

**IMMOKALEE MASTER PLAN & VISIONING COMMITTEE
& CRA ADVISORY BOARD/EZDA JOINT MEETING**

October 18, 2006
Career and Service Center of Collier County-Immokalee
750 South 5th Street
Immokalee, FL 34142
8:30 a.m.

MINUTES
Immokalee Master Plan and Visioning Committee and
Immoklaee Local Redevelopment Advisory Board

- A. **Call to Order** The meeting was called to order at 8:45am by Acting Chair Rick Heers
B. **Roll Call and Announcement of a Quorum**

CRA/EZDA

Members Present

Ana Salazar, Bernardo Barnhart, Eva Deyo, Captain Tom Davis, Rick Heers, Denise Blanton, Ira Malamut

Members Absent

Cristina Perez , Fred N. Thomas, Floyd Crews, Julio Estremera, Richard Rice, Bob Soter, Robert Hallman (all excused)

IMPVC

Members Present

Raymond Holland

Members Absent

Clarence Tears, William O'Neill, Essie Serrata, Edward Olesky, Leo Rogers

A quorum of the CRA/EZDA was present with the arrival of Denise Blanton at 8:50am.

Others Attending

Jim Colleta, BCC, James Kenney, Immokalee Airport Manager; Erica Cotto and Tammie Nemecek, EDC; Andrea Halman, Immokalee Friendship House; Thais Kuoman, SFWD; Jerry Hubbart, Immokalee Farmers' Market, manager; Dorin Oxender, Judi D'Alessandro, Tari Harris, Immokalee Vision and Performing Arts; Judi Miler, Terry McMahan of the International College; Mary Helen Blakeslee of Florida Office of Tourism, Trade, and Economic Developmen; Bridget Merrill of Enterprise Florida; Lyn Topel of Florida's Heartland Rural Economic Development Initiative; Maureen Tomlinson of TKW Consulting Engineering, Inc.; and Chris Hagan and Laura Spurgeon of Johnson Engineering.

Staff Present

Thomas Greenwood, Principal Planner and Sue Trone, Planner, Collier County Comprehensive Planning Department

C. Adoption of Agenda

Motion by Tom Davis and Second by Ana Salazar that the Agenda be approved and, upon vote, the motion was carried unanimously.

D. Approval of Minutes of the September 20, 2006, Joint Meeting

Motion to approve minutes made Ira Malamut and seconded by Tom Davis with minor corrections and motion carried unanimously.

E. Communications None

F. Old Business

1. CRA 2006-10: Redevelopment of the Farmers' Market

Jerry Hubbard, Immoklaee Farmers' Market Manager, stated that Don Coker with the Florida Department of Agriculture will be out to speak during the November 15th meeting of the CRA Advisory Board. He stated that something is finally happening and that the emphasis will be to repair or replace structures damaged from Hurricane Wilma. Denise Blanton stated that the Farmers Markets in Florida used to have Governor's Advisory Boards and that she stated that they were effective in getting things accomplished and that she would like to have the CRA Advisory Board write a letter to the Governor asking that the Advisory Board be reestablished. After discussion, a motion was made by Denise Blanton and second by Ana Salazar that a letter be written to the Governor asking that the Farmers Market Advisory Board be re-established. The motion carried unanimously.

2. EZDA 2006-04: Programs and Incentives Available for Business Development in Immokalee Area. The following persons/agencies provided valuable information about their organizations, as coordinated by Tammie Namecek of the EDC:

- Mary Helen Blakeslee of the Governor's Office of Tourism, Trade and Economic Development (OTTED)... (fhredi.com)
- Bridget Merrill of Enterprise Florida (www.floridaenterprisezone.com)
- Lyn Topel of OTTED regarding rural economic development advocacy programs
- Terry McMahan with the International College

Those present were thanked for providing information about their respective areas of expertise.

3. CRA 2006-00: Status of RMPK Group Contract on Master Plan/LDC Updates

a. Economic Feasibility Report. The Economic Feasibility Report contract with FGCU has been signed, the study underway (scope of services passed out), and a draft report is expected in November.

b. Public Involvement in Illustrative Plan. Three work shops have been held...September 19, October 3 and 17 and the final Illustrative Plan changes have been made.

c. Draft Master Plan. The draft master plan should be available later in November.

4. CRA 2006-12: Status of East of 951 Infrastructure and Services Study. The introductory meeting was held on October 16 and monthly meetings will be held for about the next 18 months, the expected time frame for this study. Mr. Rice and Mr. Teers are members of this committee representing the Immokalee CRA Advisory Board.

5. CRA 2006-04: Status of the Proposed SR 29 Bypass. This project is still in negotiations between the MPO, FDOT and its consultants, and Fish and Wildlife.

6. CRA 2006-02: Nothing to report.

- G. **New Business** Nothing was report.
- H. **Citizen Comments** None
- I. **Next Meeting Date**
Next meeting will be held on November 15, 2006.
- J. **Adjournment** at 10:45am

MINUTES

Enterprise Zone Development Agency (EZDA)

- A. **Call to Order** at 10:20 am
- B. **Roll Call** As noted in the roll call of the CRA Advisory Board done earlier.
- C. **Adoption of Agenda** As noted in the Agenda approval action of the CRA Advisory Board done earlier.
- D. **Adoption of Minutes from the September 20, 2006, Meeting** As noted in the Minutes approval action of the CRA Advisory Board done earlier.
Motion to approve minutes made by Eva Deyo, second by Richard Rice; passed unanimous.
- E. **Communications** . None.
- F. **Old Business**
 - 1. **EZDA 2006-06: Current Business Inquiries.** No discussion.
 - 2. **EZDA 2006-05: EZDA/CRA Advisory Board Work Program** (tabled pending results of citizen participation in the “Illustrative Plan”)
 - 3. **EZDA 2006-08: EZDA Discussion of Recommendation for Permanent Staff for the EZDA/CRA Advisory Board/Master Plan Implementation.** No discussion.
- G. **New Business** None.
- H. **Citizen Comments** None
- I. **Next Meeting Date**
Next meeting will be held on November 15, 2006.
- J. **Adjournment** at 10:25am

MINUTES

Community Redevelopment Agency Advisory Board

- A. **Call to Order** at 10:25am
- B. **Roll Call** See previous roll call.
- C. **Adoption of Agenda**
See action taken under the joint meeting agenda.
- D. **Adoption of Minutes of the September 20, 2006, Meeting** See action taken under the joint meeting agenda.
- E. **Communications**
- F. **Old Business**
 - 1. **CRA 2006-01. Status Report on 10th Street Engineering and Construction.**
Tom Greenwood stated that this is a report to identify a strategy to fund both the final plans and the construction for this project, which has been in the talking stages for over 2 years. Chris Hagan of Johnson Engineering reported the history of this project and that there is a tentative source of revenue and budge as follows:
 - Costs: \$600,000 for plans and constrution costs

- Revenues: (\$125,000 from Habitat for Humanity; maximum of \$20,000 from Johnson Engineering; \$300,000 from CDBG; and \$155,000 from the CRA...tax increments)

After considerable discussion of the pros and cons of constructing the street and the fact that Habitat owns 5 of the 17 lots and would like to purchase more, the following action was taken: Motion by Eva Deyo and Second by Bernardo Barnhart that the CRA Advisory Board recommend to the CRA that up to \$200,000 in CRA funds be earmarked for this project pending approval of application for \$300,000 in CDBG with commitments from Habitat for Humanity for \$125,000 and Johnson Engineering for \$20,000, providing a total budget of \$645,000 for the project. Upon vote, the motion was carried 5-2 with Denise Blanton and Ana Salazar voting against.

2. CRA 2006-00: Contract Oversight Committee Economic Feasibility Study. No report other than the Economic Feasibility Report is expected to be received in November; the Draft Master Plan is expected in November. Tom Greenwood reported that the Public Participation in the Illustrative Plan has been completed (1 work shop required and 3 actually held) and that he asked that the CRA Advisory Board authorize release of \$14,650 for the completion of this task per the contract with RMPK Group. Motion was made by Eva Deyor and seconded by Tom Davis that the CRA Advisory Board acknowledge the completion of Task 5, Public Participation, and authorize the payment of \$14,560 to the RMPK Group. Upon vote, the motion was carried unanimously.
3. CRA Advisory Board Attendance at the October 17-20 Redevelopment Conference in Miami. Fred Thomas and Richard Rice are excused today as they are attending this conference.

G. New Business

1. Discussion of Annual Meeting and Election of Officers. No discussion other than to report that the annual meeting, as called for in the Bylaws, is the first month of the calendar year.

H. Citizen Comments None.

I. Next Meeting

Next meeting will be held on November 15, 2006.

J. Adjournment at 10:45am

*The next joint IMPVC and CRA Advisory Board meeting will be held November 15, at 8:30 a.m.

** The next IMPVC meeting is scheduled to be held on Tuesday, November 14, 2006 at 5:30 p.m.

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 Guevara, Planning Technician, at (239) 659-5749 for additional information. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Ekna Guevara, 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 other Boards and Committees, including but not limited to: EZDA/Community Redevelopment Advisory Board, Immokalee Fire Commission, and the Collier County Housing Authority, etc. In this regard, Matters coming before the IMPVC and CRA Advisory Board may come before one or more of the referenced Boards and Committees from time to time.