

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

December 20, 2006
Career and Service Center of Collier County-Immokalee
750 South 5th Street
Immokalee, FL 34142
8:30 a.m.

MINUTES
Joint Meeting
Immokalee Local Redevelopment Advisory Board
and
Immokalee Master Plan and Visioning Committee

A. **Call to Order** Chair Fred Thomas, Jr. called the meeting to order at 8:50am.

B. **Roll Call**

CRA/EZDA members present were, Bernardo Barnhart, Rick Heers, Bob Soter, Eva Deyo, Ira Malamut, Denise Blanton, Captain Tom Davis, and Fred Thomas, Jr., Floyd Crews Richard Rice, Robert Halman. Absent were Anal Salazar (excused), Cristina Perez, and Julio Estremera. A quorum for conducting business was present.

IMPVC members present included Ski Olesky, FredThomas, Jr., Rick Heers, Floyd Crews, and Richard Rice. Absent were Raymond Holland, Esmeralda Serrata, Leo Rodgers and William O'Neill.

Others present were Sharon Howard, Tracy Miguel, Andrea Halman, Jim Kenney, Dennis Perry, Jim Coletta, Tom Jones, Mike Taylor, and Tammie Nemecek.

Staff present: Ekna Guevera and Tom Greenwood

C. **Adoption of Agenda** Approved with addition of discussion of Catalyst Project proposed Memorandum between Collier County and other counties involved in Rural Area of Critical Economic Concern. (item G5 on agenda) upon motion by Richard Rice and second by Floyd Crews.

D. **Adoption of Minutes** Minutes of the November 29th meeting were approved upon motion by Bob Soter and second by Eva Deyo.

E. **Communications**. A communications folder was distributed. Handouts for information included 2007 meeting schedule, article on small airports, foreign trade zone information, articles on housing from the Planning magazine of the American Planning Association, and 5-year fund 186 projected revenues, expenses, and encumbrances.

F. Old Business

1. CRA 2006-01: Redevelopment of the Farmers Market. No new report and next report not likely until the state completes the engineering study by late March.
2. CRA 2006-00: Immokalee Master Plan/LDC Overlay Update
The November 14 draft IAMP is under revisions based upon review from several reviewers. Consensus was that the following would transpire as soon as possible:
 - Public Vetting. Bound copies of the revised IAMP would be brought to Immokalee for hand delivery to members and a special meeting set for the Advisory Board and IMPVC to review the document with the consultant with a minimum 10-14 days set aside for review of the document. Once the CRA Advisory Board and IMPVC are OK with the contents of the IAMP, then the document would go to a public workshop, to the Planning Commission, and then to a joint workshop between the Planning Commission and the BCC.
 - Web Site. The revised IAMP would be put on the County web site.
 - LDC Amendments. Get the consultant busy with the development of the LDC amendments as soon as possible in conjunction with the IAMP public vetting.
3. CRA2006-12: Status of East of 951 Infrastructure and Services Study. Clarence Tears, Richard Rice and Tom Jones all gave briefings on the meeting held on December 19. It was reported that the area east of 951 will be analysed using interactive growth models for sub-areas and the results of the model will dependent upon the data and assumptions placed for each of the subareas. The consultant will be present at the next 951 meeting scheduled for January 22 near the fairgrounds on Immokalee Road.
4. CRA 2006-05: SR 29 Bypass Project. No new report.
5. CRA 2006-02: FSU Medical School Satellite Training Center in Immokalee. No new report.
6. CRA 2007-01: Four Year Review of Redevelopment Advisory Board Operations and Major Projects. This report, approved during the November 15 meeting, will go to the BCC on March 27 and the chair will be asked to attend the interview with the BCC.
7. CRA 2007-03: New Career Center/One Stop Shop Project. Fred Thomas gave an update.
8. CRA 2007-04: Redevelopment Advisory Board Communication with the Airport Authority and the BCC Relative to Leasing of Land at the Immokalee Regional Airport for Industrial Development. No report. Jim Kenney, manager of the airport, did state the following:
 - Taxiway C, a north-south taxiway is now under construction.
 - C-tech is about to locate and the airport
 - An incubator building will be constructed
 - There is a 20 person waiting list for T hangars
 - The airport master plan is underway and should be complete in about 12 months.
 - Staff provided input for the IAMP.

G. New Business

1. CRA 2007-05: New Projects in Immokalee Area. The October 1, 2004 through September 30, 2006 building permit report showed that a total of 277,217 square feet of housing building floor area was constructed and a total of 215,444 square feet of non-residential building construction was added with a total valuye of \$30,045,696. This data can be used to support increased economic development in Immokalee and gives an indication that future tax increments could be large than those forecast. No action was taken.

2. CRA 2007-06: Discussion of the Impact Fee Deferral Program. This summary of program results was reviewed stating that the 3-year program sunsetted on November 18, 2006. The Board reviewed the 5-year projected annual repayment of the impact fee deferral program to the general fund as provided for in the ordinance which created the program.
3. CRA 2007-02: Discussion of New Residential Program-Collier Academy. After review, there was no action taken.
4. CRA 2007-07: Discussion of Request from the EDC of Collier County for Impact Fee Assistance for Several Companies Considering Location with the Florida Tradeport. Tom Greenwood reviewed the Fund 186 5-year projections of revenues, expenditures and encumbrances as prepared by Mark Isacson of the Budget Office. Tammie briefly reviewed the 4 programs: fee payment assistance program; property tax stimulus program, job creation investment program, and advanced broadband infrastructure investment program. Each of the programs are performance based...in other words, the payments are made to the companies only after they have demonstrated that they have done what they said they were going to do in an agreement. There was uncertainty as to whether the Fund 186 is used at all to reimburse the companies following their completion of the investments/jobs, etc. called for in the performance agreement. There is no indication in the Ordinance read this morning that Fund 186 is tied to the incentives programs. The following status of companies was provided which used or proposed to use economic financial incentives:
 - Guadalupe Center and Training and Manufacturing Institute are done.
 - Salazar Machine and Steel and Pace Center for Girls is approved to move forward.
 - C-Tech Manufacturing (200 new jobs) will not need the fee assistance (\$1,146,668).

Following further discussion, Ms. Nemecek stated that no action on this request is needed and that some clarification will be made regarding the incentives programs and the use of Fund 186. The Board asked that the EDC brief the Board on future such companies having plans for the Immokalee area.

5. CRA 2007-08: EDC Request for Support of Memorandum of Understanding Regarding the Catalyst Project in the South Portion of the Rural Area of Critical Economic Concern. Tammie Nemecek review the draft memorandum due to go to the BCC on January 9. The memorandum would let Collier County property owners submit proposed sites of 100+ acres for a project involving the life sciences. After further discussion support of the Board was approved based upon a unanimous vote preceded by a motion by Richard Rice and second by Ira Malamut. Fred Thomas would send a letter to the Board of County Commissioners.

H. Citizen Comments None

I. Next Joint Meeting Date (January 17 at 8:30am)

J. Adjournment The meeting was adjourned at 10:20am.

AGENDA

Enterprise Zone Development Agency (EZDA)

- A. Call to Order** The meeting was called to order at 10:20am by Chair Fred Thomas, Jr.
- B. Roll Call and Announcement of Quorum.** See roll call above under joint meeting.
- C. Adoption of Agenda.** Agenda was approved based upon unanimous vote made by Denise Blanton and second by Richard Richard Rice.
- D. Adoption of Minutes** of the November 29 meeting were approved unanimously upon motion made by Denise Blanton and second by Rick Heers.

E. Communications. None other than those previously submitted.

F. Old Business

1. EZDA 2006-06: Current Business Inquiries. Report given by Tammie Nemecek during the joint meeting.
2. EZDA 2006-09: Reconsideration of Recommendation to Expand the Enterprise Zone. After discussion of the need to reduce the size of the enterprise zone by an equivalent amount of land area to offset the land area expansion, the Board voted unanimously to table the matter indefinitely upon motion by Rick Heers and second by Ira Malamut.
3. EZDA 2006-08: Discussion of Recommendation for Permanent Staff for the EZDA And the CRA Advisory Board in Immokalee. The Board was apprised that the recommendation from the November 15 meeting was scheduled to go before the BCC and the CRA on January 23. Several members stated that they would like to attend.
4. EZDA 2007-01: Discussion of New Markets Tax Credits. A presentation is tentatively scheduled for the January 17 regular meeting.
5. EZDA 2006-04: Economic Incentive Programs. Discussed earlier.

G. New Business

1. EZDA 2007-03: EZDA October-December, 2006 Quarterly Report. The report was accepted unanimously for transmittal to the BCC per Ordinance No.95-22 upon motion by Bob Soter and second by Denise Blanton.

H. Citizen Comments. None.

I. Next Meeting. January 17 at 8:30am.

J. Adjournment. Meeting was adjourned at 10:30am

Agenda

A. Call to Order The meeting was called to order at 10:30am by Chair Fred Thomas, Jr.

B. Roll Call and Announcement of Quorum. See roll call above under joint meeting.

C. Adoption of Agenda. Agenda was approved based upon unanimous vote made by Denise Blanton and second by Richard Richard Rice.

D. Adoption of Minutes of the November 29 meeting were approved unanimously upon motion made by Denise Blanton and second by Rick Heers.

E. Communications. None other than those previously submitted.

F. Old Business.

1. CRA 2006-01: Status of 10th Street Extension Engineering and Construction. It was reported that nothing has changed and that Habitat for Humanity has chosen to apply for CDBG funds in another project where a greater number of affordable housing units would be the result.
2. CRA 2006-00: Contract Oversight Committee Report RMPK. No report.

G. New Business

1. EZDA 2007-03: Annual Meeting and Election Officers at January 17 meeting.

The Ordinance providing for the EZDA provides for the following:

- Annual meeting during the first month of the year and recommendation of chair and vice chair to be approved by the BCC

Terms of office of 8 members end on April 4, 2007, including Crews, Heers, Malamut, Perez, Salazare, Soter, Rice, and Estremera. Staff was advised to ask each of the 8 members complete an application form. Staff will handle the paper work and contact the 8 members.

H. Citizen Comments. None.

I. Next Meeting. January 17 at 8:30am.

J. Adjournment. Meeting was adjourned at 10:40am

*The next joint IMPVC and Immokalee Redevelopment Advisory Board meeting will be held Wednesday, January 17, at 8:30 a.m.

** The next IMPVC meeting scheduled for Tuesday, January 9 at 5:30 p.m has been **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.