

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

November 15, 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 Chair Fred Thomas
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, Floyd Crews, Julio Estremera, Richard Rice, Robert Hallman, Fred Thomas

Members Absent

Bob Soter, Ira Malamut, Christina Perez (all excused)

IMPVC

Members Present

Raymond Holland, Essie Serrata

Members Absent

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

A quorum of the CRA/EZDA was present.

Others Attending

Jim Colleta, BCC, Tom Davis, Collier County Sheriff's office, Jerry Hubbard, Immokalee Farmers' Market, manager; Dorin Oxender, Howard Berryman and Dorin Oxender of Collier County Schools, Donald Coker of State Department of Agriculture, Santos Oso...landlord, Serge Atherwood of RMPK Group, Nancy Frees of the State of Florida Department of Health, Carrie Williams of Williams Farms, and Dennis Perry.

Staff Present

Thomas Greenwood, Principal Planner, Collier County Comprehensive Planning Department

- C. **Adoption of Agenda**

Motion Dick Heers and second by Floyd Crews to approve the Agend with the following additions:

- Joint meeting agenda...set a special meeting for November 29th
- EZDA agenda...review 4-year report to the Board of County Commissioners
- Redevelopment Advisory Board agenda...review 4-year report to the Board of County Commissioners

The motion was carried unanimously.

D. Approval of Minutes of the October 18th 2006, Joint Meeting

Motion to approve minutes made Eva Deyo and second by Tom Davis and the motion was approved with Denise Blanton voting in opposition stating that she did not have time to read the minutes.

E. Communications A current communications folder was passed to those present.

1. CRA 2007-03: Howard Berryman, Director of Career Education for Collier County Public Schools, Discussion of New Career Center, the One Stop Career Center and the Bethune Education Center.

Points made included the following:

- The school district is trying to bring back vocation education into the school system because not all careers require college education and there is a great need, particularly in the Immokalee area for such education and training.
- The district is looking at the option of renovating the Bethune Center (\$5-\$6 million) or moving it to 750 South Fifth Street (present Career and Service Center)
- If Bethune is moved from the present site, the building would be demolished, keeping the portion that is historic.
- Moving the Career and Service Center across the street from the high school on to a 6.3 acre site next to the new Career Center which will have vocational training such as woodworking, culinary arts, office, banking, etc.
- It is best to have the services and the training next to each other.
- The 6.3 acre site is too small to accommodate both facilities, even though the buildings will be 2 and 3 stories in height, regardless of county land use regulations.
- The School district is asking the support of the Immokalee community and this Board to ask the Board of County Commissioners to allow the use of the adjoining approximate 3.0 acre vacant site (now parks and recreation department use).
- Board members were concerned about having better free access by the public to school facilities to offset the loss of the 3 acres site now earmarked for recreational useage.
- Time schedule is to start construction in summer, 2007 and open the facility in summer, 2008.

Following further discussion, the following action was taken: Motion by Mr. Heers and Second by Mr. Rice that the Immokalee Redevelopment Advisory Board go on record with the Board of County Commissioners by letter in support of the plans for the combined new career center and the one stop center on a single campus on a site north of the High School and that make available for the project the approximate 3-acre vacant park site adjoining the existing 6.3-acre site in order to provide sufficient land for this project. Upon vote, the motion carried 9-2 with Mr. Thomas and Mr. Crews voting in opposition.

Motion by Essie Seratta and second by Dick Rice that the Chairman of the Immokalee Redevelopment Advisory Board send a letter to the School District asking that the school facilities be made more available during after hours for public use. The motion carried 10-1 with Raymond Holland voting in opposition.

2. EZDA 2007-01: Discussion of New Markets Tax Credits. Fred Thomas and Raymond Holland stated that the tax credits are like affordable housing tax credits but are 7 year loans rather than 15 year loans. Private companies needing the tax credits

purchase them. It was agreed that a representative of New Markets Tax Credits will be invited to the January meeting to review the program in detail and answer questions.

3. Hard Copies of Agenda Packets. After discussion, the following action was taken motion by Denise Blanton and second by Rick Heers that all future agenda packets be mailed and that staff continue to send emails as well, but that there will be a very limited number of extra hard copies available at future meetings so members not having packets may have to share packets with those bringing packets. Upon vote, the motion carried unanimously.

F. Old Business

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

Don Coker with the State of Florida Department of Agriculture and Jerry Hubbard, Immoklaee Farmers' Market Manager attended and provided the following information:

- State estimate is \$8,000,000 in damages from the hurricanes while FEMA says the damage is \$370,000
- Insurance proceeds of \$750,000 are about the cost of doing the architectural and engineering analysis and preliminary price estimates and will be used to pay the consultant who should be under contract in December, 2006, and have 50% plans and cost estimates by May, 2007.
- Once preliminary plans and cost estimates are complete, the State will go to FEMA as they have since 2004 for adequate demo, reconstruction and new construction funding.
- Regarding the proposed re-creation of the Farmers' Market Advisory Board, Mr. Coker stated that Commissioner Bronson has the authority under FL Statutes 570.507 to appoint an advisory board and that it does not require action of the Governor.

After discussion, it was agreed to keep this item on future agendas for updates and any further actions.

2. CRA 2006-00: Status of Collier County/RMPK Group Contract

- a. Economic Analysis Report

- draft received and emailed to all on November 8 for review and comment by November 17
- hard copies of revised draft to be available for all members with the next agenda packet
- Dr. Jackson is available on November 29 to review the document and gain member comments/changes/acceptance of the document

- b. Draft Revisions to the Immokalee Master Plan

- Draft received November 14 and introduced during the November 14 work shop
- Hard copies of draft to be available for all members with the next agenda packet
- RMPK Group will be available on November 29 to review the document and the review procedures

- c. IMPVC Housing Sub-committee report. This draft report was distributed and the committee has met October 24, November 6 and will again meet on November 27th.

The consensus was to hold future evening meetings at the One Stop Center due to better meeting facilities.

3. CRA 2006-12: Status of East of 951 Infrastructure and Services Study. The introductory meeting was held on October 16 and the next monthly meeting with be held on November 27 per Dick Rice who, together with Clarence Teers, represent Immokalee on the committee.
4. CRA 2006-04: Status of the Proposed SR 29 Bypass. Staff advised that no meetings have been held since the last Board meeting. This project is still in negotiations between the MPO, FDOT and its consultants, and Fish and Wildlife.
6. CRA 2006-02: Status of FSU Medical School Satellite Training Center in Immoklaee. Mr. Thomas advised that there may now be a 5-year lease from the hospital and that negotiations are still underway.

G. New Business

1. Special Meeting Set for November 29 at 8:30am. Motion by Mr. Rice and second by Tom Davis that a special meeting be set for the purposes of reviewing the economic analysis report, the draft revisions to the master plan, and to hear about a new housing program for Immokalee.

H. Citizen Comments None

I. Next Meeting Date

Next meeting will be held on November 29 with a regular meeting on December 20th.

J. Adjournment at 10:20am

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 Motion by Rice and second by Crews and motion carried unanimously.

D. Adoption of Minutes from the October 18, 2006, Meeting Motion Crews and second by Barnhart and motion carried unanimously.

E. Communications . Folder containing communications passed around.

F. Old Business

1. EZDA 2006-06: Current Business Inquiries. Fred Thomas stated that a press release dated November 13 from the EDC indicates that 3 companies will be locating in the Florida Tradeport as follows: C-Tech Manufacturing will build 196,000 square foot Manufacturing facility on 15 acres with 200 new jobs with average wage of \$37,000; Premier Electric will build a 35,000 square foot building for assembly, packaging, Warehousing, and distribution on 11.1 acres, and Salazar Machine and Steel is looking to expand from 3,000 square feet to 20,000 square feet and add 15 new jobs with average wage of \$27,000.

A list of major building permits issued in Immokalee from October 1, 2004 to September 30, 2006 was distributed and will be put on the EZDA web site.

A motion was made by Dick, Rice and seconded by Floyd Crews that the Chair send a letter to the Airport Authority asking the Authority to get all documents in order in timely manner to facilitate the location of businesses within the Florida Tradeport. Upon vote the motion carried unanimously.

2. EZDA 2006-09: Reconsideration of Recommendation to Expand the Enterprise Zone Staff was advised by the Florida Enterprise Zone staff in Tallahassee that an addition of approximately 6.3 square miles would require that 6.3 square miles be eliminated

in another portion of the Enterprise Zone. After discussion the following action was taken: motion by Dick Rice and second by Anna Salazar that the action taken by the EZDA on September 20 be delayed, that Denise Grimsley's office be contacted and a report back to the EZDA by staff be made before action to rescind the September 20 action be taken. The motion carried unanimously.

3. EZDA 2006-08: EZDA Discussion of Recommendation for Permanent Staff for the EZDA/CRA Advisory Board/Master Plan Implementation. After discussion, a continuation of previous discussions, Dick Rice moved and Julio Estrema seconded that the EZDA and CRA Advisory Board recommend to the Board of County Commissioners the establishment of a local development office in Immokalee per the attached Executive Summary. The vote carried 10-1 with Blanton voting in opposition stating that she did not have a chance to read the document.

G. New Business

1. EZDA 2006-04: Economic Incentive Programs

- a. Enterprise Zone Flier is now on the EZDA web site
- b. "Economic Incentives Available" brochure now on the EZDA web site
- c. Enterprise Zone Development Agency Annual Report. This is the annual report required to be sent to the BCC and Tallahassee for the fiscal year ending September 30. After review, a motion was made by Dick Rice and second by Eva Deyo to approve the Annual Report and refer to the BCC, upon vote the motion was carried 10-1 with Blanton voting in opposition stating that she did not have a chance to read the document.

2. EZDA 2007-02: EZDA 4-Year Report to the BCC Per County Ordinance. Those present read the report, which will be presented to the BCC on March 27, 2007. A motion was made by Eva Deyo and second by Floyd Crews that the report be submitted to the BCC and that staff and the chair attend the March 27 meeting. Upon vote, the motion carried 10-1, with Blanton voting in opposition.

H. Citizen Comments None

I. Next Meeting Date

Next meeting will be held on December 20, 2006.

J. Adjournment at 10:40am

MINUTES

Community Redevelopment Agency Advisory Board

A. Call to Order at 10:40am

B. Roll Call See previous roll call.

C. Adoption of Agenda

The agenda was approved by acclamation upon motion by Crews and second by Barnhart.

D. Adoption of Minutes of the October 18, 2006, Meeting The minutes were approved by a 10-1 vote upon motion by Rice and second by Crews with Blanton voting in opposition.

E. Communications None.

F. Old Business

1. CRA 2006-01. Status Report on 10th Street Engineering and Construction.

Tom Greenwood stated that he was advised by phone and email by Habitat for Humanity on November 13 that they have backed away from this project largely because they did not see enough new housing construction possibility due to the fact that they have been unable to find any other owners willing to sell lots to add to the 5 lots already owned by Habitat. Tom Greenwood and Fred Thomas stated that they

will re-start the dialogue with Habitat to see if they will reconsider their role in the project.

2. CRA 2006-00: Contract Oversight Committee Economic Feasibility Study. No report other than phone conversations and emails related thereto.
3. CRA 2007-01: CRA Redevelopment Advisory Board 4-Year Report to the BCC Per County Ordinance. Those present read the report, which will be presented to the BCC on March 27, 2007. A motion was made by Floyd Crews and second by Dick Rice that the report be submitted to the BCC and that staff and the chair attend the March 27 meeting. Upon vote, the motion carried 10-1, with Blanton voting in opposition.

G. New Business

1. EZDA 2006-03: Discussion of Annual Meeting and Election of Officers. Eva Deyo, Dick Rice and Tom Davis agreed to serve on a nominating committee with Eva Deyo as chair. This item will be on the December 20 agenda and the annual meeting will be on January 17.

H. Citizen Comments None.

I. Next Meeting

Next meeting will be held on December 20, 2006.

J. Adjournment at 10:45am

*The next joint IMPVC and CRA Advisory Board meetings will be held November 29 and December 20 at 8:30am.

** The next IMPVC meeting scheduled for December 5 is CANCELLED.

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.