -- MSTBU advisory board. So
18 we presented our project to that board. It wasn't
19 a meeting that we asked -- the reason we had --
20 it's tonight is we have our neighborhood
21 information meetings at night in recognition of the
22 fact that people do work, and this is why we had
23 the meeting this evening.

24 (Interpretation.)

25 MS. PATTERSON: Hi. My name is Misty

1 Patterson. And, first, I want to give thanks to
2 Southwest Florida Works and Suzette Cunningham
3 (phonetic) and all of their staff for getting this
4 building available and ready for us in about 15 to
5 20 minutes. So applause to Southwest Florida
6 Works. I really, really appreciate it.

7 Our community definitely only has a couple
8 locations where we can all meet, and it is here and
9 the high school, like one of the other residents
10 said earlier.

11 So if you would, contact our local high school
12 or Southwest Florida Works for a meeting place for
13 all of our residents to come in and actually sit
14 down.

15 Thank you for having it at this hour. A lot
16 of our residents do work. They're getting off
17 buses and all kinds of things at this hour in order
18 for everyone to get here.

19 Also, thank you for the opportunity for our
20 residents to have an option. We don't have -- we
21 didn't have any options in our community.

22 I definitely don't want to put any of our mom
23 and pops out of business, but we definitely need an
24 option for employment. Minimum wage is better than
25 no wage at all. I do agree with that. And so

1 thank you for the option.

2 And also, my only concern is with the impact
3 fees. And if you ask for an exemption for the
4 impact fees, they go directly -- they cut off some
5 of the funding for our Immokalee residents in our
6 community.

7 What the CRA has done for our community has
8 been fantastic. And I know they haven't -- you
9 don't really get a lot of accolades for exactly
10 what you've been doing, Brad, here in our
11 community, but with the water, the holding system
12 and more locations for our buses to stop, I really,
13 really appreciate it, because it affects my family
14 personally. So thank you, CRA, for that. So I
15 just want to say that.

16 But thank you again. We -- like the gentleman
17 said here, we do need streetlights. We definitely
18 need streetlights. We do need more ways of
19 transportation.

20 And I know the meeting is definitely coming to
21 a close, but please take those items into
22 consideration. Our community is a small,
23 close-knit, migrant, agricultural community that,
24 just by word of mouth, these people were here.
25 Just by word of mouth.

1 80 percent of our population does not speak
2 English as their first language. So by
3 communicating in our Immokalee Bulletin, that's not
4 the most efficient way to get to our community. We
5 have a lot of other opportunities. We have La Lay
6 (phonetic), we have other means of mass
7 communications for our community that may not be so
8 -- that may not be in the forefront that you may
9 not know about. So, definitely get in touch with
10 our community.

11 As far as jobs go and when it's time for
12 placement, definitely, whoever the big box is, and
13 I know everyone is saying it's Walmart, but it can
14 be any number of big box companies, Walmart,
15 Target, whatever, make sure you partner with our
16 local employment office, because we know our
17 community. We know our community. We know where
18 the best qualified persons are.

19 We did have a question about hiring in
20 management positions. That's really an issue.
21 Most people, they come into our community, they do
22 not hire in management positions in our community.

23 So we have a lot of degreed residents in our
24 community that need to take advantage of these
25 positions. So, if you would, whomever the big box

1 person, entity that you're speaking of, definitely
2 have them consult with our Southwest Florida Works,
3 our local employment office, okay?

4 I thank you for your time. And I do want to
5 say, as we exit, we all need to go out that door
6 and the one around the corner. And if we could
7 have a few more people to stay after, if you would
8 be generous, to assist us with putting the chairs
9 back.

10 Southwest Florida Works did do a major
11 overhaul in this room to try to get it ready for
12 our residents. So if we could have at least about
13 ten people to stay after to assist us putting the
14 chairs back for them, that would be greatly
15 appreciated. Thank you.

16 (Interpretation.)

17 MR. YOVANOVICH: Unfortunately, I think I'm
18 out of time, and I want to thank Brad for putting
19 this together for us last minute. We did kind of
20 get a bigger crowd than I think everybody expected.

21 If you didn't get a chance to speak, you can
22 obviously contact me or Kay Deselem, who just put
23 her hand up, Michele Mosca, who's going to put her
24 hand up. They're with the county.

25 If you've got -- we can hang out, outside, if

1 you've got some comments. We're happy to answer
2 questions, but -- and they will be there as well if
3 you want to make comments to them, but I do need to
4 close it down and help break down the room and put
5 it back together for Brad. And thank you for
6 coming.

7 (Interpretation.)

8 (Recording concluded.)

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1 STATE OF FLORIDA

2 COUNTY OF COLLIER

3

4 I, Joyce B. Howell, do hereby certify that:

5 1. The foregoing pages numbered 1 through 36
6 contain a full, true and correct transcript of
7 proceedings in the above-entitled matter, transcribed
8 by me to the best of my knowledge and ability from a
9 digital audio recording.

10 2. I am not counsel for, related to, or
11 employed by any of the parties in the above-entitled
12 cause.

13 3. I am not financially or otherwise
14 interested in the outcome of this case.

15

16 SIGNED AND CERTIFIED:

17

18 _____ Date: January 27, 2014
19 Joyce B. Howell

20

21

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