

Golden Gate Economic Development Zone Advisory Board
February 14, 2020 – 1 pm

Collier County Manager's Office – Front Conference Room
3299 Tamiami Trail E., Suite 200
Naples, FL 34112

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adoption of the Agenda
5. Public Comment
6. Adoption of Minutes from Previous Meeting
7. Staff Reports
8. New Business
 - 8.1. Functions, Powers, and Duties of the Advisory Board
 - 8.2. Election of Advisory Board Chair and Vice Chair
 - 8.3. Adoption of Proposed Rules of Procedure
 - 8.4. Review of Sunshine Law and Ethics Ordinances
 - 8.5. Review of Vacant Position
9. Old Business
10. Public Comment
11. Announcements
12. Committee Member Discussion
13. Next Meeting Time, Date and Location
 - 12.1. To be determined
14. Adjournment

Item 8.1 Functions, Powers, and Duties

ORDINANCE NO. 2018- 56

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE; PROVIDING FOR THE CALCULATION OF AN ANNUAL TAX INCREMENT AMOUNT WITHIN THIS DEVELOPMENT ZONE; CREATING AN ECONOMIC DEVELOPMENT TRUST FUND FOR THIS DEVELOPMENT ZONE FOR THE TRANSFER AND MAINTENANCE OF SUCH TAX INCREMENT AMOUNTS; AUTHORIZING THE PLEDGE AND APPROPRIATION OF ECONOMIC DEVELOPMENT TRUST FUNDS; SETTING FORTH THE ECONOMIC DEVELOPMENT PLAN FOR THIS DEVELOPMENT ZONE; CREATING AND SETTING FORTH THE DUTIES OF THE GOLDEN GATE CITY ECONOMIC DEVELOPMENT ADVISORY BOARD; PROVIDING DEFINITIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in addition to its broad home rule powers, Collier County is expressly authorized under Section 125.045, Florida Statutes, to “expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community;” and

WHEREAS, Collier County previously adopted Ordinance No. 2010-20 providing for the creation of Innovation Zones, specifically finding as follows:

“It is the policy of the Board to promote economic growth which results in high wage jobs and helps diversify the economy of Collier County. To further this policy, it is the intent of the Board to create a dedicated source of revenue to fund an economic development program and to advance economic development initiatives in zones of geographic concentration within the unincorporated areas of the County. These zones, to be called Innovation Zones, will be designated by the Board from time to time through the implementation of Economic Development Plans adopted by resolution for each Innovation Zone;” and

WHEREAS, there is a compelling need for redevelopment within the commercial areas of Golden Gate City, whose specific needs require an approach that is substantially similar to, but not identical with, Innovation Zones as contemplated in Ordinance No. 2010-20; and

WHEREAS, recognizing the need to spur economic development in Golden Gate City, Collier County has already taken over the water and sewer service for Golden Gate City in part to provide commercial property owners a solution to development constraints caused by limited service; and

WHEREAS, Collier County wishes to continue to provide enhanced opportunities for economic development and redevelopment within the existing commercial areas within Golden Gate City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

Section One: Definitions and Findings

This Ordinance is intended to be a companion ordinance to Ordinance No. 2010-20, known as the Collier County Innovation Zone Ordinance. Accordingly, the Board of County Commissioners hereby adopts in full the definitions and findings set forth in Ordinance 2010-20, except for the Base Year Assessment Roll, which is defined below, and as modified hereby incorporates such definitions and findings as if specifically set forth below.

Section Two. Creation of the Golden Gate City Economic Development Zone.

The Board of County Commissioners hereby creates the Golden Gate City Economic Development Zone, which shall constitute the entirety of Golden Gate City, as graphically described in Exhibit A.

Section Three. Initial Tax Increment Year and Percentage.

For purposes of establishing the Base Year Assessment Roll, the base year shall be the last Collier County Real Property Assessment Roll certified by the Property Appraiser for the County Fiscal Year beginning October 1, 2015. Tax increments shall commence to be deposited into the Trust Fund with the County Fiscal Year commencing on October 1, 2019, and funding shall continue through September 30, 2029, unless extended by majority vote of the Board by Resolution. The amount of the tax increment to be deposited into the Trust Fund shall be equal to 100% of the amount based on the formula set forth in Section 4(B) of Collier County Ordinance No. 2010-20.

Section Four: Creation of an Economic Trust Fund.

The County hereby creates the Golden Gate City Economic Development Zone Trust Fund. The tax increment shall be deposited into the trust fund and the trust fund proceeds shall be utilized to implement the Economic Development Plan set forth in Section Five. The Trust Fund corpus will not exceed One Million Dollars (\$1,000,000) in any single fiscal year and is subject to annual appropriation by the County. Up to 5% of the Trust Corpus shall be reserved as an annual administrative fee for the County. Upon termination of the Trust Fund any unspent and unencumbered proceeds shall revert to the County's General Fund.

Section Five: Adoption of the Economic Development Plan.

The primary purpose of the Golden Gate City Economic Development Zone is to attract and retain qualified targeted industry business as defined by Florida Statute 288.106 and such businesses or industries identified by the Board of County Commissioners. Trust funds may be utilized in any lawful manner, including infrastructure required to serve new target businesses or the expansion of an existing target business; payment of County Impact Fees to be paid by the new target business or the expansion of an existing target business; and payment of building permit fees or other County fees related to the construction of structures to serve the target business. In addition to this primary purpose, trust funds may be utilized in any lawful manner which the Board of County Commissioners determines fosters economic development. Payment of funds are purely discretionary, and must be approved in advance by the Board of County Commissioners. All expenses must be fully documented in a manner acceptable to the County. Priority of funding will be for the redevelopment and renewal of the commercial district along Golden Gate Parkway, as graphically represented by Exhibit A.

Section Six: Creation of Golden Gate City Economic Development Zone Advisory Board.

The Golden Gate City Economic Development Zone Advisory Board (hereinafter referred to as the Advisory Board) is hereby established.

(a) Appointment and Composition. The Advisory Board shall be composed of seven (7) members who are appointed by resolution of the Board of County Commissioners, and shall be representative of the residential, business and commercial interests of the Golden Gate City Economic Development Zone. Non-residential members of the Advisory Board need not live within Golden Gate City, and upon recommendation of the Commissioner of the District, may reside outside of Collier County. Members of the Advisory Board shall be appointed by and serve at the pleasure of the Board of County Commissioners.

(b) Terms of Office. The initial terms of office of the Advisory Board members shall be one year for three members, and two years for four members, and each appointment or re-appointment thereafter shall be for two years. Appointments to fill any vacancies on the Advisory Board shall be for the remainder of the unexpired term of office.

(c) Removal from Office. Removal of members from the Advisory Board shall be in accordance with the provisions of Collier County Ordinance No. 2001-55, as it may be amended or by its successor ordinance.

(d) Officer; Quorum; Rules of Procedure. Annually the members of the Advisory Board shall elect a chairperson and vice chairperson from among the members. The chairperson's and vice chairperson's terms shall be for one year with eligibility for re-election by the members of the Advisory Board. The presence of fifty-one percent (51%) of the current voting membership, but never less than three total, shall constitute a quorum of the Advisory Board necessary to take action and transact business. In addition, an affirmative vote of a simple majority shall be necessary in order to take official action. Furthermore, by simple majority vote, but never with less than 5 members present, the Advisory Board shall adopt rules of procedure for its meetings, and thereafter shall be governed by its Procedures, as adopted and amended from time to time, subject to the approval of the Board of County Commissioners. The Advisory Board shall keep a written record of meetings, resolutions, findings and determinations. Copies of all Advisory Board minutes, resolutions, reports and exhibits shall be submitted to the Board of County Commissioners. The Advisory Board meetings shall be open to the public and conducted in the Sunshine.

(e) Reimbursement of Expenses. Members of the Advisory Board shall serve without compensation, but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of their duties upon prior approval of the Board of County Commissioners.

(f) Functions, Powers and Duties of the Advisory Board. The function, powers and duties of the Advisory Board shall be to aid and assist the Board of County Commissioners in carrying out the purpose of the Golden Gate City Economic Development Zone, including but not limited to advising and assisting the Board of County Commissioners in the establishment, review and enhancement of policies and programs to attract businesses or industries to the Golden Gate City Economic Development Zone, reviewing and making recommendations on applications for funding through the Trust Fund, as well as handling any matters that may be assigned by the Board of County Commissioners.

(g) Duties of the County Manager's Office. The County Manager's Office will provide such documentation, information, descriptions of procedures, secretarial support and general assistance to the Advisory Board as may be necessary for the Advisory Board to carry out its functions as set forth herein.

Section Seven: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any court of competent jurisdiction holds any phrase or portion of the Ordinance invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

Section Eight: Inclusion in the Code of Laws and Ordinances.

The provisions of this Ordinance shall become and may be made a part of the Code of Laws and Ordinances of Collier County, Florida. The section of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "Section," "Article," or any other appropriate word.

Section Nine: Effective Date.

This Ordinance shall take effect upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 13th day of November, 2018.

ATTEST:
CRYSTAL K. KINZEL, Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
Deputy Clerk

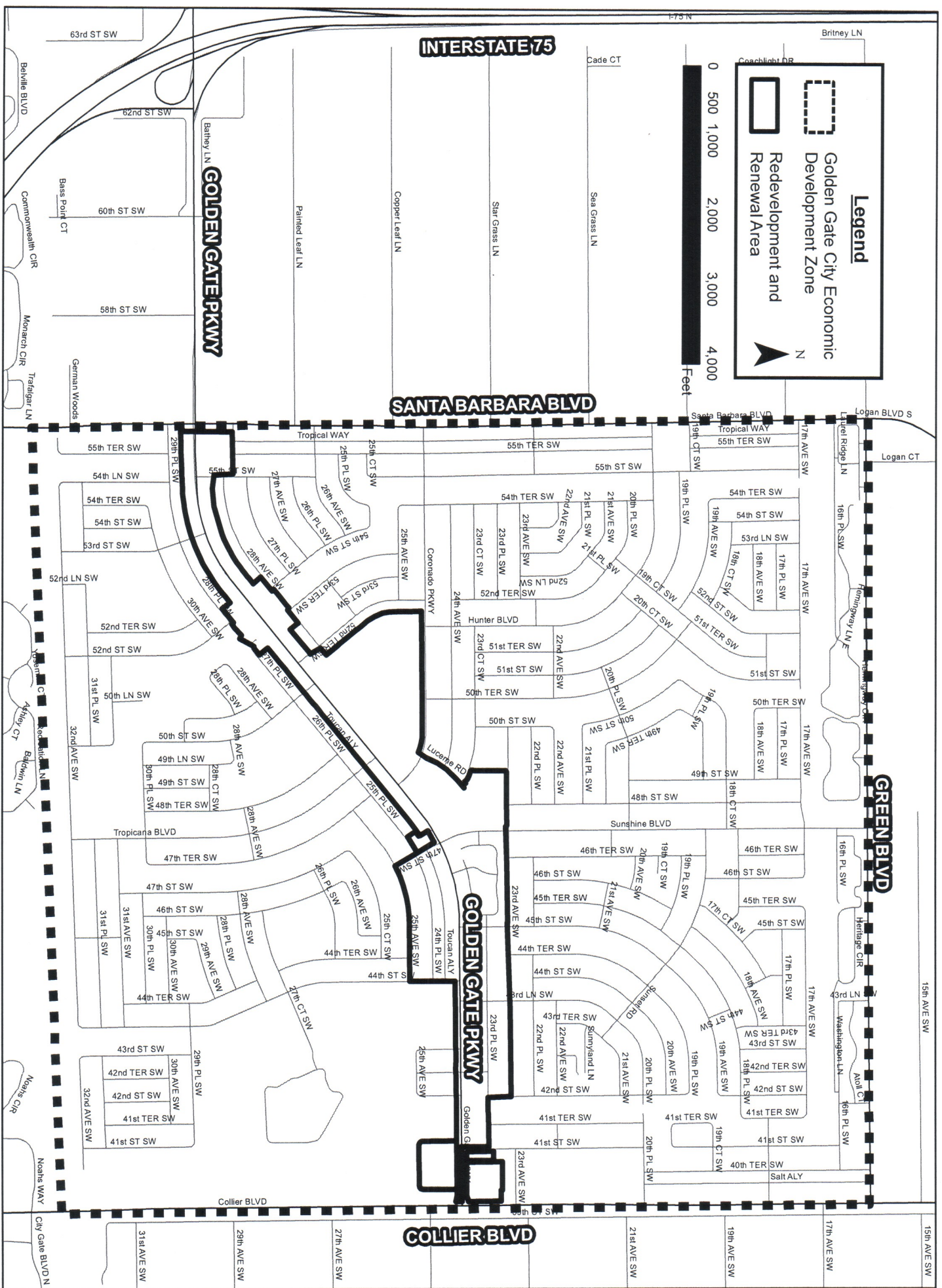
By: [Signature]
Andy Solis, Chairman

Attest as to Chairman's
signature only.

Approved as to form and legality:
[Signature]
Jeffrey A. Klatzkow, County Attorney

This ordinance filed with the
Secretary of State's Office the
14th day of November, 2018
and acknowledgement of that
filing, received this 14th day
of November 2018
By: [Signature]
Deputy Clerk

GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE ORDINANCE MAP



Legend

-  Golden Gate City Economic Development Zone
-  Redevelopment and Renewal Area

N



INTERSTATE 75

SANTA BARBARA BLVD

GOLDEN GATE PKWY

COLLIER BLVD

GREEN BLVD

GOLDEN GATE PKWY



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 14, 2018

Ms. Crystal K. Kinzel, Clerk
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Ann Jennejohn

Dear Ms. Kinzel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2018-56, which was filed in this office on November 14, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

Item 8.3 - Proposed Committee Procedures

COLLIER COUNTY Golden Gate Economic Development Zone Advisory Board

PROCEDURES FOR COMMITTEE February 14, 2020

A. General:

1. Meetings. Regular meetings of the advisory committee shall be held on such day, time and place as may be determined by the advisory committee, and at a minimum of once a month, except for one month in the summer.
2. Quorum and Voting. At all regular or special meetings of the advisory committee, a majority of the membership of the committee shall constitute a quorum. Voting shall be by voice unless a member of the committee requests a roll call. The roll shall be in alphabetical order with the first name called rotating with each motion upon which the vote is called. The Chairman shall always vote last. A record of the roll call shall be kept as part of the minutes.
3. Special Meetings. Special meetings may be called by the Chairman at any time provided adequate notice is given pursuant to Paragraph 4 below. The Chairman may also call a special meeting when requested to do so in writing by a majority of the members of the committee or by a County staff member. The notice of such a meeting shall specify the purpose of such a meeting and no other business may be considered except by unanimous consent of the advisory committee. All members of the committee shall be notified in advance of such special meetings by the staff liaison.
4. Notice and Publication. The staff liaison shall give notice and keep record of such notice of its meetings and the meeting of the subcommittees including the date, time, and location of each regular and special meeting. Notice shall be posted in the county administration building and other appropriate locations as recommended by the committee and to the County Public Information Department for further distribution.
5. Open Meetings. All meetings of the committee or its subcommittees shall be open to the public and governed by the provisions of Florida's Government in the Sunshine Law.
6. Minutes. The minutes of all meetings shall be promptly recorded, and such records shall be open to public inspection, in accordance with applicable law.
7. Location. Meetings of the committee, or any of its subcommittees, shall be held in a location accessible to the public.

8. Meeting Agenda. There shall be an agenda for each meeting of the committee which shall determine the order of business conducted. The committee shall not take action on any matter, proposal, report or item of business not listed upon the official agenda unless a majority of the committee present consents. Any committee member, in the case of a committee or a subcommittee member in the case of a subcommittee, may place an item on the agenda by submitting it to the Chairman for forwarding to the staff liaison prior to the deadline for publishing the notice of such meeting. The Chairman shall determine whether the item submitted by the committee member is relevant to the purposes of the ad hoc advisory committee. Upon his/her finding that the item is relevant, it shall be included in the agenda.

9. Order of Business. The order of business at regular meetings shall be:

- (a) Call to Order
- (b) Pledge of Allegiance
- (c) Roll Call
- (d) Adoption of the Agenda
- (e) Adoption of Minutes from Previous Meeting
- (f) Staff Reports
- (g) New Business
- (h) Old Business
- (i) Announcements
- (j) Public Comment
- (k) Committee Member Discussion
- (l) Next Meeting Time, Date and Location
- (m) Adjournment

B. Agenda Items Requiring Action (Old Business and New Business):

1. General. All members of the public who address the committee shall utilize the speaker's podium to allow their comments to be recorded, and shall identify themselves by name and local addresses, if applicable. Further, any speaker speaking on behalf of an organization or group of individuals (exceeding five) shall indicate such and shall cite the source of such authority whether by request, petition, vote, or otherwise.

2. Speaker Registration. Persons, other than staff wishing to speak on an agenda item shall, prior to the item being heard, register with the staff liaison on the forms provided. Five (5) or more persons deemed by the committee to be associated together or otherwise represent a common point of view, as proponents or opponents on any item may be requested to select a spokesperson. All persons may speak for a maximum of three (3) minutes each.

3. Restrictions on Comments Deemed Not Germane to the Item. Notwithstanding any provisions herein, any committee member may interrupt and/or stop any presentation that discusses matters that need not be considered in deciding the matter then before the committee for consideration. At any committee proceeding, the Chairman, unless overruled by majority of the committee members present, may restrict or terminate presentations which in the Chairman's judgment are frivolous, unduly repetitive or out of order.
- C. Order and Subject of Appearance: To the extent possible, the following shall be the order of the proceeding:
1. Preliminary Statement. The Chairman shall read the title of the agenda item.
 2. Initial Presentation by Petitioner or Proposer. Petitioner or Proposer shall make the initial presentation to the committee regarding any item under consideration. After completion of the presentation by the Petitioner or Proposer, the committee may make inquiries of the Petitioner or Proposer at this time.
 3. Initial Presentation by Staff. County staff shall make the initial presentation to the committee regarding any item under consideration. After completion of the staff presentation, the committee may make inquiries of staff at this time.
 4. Speakers. After committee inquiry, speakers shall be allowed to speak based on the time limitation guidelines outlined in the preceding subsection B above. During and after a speaker's presentation, the committee shall have an opportunity to comment or ask questions of or seek clarification from such speaker. The committee may also allow staff to comment, ask questions of or seek clarification from speakers.
 5. Restrictions on Testimony or Presentation of Evidence. Notwithstanding any provisions herein, any committee member may interrupt any presentation that contains matters which need not be considered in deciding the matter then before the committee for consideration. At any committee proceeding, the Chairman, unless overruled by majority of the committee members present, may restrict or terminate presentations which in the Chairman's judgment are frivolous, unduly repetitive or out of order.
- D. Rules of Debate: The following rules of debate shall be observed by the committee. Except as herein provided questions of order and the conduct of business shall be governed by *Robert's Rules of Order*.
1. Motion under consideration. When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to lay on the table, to postpone, or to amend until the

question is decided. These counter motions shall have preference in the order in which they are mentioned, and the first two shall be decided without debate. Final action upon a pending motion may be deferred until the next meeting by majority of the members present.

2. Chairman participation. The presiding chairman may move, second and debate from the chair, and shall not be deprived of any of the rights and privileges of a committee member by reason of being the presiding chairman.
 3. Form of address. Each member shall address only the presiding officer for recognition, shall confine himself to the question under debate, and shall avoid personalities and indecorous language.
 4. Interruption. A member, once recognized, shall not be interrupted except by the Chairman if the Chairman determines that the member's participation is irrelevant, frivolous or out of order. Any member may appeal the decision of the Chairman to the committee for decision by majority vote.
 5. The question. Upon the closing of debate, any member may require a roll call vote. Any member may give a brief statement or file a written explanation of his vote.
- E. Public Comment on General Topics: Members of the public may register to speak on general topics under the Public Comment portion of the agenda. The number of speakers permitted to register under public comment on any given agenda shall be limited to a maximum of five, unless the Chairman recognizes additional speakers.
1. Speaker Registration. Individuals wishing to speak to the committee under public comment at any regularly scheduled meeting of the committee shall register to speak in writing on the form provided by the County prior to the public comment portion of the agenda being called by the Chairman.
- F. Reconsideration: There shall be no reconsideration of items before the committee.
- G. Conflicts of Interest: Any member having a potential voting conflict shall publicly state the nature of the conflict at the committee meeting and complete Form 8B [Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers] within 15 days of the scheduled meeting.

Chairman

EXECUTIVE SUMMARY**Recommendation to appoint the initial membership of the Golden Gate City Economic Development Zone Advisory Board.**

OBJECTIVE: That the Board review the applications and appoint six initial members of the Golden Gate City Economic Development Zone Advisory Board, and specifies the initial term length of each member in accordance with Ordinance No. 18-56.

CONSIDERATIONS: The Golden Gate City Economic Development Zone Advisory Board was created on November 13, 2018, by Ordinance No. 18-56, for the purpose of advising and assisting the Board of County Commissioners (BCC) in the establishment, review and enhancement of policies and programs to attract businesses or industries to the Golden Gate City Economic Development Zone, reviewing and making recommendations on applications for funding through the Trust Fund, and any other matters that may be assigned by the BCC. The ordinance provides for a seven-member advisory board composed of persons who are residents of Golden Gate City, or who represent business and commercial interests in the Golden Gate City Economic Development Zone

Ordinance No. 18-56 directs that the initial terms of office of the committee members be staggered as follows: three of the seats shall be appointed for one year, and four of the seats shall be appointed for two years. Thereafter, appointments and reappointments are for two-year terms.

The seven initial vacant seats were advertised and applications were received from the following:

APPLICANT	CATEGORY	DISTRICT	VOTE R	ADVISORY COMM.
Frank Esposito	Resident	3	Yes	None
Christine Simone	Resident	3	Yes	None
Cecilia "CeCe" Zenti	Resident	3	Yes	Golden Gate Community Center Advisory Board (2018-present)
Kaydee Tuff	Resident	3	Yes	Golden Gate Community Center Advisory Board (2000-present)
Ron Jefferson	Resident	3	Yes	Golden Gate Beautification Advisory Committee (2015-present)
Felipe Arcila	Business/Commercial	3	Yes	None

Staff has reviewed the applications and finds that all of the above applicants qualify for appointment to this committee. Staff requests that the Board of County Commissioners appoint six initial members of this committee in the categories stated, and specifies the initial term length of each appointee as follows:

- Three members to be appointed for one year; and
- Three members to be appointed for two years.

Applications shall continue to be solicited for the remaining vacant seat, which shall be considered to be a two-year seat.

FISCAL IMPACT: None.

GROWTH MANAGEMENT IMPACT: None.

RECOMMENDATION: That the Board of County Commissioners appoints six initial members of the Golden Gate City Economic Development Zone Advisory Board, specifies the initial term length of each appointee, and directs the County Attorney to prepare a resolution confirming the appointments.

PREPARED BY: Jeffrey A. Klatzkow, County Attorney

AGENDA DATE: January 28, 2020

ATTACHMENT(S)

1. GGCEDZ Backup 1.28.20 (PDF)

COLLIER COUNTY
Board of County Commissioners

Item Number: 12.A

Doc ID: 11390

Item Summary: Recommendation to appoint the initial membership of the Golden Gate City Economic Development Zone Advisory Board.

Meeting Date: 01/28/2020

Prepared by:

Title: Legal Assistant – County Attorney's Office

Name: Wanda Rodriguez

01/17/2020 3:11 PM

Submitted by:

Title: County Attorney – County Attorney's Office

Name: Jeffrey A. Klatzkow

01/17/2020 3:11 PM

Approved By:

Review:

Corporate Business Operations	Sean Callahan	Additional Reviewer	Completed	01/19/2020 9:55 PM
County Manager's Office	Geoffrey Willig	Additional Reviewer	Completed	01/21/2020 2:09 PM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	01/21/2020 3:43 PM
Budget and Management Office	Mark Isackson	Additional Reviewer	Completed	01/22/2020 9:31 AM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	01/22/2020 1:47 PM
County Manager's Office	Leo E. Ochs	Level 4 County Manager Review	Completed	01/22/2020 2:16 PM
Board of County Commissioners	MaryJo Brock	Meeting Pending		01/28/2020 9:00 AM