



# 2019 Annual Report



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## *Mission Statement*

*“Those of us who live and work in Immokalee envision a future for our town. We see new business and job opportunities in international trade and distribution, agribusiness, ecotourism, recreation and entertainment, and the construction industry.*

*We see Immokalee as an attractive, sustainable community with affordable workforce housing, parks and outstanding schools – a place where people walk and bicycle to do their errands, and where parents are returning to school to finish their education and master new job skills. Main Street will have a Latin flavor – colorful plazas, outdoor cafes, shops and entertainment – attracting both the local community and the tourists who come to explore our unique ecology or entertainment at the Casino.”*



# IMMOKALEE "MY HOME"

## History

**Immokalee** is an unincorporated area in Collier County. Originally known as Gopher Ridge by the Seminole and Miccosukee Indians, Immokalee means "My Home" in the Mikasuki language, and also in Miccosukee, Mikisúkî or Hitchiti-Mikasuki, a Muskogean language. The area is one of the major tomato growing centers in the United States.

## Demographics – U.S. Census Bureau, 2013-2017 American Community Survey

- Population - 25,686
- Median age - 28 years
- Median household income - \$29,308

## Transportation

The Immokalee Airport is a general aviation airport located one mile northwest of the central business district. This County-owned facility provides a great opportunity for business recruitment and economic diversification.

- Collier Area Transit (CAT) provides local bus service and paratransit.
- The main road through Immokalee is State Road 29. Other important county roads through the region are CR 29A (New Market Road) and CRA 846.

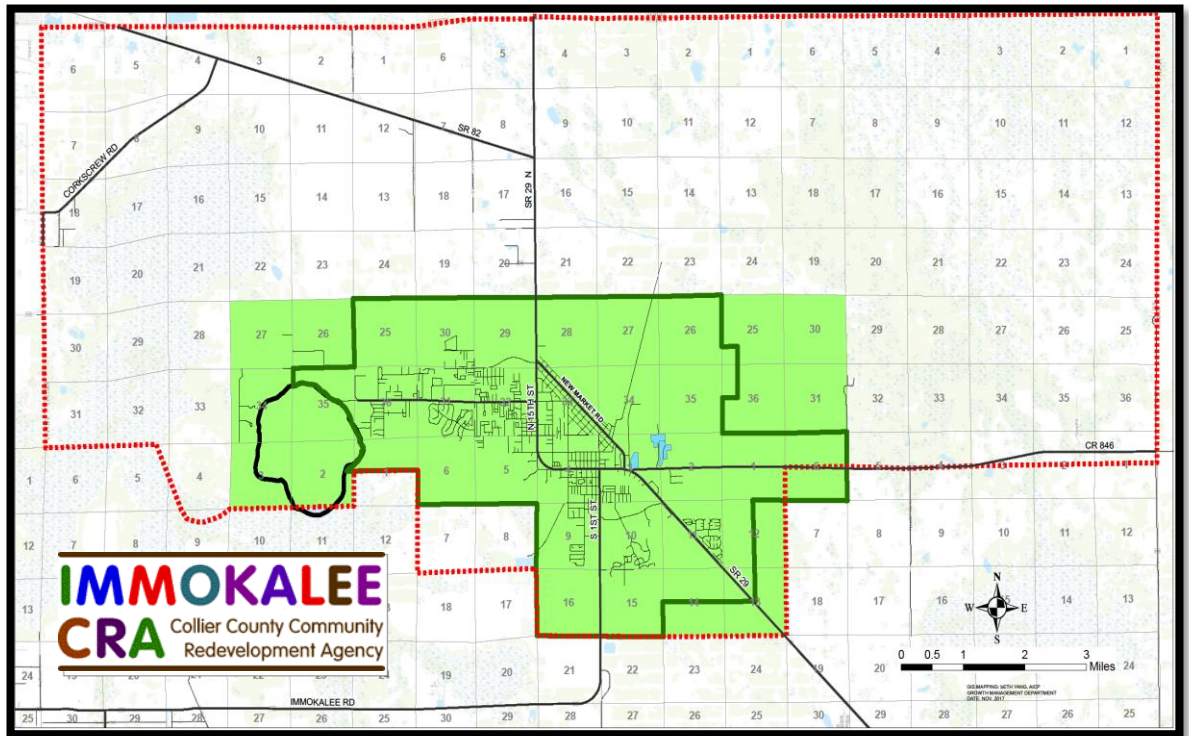
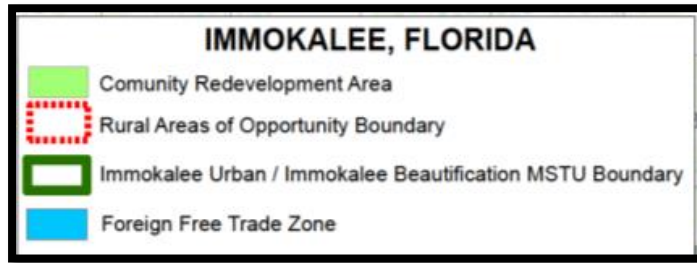
## Community and Education

Immokalee is the center of the region's agriculture industry and home to many families who work the vast fields that produce a large amount of the United States' fresh produce.

The District School Board of Collier County is responsible for all public schools in Immokalee including five elementary schools, Immokalee Middle School and Immokalee High School. iTECH technical college and Bethune Education Center provide additional training. RCMA Charter School and Pace Center for Girls are also in the community and provide alternative education programs. Ave Maria University is approximately 6 miles away in the community of Ave Maria.



# CRA & MSTU BOUNDARY



# QUESTIONS & ANSWERS

## **What is a CRA?**

Community Redevelopment Agency (CRA) refers to a public entity created by Collier County to implement the activities outlined under Chapter 163 of the Florida Statutes. The Board of County Commissioners (BCC), is the ex-officio governing Board of the CRA.

On March 14, 2000, the BCC adopted Resolutions 2000-82 and 2000-83, establishing the Collier County CRA and identifying two areas within unincorporated Collier County as areas in need of redevelopment. In 2016, Resolution 2016-198 was adopted to revise the bylaws to clarify the membership and terms of office. The purpose of this nine-member committee is to be the primary vehicle for community and professional input to the CRA for matters relating to the Immokalee Redevelopment Area. Terms are for three years.

## **How is CRA funding created?**

Property values in the CRA are capped, or frozen, at the assessed value for a established base year (2000). Thereafter, any tax revenues due to increases in property values in excess of the base are dedicated to the redevelopment area. The generated revenue is known as tax increment financing and is used in the Immokalee CRA to leverage its redevelopment efforts.

## **What is a MSTU?**

A Municipal Service Taxing Unit (MSTU) is a funding mechanism where community members, with Board approval, assess themselves to make improvements to their neighborhood and/or community area and provide additional services based on community desires.

The five-member advisory committee was created on October 22, 1985, to assist the Board of County Commissioners in the business affairs of the Immokalee Beautification Taxing District, and to prepare and recommend an itemized budget to carry out the business of the district for each fiscal year. In 2011, the CRA was designated to administer and manage the Immokalee MSTU.

Membership on the advisory committee represents the population within the Immokalee Beautification Taxing District. Four members must be permanent residents within the MSTU and one member may be an owner of residential or commercial property within the MSTU; this member may be an individual, an officer of a corporation, or a partner of a partnership. Terms are four years.

## **How is MSTU funding created?**

The MSTU's enabling ordinance establishes the maximum millage rate that can be levied to implement the mission of the MSTU. Annually, the Board of County Commissioners approves the millage rate and budget to implement the yearly work plan.



## **William L. McDaniel Jr., District 5 Commissioner**

### **Boards and Committees:**

Chairman of Board of County Commissioners – 1/8/19 to 1/14/20  
Vice-Chairman to the Board of County Commissioners 1/9/18 to 1/8/19  
Serves on the NACo Environment, Energy and Land Use Steering Committee (EELU),  
Serves on the Southwest Florida Regional Planning Council (SWFRPC),  
Public Safety Committee 1/9/18 to 1/8/19  
County Government Productivity Committee 1/9/18 to 1/8/19  
Current co-Chair of the Immokalee CRA.



William L. McDaniel, Jr. was born in Franklin, Pennsylvania on March 25, 1961, the eldest of three children. His mother and sister still live in the Franklin area and his brother, a retired Marine Corps staff sergeant, also lives in NW Pennsylvania. A 1979 graduate of Rocky Grove High School, William enrolled at Clarion State University, where he majored in accounting and computer programming with a minor in economics. To pay for college, William worked as a carpenter. A job building a stable brought him to Naples in 1982, and he has lived in the area ever since.

After moving to Naples, William became a licensed real estate salesperson and, in 1985, he became a licensed Realtor. He founded the Realty Company in 1987, which he manages today, focusing on the sale, management and development of real estate in Southwest Florida. In 1998, he founded Big Island Excavating, Inc., a mining company with an office located in District 5 in eastern Collier County. The company, which William manages today, has operated mines in four Southwest Florida counties (Collier, Lee, Hendry and Charlotte) and employs more than 35 people. In 1999, William was a founding director of Marine National Bank. When the company was bought by Old Florida Bank in 2003, William was selected to represent the shareholders and to serve on the new board of Old Florida Bank, until its sale in 2007 to the Bank of Florida.

Among his civic activities, William is current the chairman of the Strategic Planning Committee of Goodwill of Southwest Florida and has served on the Board of Directors of that organization since 1998. He is founder of and the current president of the Corkscrew Island Neighborhood Association. From 2007 until early 2009, he served as the chairman of the Board of County Commissioners-appointed East of 951 Horizon Study Committee. He also served for two years on the Board of County Commissioners-appointed Rural Lands Stewardship Overlay Review Committee. In 2013, he was appointed by Gov. Rick Scott to the Collier County Housing Authority and has served on that Authority until his election as Collier County Commissioner on November 8, 2016.

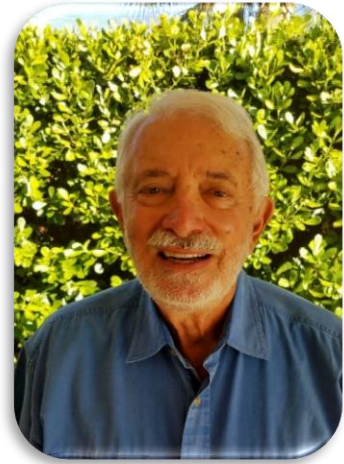
William has two children: Kelley Marie, a 23-year-old student at Florida Gulf Coast University, and William III, who is a 19-year-old home schooled student. In their free time, the family enjoys outdoor activities like hunting, fishing and boating.

# ADVISORY BOARD CHAIRS

## **Dr. Frank Nappo, Immokalee CRA Chair**

Dr. Frank Nappo of Naples has a longstanding involvement in volunteering and public service. He has served as a board member of the Naples Art Association and was President of the association's board 2007-2011. He has served as President of Drug Free Collier from 2012 – 2016 serving on the board since 2008. He has served as President of Immokalee Housing and Family Services from 2012-2019 serving on the board since 2008. He was appointed to serve on the Governor's Commission of Community Service, Volunteer Florida from 2011 – 2015. He was appointed to the Volunteer Florida Foundation from 2013 – 2016. In 2014 he was appointed to the Immokalee CRA and became Chair in 2016. He is a board member and past Secretary/Treasurer of Residential Options of Florida and a past board member of 1 by 1 Leadership.

Dr. Nappo is retired from a distinguished career in education including his role as Dean of Liberal Arts and Associate Professor at Burlington County College. Burlington County College is now known as Rowan College of Burlington. He earned his Ed. D. at Rutgers University and both his B.A. and M.A. degrees at Jersey City State College, now known as New Jersey City University.



**Chair Immokalee CRA**  
**Board Member Emeritus Residential Options of Florida**  
**Past President Immokalee Housing and Family Services**  
**Past President Drug Free Collier**  
**Past President Naples Art Association**  
**Member Collier Citizens Council**



**Chair Immokalee MSTU**  
**Board Member of Immokalee Chamber of Commerce**  
**Past President of Immokalee Chamber of Commerce**  
**Member of Rotary Club of Immokalee**  
**Member of IHS Booster Club**

## **Bernardo Barnhart, Immokalee MSTU Chair**

Bernardo has been very involved in the local community for many years. He serves on various boards including the Rotary Club, Immokalee Chamber of Commerce, IHS Booster Club, and the Municipal Service Taxing Unit (MSTU). Since becoming the chair of the Immokalee MSTU board he has contributed significantly to the progression of the established MSTU. Mr. Barnhart married his high school sweetheart and is the proud father of three boys. He has been in banking for 17 years. He is an Immokalee High School graduate. He earned his B.A. at the University of Florida. In his spare time he broadcasts high school games on The Call radio station.

# CRA STAFF

**Debrah Forester**  
Director, Collier County CRA

Joined the Collier County team in July 2017, coming from Charlotte County CRA where she was the Redevelopment Manager for over 13 years. Debrah has over 25 years experience in redevelopment, community planning, and economic development. She previously worked as a planner for Collier County from 1995-2001 where she developed and managed the Collier County Community Redevelopment Agency that included: agency creation, plan preparation and implementation for the Bayshore Gateway Triangle and Immokalee Community Redevelopment Areas. Debrah welcomes you to email her at [Debrah.Forester@CollierCountyFL.gov](mailto:Debrah.Forester@CollierCountyFL.gov).



**Christie A. Betancourt**  
Operations Manager

Christie has been the Operations Manager for Collier County Immokalee Community Redevelopment Agency (CRA) since 2015. She has worked for Collier County a total of 20 years, 12 with the CRA and eight with Parks & Recreation. Since coming on board with the Immokalee CRA, Ms. Betancourt has contributed significantly to the development of the established CRA. In addition to her regular office duties at the CRA, Ms. Betancourt assists local Immokalee community members with logistical issues pertaining to grant programs and other governmental communication efforts. Ms. Betancourt invites you to contact her at any time with questions or for information about the Community Redevelopment Agency at [Christie.Betancourt@colliercountyfl.gov](mailto:Christie.Betancourt@colliercountyfl.gov).



The CRA welcomed Sean Callahan, Executive Director of Corp Business Operations, to the team in July 2018. Mr. Callahan provides a direct connection to the County Manager's Office. Special thanks to Anita Jenkins who served in as Interim Director in Spring 2019.





## **Board of County Commissioners**

Donna Fiala, District 1, CRA Board Co-Chair

Andy Solis, District 2, BCC

Burt Saunders, District 3, Vice-Chairman

Penny Taylor, District 4

William L. McDaniel, Jr. District 5 BCC Chair and CRA Board Co-Chair



## **Local Redevelopment Advisory Board**

Dr. Frank Nappo, Chair

Estil Null, Vice-Chair

Michael Facundo

Anne Goodnight

Andrea Halman

Frank Leon

Edward "Ski" Olesky

Yvar Pierre

## **Lighting and Beautification MSTU**

Bernardo Barnhart, Chair

Andrea Halman, Vice-Chair

Norma Garcia

Peter Johnson

Cherryle Thomas

Public meetings for the Immokalee CRA are held the third Wednesday of every month at 9:00 a.m. Public meetings for the Immokalee MSTU are held the fourth Wednesday of every month at 8:30 a.m. All meetings are at 750 South Fifth Street, Immokalee, Florida 34142 unless otherwise noticed.




## Collier County Opportunity Zone Program:

Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. They enhance the ability to attract businesses, developers and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.




These zones allow private investors to support distressed communities through private equity investment in business and real estate ventures. The incentive is deferral, reduction and potential elimination of certain federal capital gains taxes. U.S. investors hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone, a significant untapped resource for economic development. Immokalee has 3 Census Tracts included in the Opportunity Zone. The Immokalee airport has parcels of shovel-ready land in the Opportunity Zone.



**CERTIFIED SITE**  
IN DEVELOPMENT INVESTMENT PROGRAM  
Collier County

### Immokalee Regional Airport




**Land Information:**  
 Located in a federal Opportunity Zone  
 Free-Trade Zone Site 213-3  
 960 Acres


**Transportation:**  
 Commercial Airport: SWFL International  
 36 Miles to SWFL Airport  
 Travel Time: 60 minutes  
 Closest interstates: US 41 (N-S), I-75 (E-W)

**50-Mile Radius from Property:**  
 Population: 1,151,244

**Land Uses:**  
 Commercial and industrial  
 Agriculture  
 Construction  
 Manufacturing  
 Transit  
 US Postal Service  
 Communications  
 Wholesale Trade  
 Public administration  
 Recreation  
 Aircraft hangars  
 Storage facilities  
 Fueling facilities

Available Sites & More Info







## Commercial Façade Grant Program:

In accordance with Objective 1.2 in the Immokalee Area Master Plan, the CRA continued to provide financial incentives to businesses in Immokalee via the Commercial Façade Improvement Grant program. The CRA implemented the Program in October 2008. Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.

Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures.

## Florida Heartland Economic Region of Opportunity (FHRO):



In 2019, FHRO was awarded a Regional Rural Development Grant in the amount of \$97,500 which included \$22,000 for the development of a Strategic Economic Development Plan for the Immokalee community. The consultant, VisionFirst, is tasked with developing a three-year plan for the community of Immokalee and eastern Collier County in partnership with the Immokalee Community Redevelopment Agency and Collier County Economic Development Office. The plan is completed in June 2020.

## Southwest Florida Regional Planning Council (SWFRPC) for the Brownfields Assessment Grant:

The Southwest Florida Brownfields Coalition (SWFBC) requested \$600,000 in assessment funding to provide support to perform community-wide hazardous substance and petroleum assessments. The Coalition includes all of Glades and Hendry Counties, as well as the Immokalee portion of Collier County. The awarded funding will support economic development projects generating a positive outcome for the region. The SWFBC's goal is to collectively mitigate the economic and environmental impacts of Brownfield sites in the tri-county region.



## Immokalee Impact Fee Installment Payment Pilot Program:

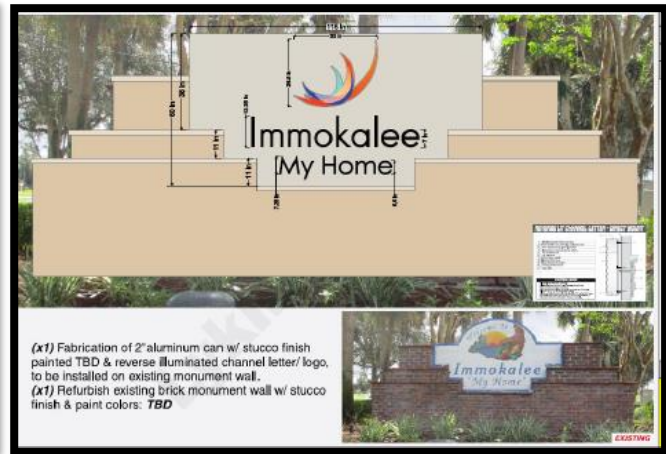
On July 11, 2017, the BCC adopted Ordinance 2017-34 that established an Impact Fee Installment Payment Pilot Program for the Immokalee CRA. The ordinance provides an alternative to paying impact fees in full as a prerequisite for the issuance of a Certificate of Occupancy.

A fee payer may pay impact fees in installments rather than a lump sum by entering into an impact fee installment payment program agreement with Collier County. This arrangement allows installment payments as a special assessment levied as non-ad valorem tax against the subject property. The program took effect October 1, 2017.



# MSTU PROJECTS

Services of the Immokalee Beautification MSTU consist of managing the maintenance of all public areas along Main Street (SR 29) and First Street (CR 846) within the limits of the Immokalee Urban Area. A&M Property Maintenance, a local Immokalee vendor, has been providing great service by performing various maintenance and repair services, such as lawn mowing, sidewalk and gutter cleaning, landscape maintenance, irrigation system management, and installing banners and holiday decorations.



In 2018, the MSTU board approved two monument designs from Q. Grady Minor & Associates, P.A. (Grady Minor) for monuments located at the Farm Workers Village entrance (Panther Crossing) on SR 29 and on the corner of South 1<sup>st</sup> and East Eustis Avenue located across the Seminole Casino Hotel Immokalee. In late 2019, Lykins was awarded the construction contract in the amount of \$48,815 to do repairs to the monument located on SR29 and New Market Road, replace the monument located on South 1<sup>st</sup> Street and East Eustis Avenue. Those two monuments will be completed in early 2020. The third monument will go out for bid in early 2020 and should be constructed by the end of 2020.

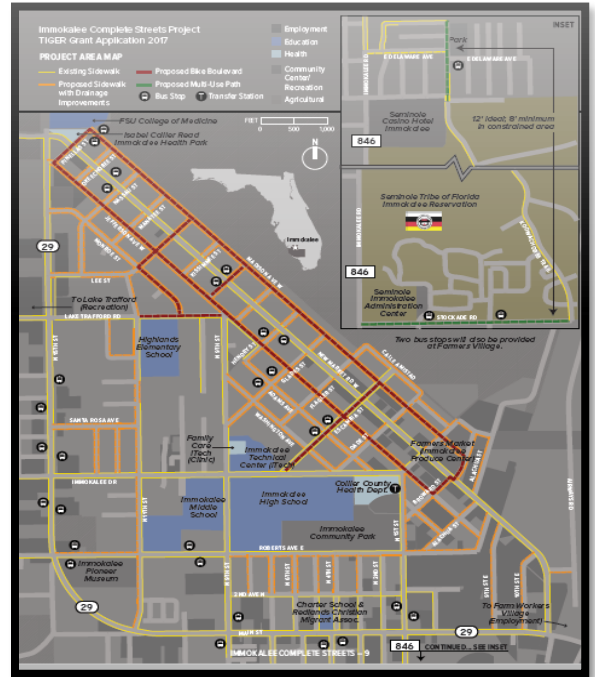
# JOINT COMMUNITY PROJECTS

## Transportation Investment Generation Economic Recovery (TIGER) Grant:

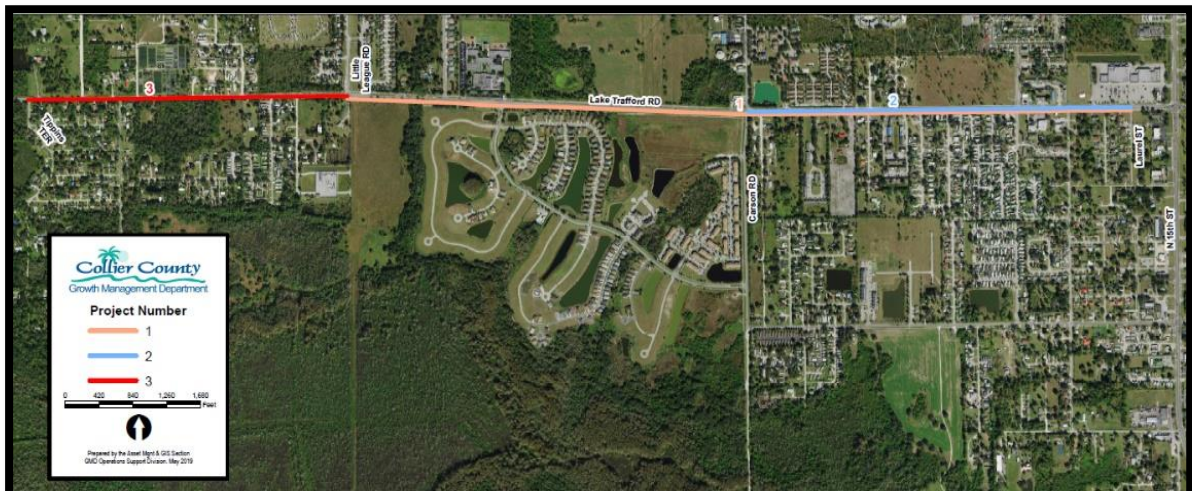
Immokalee Complete Streets TIGER Grant – \$16,415,864 Project total. Funding sources are FHWA grand funds (80%) = \$13,132,691 County match funds (20%) = \$3,283,173.

It includes design and construction of 20 miles of concrete sidewalks; a bike boulevard network; a shared-use path; street lighting; bus shelters; a new transit center; landscaping; drainage improvements; and intersection and traffic calming retreats.

The design/build portion of this project is set to start Winter 2020 and construction is set to be completed Winter 2023.



## Lake Trafford Road Projects



Project No.	Project Location	Project Description
1	Little League Road to Laurel Street	Add sidewalk (south side of the road) Design in FY 18/19 - \$92,245 (Legislative Appropriation) and Construction in FY 20/21 \$799,460 (MPO SU Box Funds)
2	Carson Road to Laurel Street	Add bike lanes. Design in FY 18/19 \$71,209 (Legislative Appropriation) and Construction \$571,675 in FY 20/21 (MPO SU Box Funds)
3	Little League Road to Tippins Terrace	Design programmed in FY 20 - \$800,000 (Stormwater – Capital) which will include a major stormwater project and pathway. Construction Costs - TBD

## Immokalee Sidewalk Project - Carver Street and South Fifth Street:



### • Funding Sources:

- CDBG - \$676,365
  - CRA - \$190,635
- \$867,000**

In June 2019, through a competitive process, the Immokalee CRA was selected and awarded grant funds for additional sidewalk improvements along the southside of Immokalee. The CRA received a total of \$676,365 of HUD funding allocation for CDBG projects. The Immokalee Sidewalk 2018 Improvement Project will allow the CRA to complete sidewalk improvements along a portion of Carver Street & South 5<sup>th</sup> Street. The total project cost is estimated at \$867,000. This project is part of a sidewalk implementation program in Immokalee, which will provide many benefits including safety, mobility, and healthier communities. The sidewalks will make the community more attractive to potential businesses to come to the community, thus will increase job opportunities. Construction is expected to be completed in October 2020.

## Immokalee Main Street Pedestrian Safety Improvements Project:

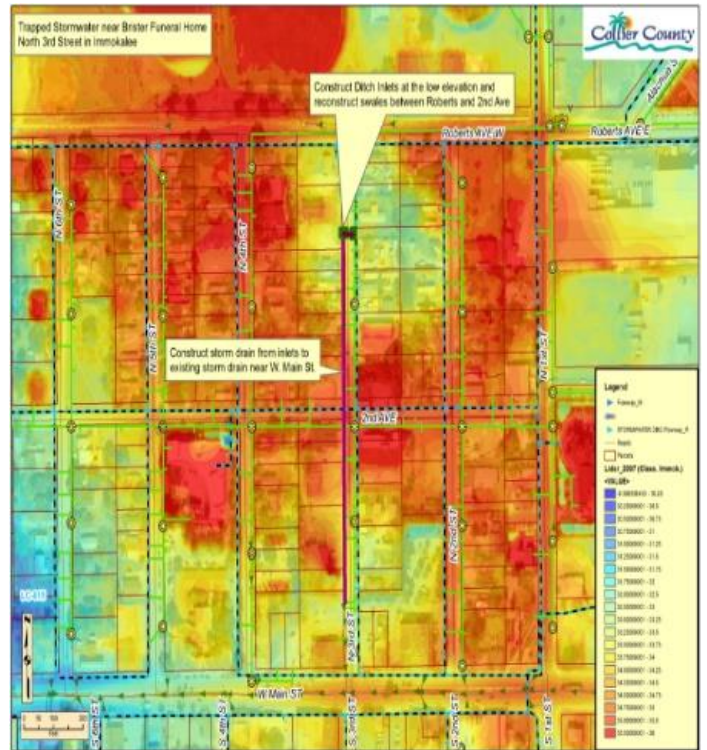
The CRA is continuing to coordinate with FDOT to improve pedestrian safety along Main Street. The MSTU provided an advance deposit of \$125,342 to FDOT for installation of holiday attachments on 30 light poles and all efforts associated with adding the attachments, including banner arms, GFCI outlets, additional conductors, mobilization and maintenance of traffic at SR29 from 1<sup>st</sup> Street North to 9<sup>th</sup> Street North in Immokalee. Improvements also include a new signal at Third Street, consolidating the midblock crossing and signage. The construction contract was awarded in December 2019 and expected to be constructed by September 2020. The total project cost is estimated at 1.98 Million.



## Stormwater Projects on North 3<sup>rd</sup> St. and Westclox St.:

Immokalee CRA collaborated with Collier County Growth Management Stormwater Department to apply for \$1,200,000 of Community Development Block Grant Disaster Recover (CDBG-DR) funds to improve identified flood risk areas in Immokalee. In January 2020, DEO notified Collier County of Notice of Intent to Award – Irma Infrastructure funds in the amount up to \$591,374.

The North 3<sup>rd</sup> Street Drainage proposed project is located on North 3<sup>rd</sup> Street between 2<sup>nd</sup> Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3<sup>rd</sup> Street, construction of a storm drainpipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street. Cost for repairs is estimated at \$600,000.



The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. The project would construct a new ditch along the northern boundary of Eden Gardens, install a 24" pipe under Boxwood Dr. to tie into the existing ditch along the northwest boundary of Eden Gardens to convey flows further west. Cost for repairs is estimated at \$600,000. In January 2020, DEO notified Collier County of Notice of Intent to Award – Irma Infrastructure funds in the amount up to \$591,374.



## SR 82 Road Widening Project Gator Slough Lane to SR 29:

The Florida Department of Transportation (FDOT) held an information session for the community to illustrate plans and renderings for the upcoming four-lane roadway widening project which includes a roundabout. Improvements will be made to a stretch of 3.2 miles of roadway. The community outreach manager is Lisa Macias. The Project Manager is Dennis Day.



### Project Outline:

- Scheduled to begin towards the end of 2019
- Construction ending in 2022
- Estimated cost of \$29 million
- Contractor is Ajax Paving Industries of Florida

### Features:

- Shoulder (5 feet wide)
- Bike Lanes on south side
- Sidewalk (5 feet wide) on north side
- Median (54 feet wide)
- Multi-use Trail (10 Feet) along south side

### Safe Route to School: Eden Park Elementary School Sidewalks

- 6' Sidewalk on the south and west side of the road.
- Construction costs \$663,000.
- Funded with Safe Routes to School funds in FY 21/22.



# HURRICANE IRMA REPAIRS



The CRA completed the Immokalee Drive Fence replacements project. The fence was damaged during Hurricane Irma. Fence will be reimbursement through FEMA.

Immokalee CRA continued its collaboration with the Immokalee Unmet Needs Coalition to meet the needs of the community with disaster related housing needs:



In early 2019 Collier County Transportation Department repaired the 11 lightpoles that were damaged during Hurricane Irma.

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state or national organizations who work together to meet the unmet of Immokalee residents impacted by disaster. The IUNC works in collaboration with other agencies to assess needs, offer resources and ensure that residents are assisted after their resources (FEMA, SBA loans, and personal insurance) have been exhausted. In 2019 the Coalition rebuilt five homes that were destroyed during Hurricane Irma and assisted with several home repairs. The Housing Task Force Committee is dedicated to immediate and long-term housing needs of the community of Immokalee. In December 2019, the committee revised the Disaster Recover and Resiliency Plan that includes short and long-term efforts that serves as an Action Plan for the community.

# ECONOMIC DEVELOPMENT

2019 was a busy year for both business development and expansion, as well as infrastructure improvements in the community. Staff, the CRA and MSTU advisory boards attended various ceremonies and provided support for the following Immokalee businesses:



On December 5, 2019 Lozano's Mini Mart held a Ribbon cutting for their new business located at 102 New Market Rd.

# CONSTRUCTION HIGHLIGHTS

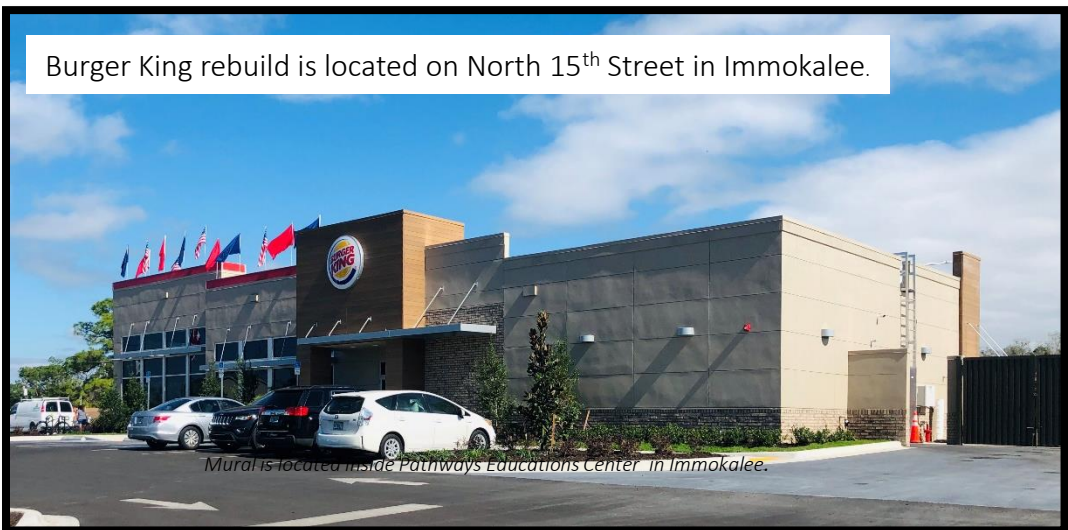
Shelter for Abused Women & Children new development in Immokalee.



Habitat for Humanity development at Esperanza Place in Immokalee.

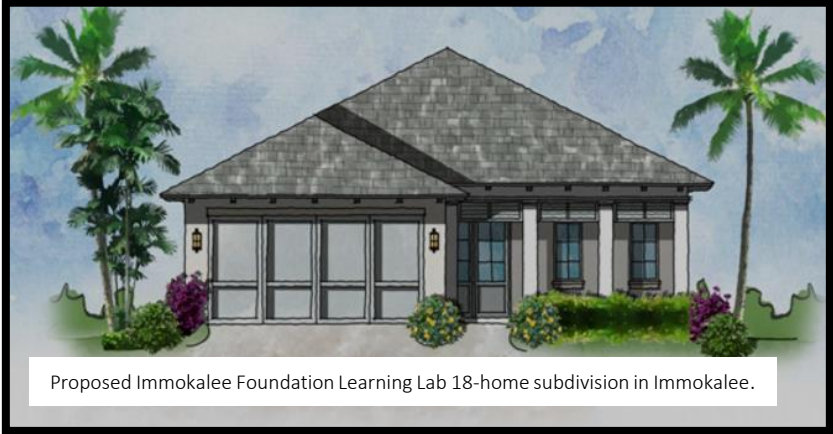


Burger King rebuild is located on North 15<sup>th</sup> Street in Immokalee.



*Mural is located inside Pathways Educations Center in Immokalee.*

# PROJECTS ON THE HORIZON



The Learning Lab is an 18-home subdivision being created by the Immokalee Foundation Engineering and Construction Management pathway students in Immokalee.



# COMMUNITY OUTREACH



**Immokalee Cattle Drive and Jamboree** was held on March 09, 2019. This annual event is organized by the Immokalee Pioneer Museum at Roberts Ranch. The Immokalee Chamber of Commerce and the CRA were sponsors of the event.



**The CRA hosted the 6<sup>th</sup> Annual Tree Lighting Event** on December 05, 2019 at the Immokalee Zocalo Plaza with the help of the MSTU, the Seminole Casino Hotel, Collier County Parks & Recreation, the Immokalee Chamber of Commerce, the Sheriff's Department and the Immokalee Fire Department.





### Christmas Around the World Parade & Gala

was held on December 14, 2019. This annual event is organized by Collier County Parks & Recreation and the Immokalee Chamber of Commerce. The CRA manned a booth inside of Whoville and were sponsors of the event. 21

# Community Redevelopment Plan Goals and Implementation

The 2000 Community Development Plan includes a prioritization of projects and initiatives for capital and other proposed expenditures. The Immokalee CRA is scheduled to sunset in 2030. The following table provide the 2000 status report of Capital and other proposed projects as identifies in the Plan (page 42-48).

PROJECT NAME	TOTAL COST	TIF	LOCAL FUNDS	SOURCE
<b>Local Capital Projects</b>				
Immokalee Football/Soccer	\$110,000		\$110,000	Ad Valorem/ Impact Fees
Robert's PUD/North 11th St.	\$170,000		\$170,000	Gas Tax
Immokalee Stormwater Master Plan	\$580,000			Grants
Sidewalks	\$367,000		\$367,000	MPO
Immokalee Mobility Study	\$25,000		\$25,000	MPO
<b>South Immokalee</b>				
Stormwater Management Improvements		TBDL		MSBU/grants
Streetlights		TBDL		MSTU/grants
Land Acquisition		TBDL		Grants
Commercial Rehabilitation		TBDL		Grant, Main Street
Housing Development		TBDL		Grants
Permitting/Development Fees		TBDL		
Marketing		TBDL		Grants
<b>Main Street Program</b>				
Parking Lot Improvements		TBDL		MSTU/grants
Commercial Rehabilitation		TBDL		Grants
Trash Incentive Program		TBDL		Grants
Land Acquisition		TBDL		Grants
Permitting/Development Fees		TBDL		
Sidewalks		TBDL		Grants/state/local
Enclose Drainage Swales		TBDL		Grants/state/local/MSBU



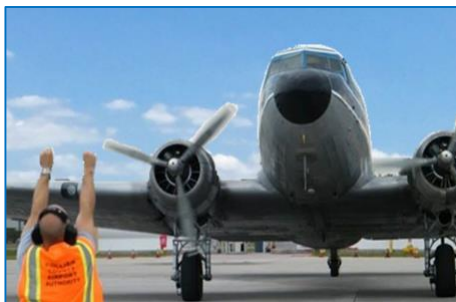




PROJECT NAME	TOTAL COST	TIF	LOCAL FUNDS	SOURCE
Roberts Ranch Historic Site		TBDL		Grants/state/local/fed
Marketing		TBDL		Grants
<b>New Market Road</b>				
Loop Road Construction		TBDL		Impact Fees/Grants/Gas Tax
Renovation to State Farmers Market		TBDL		Grants/state
Zoning Overlay				Ad Valorem
<b>Lake Trafford</b>				
Marketing		TBDL		Ad Valorem
Land Acquisition		TBDL		Grants
Permitting/Development Fees		TBDL		Grants
Housing Development		TBDL		Grants
Housing Rehabilitation		TBDL		Grants
Streetlights		TBDL		Grants
Sidewalks		TBDL		Grants
<b>Neighborhood Revitalization</b>				
Land Acquisition		TBDL		Grants
Permitting/Development Fees		TBDL		Grants
Infrastructure Improvements		TBDL		Grants
Landscaping		TBDL		Grants
Park Improvements		TBDL		Grants
<b>Immokalee Regional Airport &amp; Immokalee Regional Park</b>				
Replacement and refurbishing of runway lights along Runway 9-27	\$175,000		\$35,000	
Phase I Construction of taxiway from runway system to new t-hangar building	\$182,500		\$32,500	
Phase II Construction of taxiway from runway system to new t-hangar building	\$182,500		\$32,500	
Remove wetland from proposed taxiway and t-hangar development area and mitigate for environmental impact	\$55,000		\$11,000	
Construct a bulk storage / maintenance hangar	\$400,000		\$200,000	
Construct a t-hangar building with taxilane	\$500,000		\$250,000	
Construct a bulk storage / maintenance hangar	460,000		\$230,000	
Construct a t-hangar building with taxilane	\$455,000		\$227,500	
Construct a t-hangar building with taxilane	\$509,000		\$254,500	
Construct a t-hangar building with taxilane	\$475,000		\$237,500	
Conceptual ERP	\$350,000		\$70,000	
Rehabilitate Runway 18-36	\$600,000		\$120,000	
Rehabilitate runway 9-27; Rehabilitate Runway 18-36 to address safety issues	\$600,000		\$120,000	
Expand Apron; Rehabilitate Runway 9-27 to address safety issues	\$350,000		\$70,000	
Expand aircraft parking to meet parking demands				



PROJECT NAME	TOTAL COST	TIF	LOCAL FUNDS	SOURCE
Acquire and install emergency generator	\$100,000		\$20,000	
Construct a U.S. Customs Facility and aircraft apron	\$230,000		\$46,000	
Design and permit extension of Runway (Design and DRI Phase)	\$250,000		\$12,500	
Construct extension of Runway	\$1,750,000		\$87,500	
Phase II Construction of taxiway from runway system to new t-hangar building	\$162,500		\$32,500	
Manufacturing Incubator Phase II Construct a manufacturing assembly, wet processing bay and bonded storage facility	\$480,000		\$48,000	
Airpark Boulevard Extension (Extend roads and all utilities including, but not limited to water main, sanitary sewer line, underground three-phase electric, telephone service and drainage swales along the entire length of road extension)	\$179,000		\$17,900	
Fill, grade and install primary drainage system on various airside and landside sites for future development	\$480,250		\$48,025	
Motor-sports Racing Complex Infrastructure (Master plan project and construct restrooms, showers, campground facilities and spectator parking)	\$8,885,750		\$2,202,925	



# CRA WORK PLAN

## 2019 WORK PLAN

PROJECT NAME	TOTAL COST	TIF	LOCAL FUNDS	SOURCE
Immokalee Drive Fence (FEMA)	\$8,950	\$8,950		TIF/FEMA Reimbursement FY2019 funded completed FY2020
Sidewalk Improvements South Immokalee Carver & South Fifth Street	\$867,000	\$190,635	CDBG \$676,365	Grant/TIF FY2019 \$100,000 FY2020 \$90,635
Marketing and Promotions	\$3,086	\$3,086		TIF
Zocalo Plaza Maintenance	\$10,000	\$30,000	County \$10,000 MSTU \$10,000	TIF,County, Ad Valorem
Stormwater Corrective Action Project Design of 4 areas North 3rd Street Drainage Impr. Eden Gardens Drainage Impr. Lake Trafford Memorial Gardens Methodist Church Drainage	\$95,000	\$23,750	County \$47,500 MSTU \$23,750	TIF,County, Ad Valorem
Residential Options of Florida (ROOF) Grant Program	\$30,000	\$30,000		TIF

## 2020 WORK PLAN

PROJECT NAME	TOTAL COST	TIF	LOCAL FUNDS	SOURCE
Redevelopment Plan update	\$75,000			TIF
Sidewalk Improvements South Immokalee Carver & South Fifth Street	\$867,000	\$190,635	CDBG \$676,365	Grant/TIF
Sidewalk Improvements South Immokalee West Eustis Avenue	\$380,000	\$20,000	CDBG \$300,000 MSTU \$60,000	Grant/TIF/Ad Valorem
Neighborhood Focus Area	\$30,000	\$15,000	\$15,000 EP2 Grant	TIF/Grant
Main Street Initiative	\$50,000	\$50,000		TIF
Demolition Program	\$20,000	\$20,000		TIF
Stormwater	\$50,000	\$50,000		TIF
Commercial Facade Grant	\$40,000	\$40,000		TIF



# PRIORITIES FOR 2019



## **1 Land Use Planning**

- 1.1 Immokalee Area Master Plan & Future Land Use Map (FLUM)
- 1.2 Redevelopment Plan

## **2 Economic Development**

- 2.1 Marketing & Branding
- 2.2 Attract new and Retain existing Businesses
- 2.3 Develop Properties in Immokalee
- 2.4 Tourism/Ecotourism

## **3 Infrastructure Improvements – (5 Year Capital Improvements Plan)**

- 3.1 Develop Sidewalk Plan
- 3.2 Stormwater & Drainage Improvements
- 3.3 Lighting Improvements
- 3.4 Housing Improvements
- 3.5 Road Improvements

## **4 Improve Immokalee Campaign**

- 4.1 Develop Education Program
- 4.2 Community Outreach

## **5 Coordination**

- 5.1 Improve Range of Human Services
- 5.2 Coordination with Collier County & Regulatory Agencies
- 5.3 Seek Grant Funds/Leverage funds



# Immokalee CRA Annual Report Financial Reporting

# Immokalee CRA

## Schedule of Revenues & Expenditures - Budget to Actual

The Redevelopment Trust Fund was established in 2000, which set the tax base at \$148,645,590. The January 2018 assessed real property value was reported at \$318,430,132. The related tax increment value for the 2019 budget was \$169,784,542, which resulted in a tax increment budget of \$705,000.

<b>Collier County, Florida</b>					
<b>Immokalee CRA</b>					
<b>FY-2019 Budget to Actual - CRA Operations and Grants</b>					
<b>Funds 186</b>					
	<b>Adopted Budget</b>	<b>Amended Budget</b>	<b>YTD Actual</b>	<b>Variance to Amended Budget</b>	
<b>Revenues</b>					
Fund Balance	\$ 507,700	\$ 607,700	\$ 607,700	\$ -	
Tax Increment	705,000	705,000	705,000	-	
Miscellaneous	-	-	6,467	6,467	
Interest	4,700	4,700	23,117	18,417	
Mgt. Reimb.	85,000	85,000	85,000	-	
Grant & Reimburse	-	676,365	79,793	(596,572)	
<b>Total Sources</b>	<b>\$ 1,302,400</b>	<b>\$ 2,078,765</b>	<b>\$ 1,507,078</b>	<b>\$ (571,688)</b>	
<b>Expenditures</b>					
Personal Services	\$ 320,200	\$ 320,200	\$ 220,616	\$ (99,584)	
Operating	246,100	346,600	219,466	(127,134)	
Capital	4,000	705,365	73,571	(631,794)	
Res Rehab Grants	75,000	105,000	35,758	(69,242)	
Transfers	104,100	104,100	104,100	-	
Reserve	553,000	497,500	-	(497,500)	
<b>Total Uses</b>	<b>\$ 1,302,400</b>	<b>\$ 2,078,765</b>	<b>\$ 653,511</b>	<b>\$ (1,425,254)</b>	
<b>Estimated End Balance</b>			<b>\$853,567</b>		

In accordance with Section 163.371 Florida Statute, the annual report for the Immokalee Community Redevelopment Area (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2019. Complete financial statements setting forth assets liabilities, income and operating expenses, as of the end of the fiscal year are contained in the 2019 Collier County Comprehensive Annual Financial Report (CAFR) that is on file at the Collier County Clerk of Court, [www.collierclerk.com](http://www.collierclerk.com).

Immokalee Beautification  
Municipal Services Taxing Unit  
Schedule of Revenues & Expenditures - Budget to Actual

<b>Bayshore Gateway CRA Managed MSTUs</b>				
<b>FY-2019 Budget to Actual - Immokalee Beautification MSTU</b>				
<b>Funds 162</b>				
	<b>Adopted Budget</b>	<b>Amended Budget</b>	<b>YTD Actual</b>	<b>Variance to Amended Budget</b>
<b>Revenues</b>				
Beginning Balance	\$ 680,200	\$ 702,350	797,400	\$ 95,051
Ad Valorem Taxes	364,400	364,400	372,164	7,764
Interest	6,700	6,700	30,405	23,705
Misc., TC & PA Trans	-	-	15,229	15,229
<b>Total Sources</b>	<b>\$ 1,051,300</b>	<b>\$ 1,073,450</b>	<b>\$ 1,215,197</b>	<b>\$ 141,748</b>
<b>Expenditures</b>				
Operating Exp.	\$ 258,800	\$ 280,950	\$ 217,666	\$ (63,283)
Capital	100,000	100,000	5,532	(94,469)
Reimburse Fund 112	15,800	15,800	15,800	-
Cost of Tax Collection	12,300	12,300	10,938	(1,362)
Mgt Fee to CRA	85,000	85,000	85,000	0
Reserve	579,400	579,400	-	(579,400)
<b>Total Uses</b>	<b>\$ 1,051,300</b>	<b>\$ 1,073,450</b>	<b>\$ 334,936</b>	<b>\$ (738,513)</b>
<b>Estimated End Balance</b>			<b>\$880,261</b>	

Immokalee CRA Managed Road Segment  
Immokalee Road & SR 29  
Schedule of Revenues & Expenditures - Budget to Actual

<b>Collier County, Florida</b>				
<b>Immokalee CRA Managed Road Segment</b>				
<b>FY-2019 Budget to Actual - Immokalee Road &amp; State Road 29</b>				
<b>Fund 111-163805</b>				
	<b>Adopted Budget</b>	<b>Amended Budget</b>	<b>Actual</b>	<b>Amended Budget</b>
<b>Revenues</b>				
Net Cost Unincorp Gen'l Fund	\$ 212,500	\$ 212,500	\$ 203,066	\$ (9,434)
<b>Total Sources</b>	<b>\$ 212,500</b>	<b>\$ 212,500</b>	<b>\$ 203,066</b>	<b>\$ (9,434)</b>
<b>Expenditures</b>				
Landscape Material	\$ 41,300	\$ 41,300	\$ 20,877	\$ (20,423)
Contractual Maintenance	140,000	140,000	157,751	17,751
Trash	11,000	11,000	7,495	(3,505)
Water & Electricity	19,000	19,000	16,493	(2,507)
Sprinkler/Other Supplies	1,200	1,200	450	(750)
<b>Total Uses</b>	<b>\$ 212,500</b>	<b>\$ 212,500</b>	<b>\$ 203,066</b>	<b>\$ (9,434)</b>



**Collier County Community Redevelopment Agency - Immokalee**  
**CareerSource Southwest Florida**  
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