

**MINUTES**

Meeting of the Joint Community Redevelopment Agency Advisory Committee, the Immokalee Lighting and Beautification MSTU Advisory Committee, and the Enterprise Zone Development Agency Board on November 19, 2014.

750 South 5<sup>th</sup> Street, Immokalee, FL

A. Call to Order.

The meeting was called to order by Mike Facundo, CRA Chair and Bill Deyo, MSTU Vice Chair at 8:42 AM

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Mike Facundo, Floyd Crews (8:48 AM), Ski Olesky, Cristina Perez, Julio Estremera (8:55 am), Frank Nappo, Robert Halman, Estil Null, Martha Williams, Cindy Lozano, and Marvin Courtright.

Advisory Committee/EZDA Members Absent/Excused:

Carrie Williams and Jim Wall.

MSTU Advisory Committee Members Present:

Cherryle Thomas (8:52 AM), Andrea Halman, Bill Deyo, and Lucy Ortiz.

MSTU Advisory Committee Members Absent/Excused:

Norma Garcia.

**Action:** **A quorum was announced as being present for all boards.**

Others Present: Steve Hart, Amanda Campos, Tim Durham, David Genson, Richard Yavanavich, Maria Perez, Hector Ramos, Armando Yzaguirre, Juan Miguel Mateo, Michele Mosca, Kay Deselam, Sharon Umpenhour, and Wayne Arnold.

Staff: Brad Muckel, Christie Betancourt, and James Sainvilus.

C. Introductions. The board members present and members of the public introduced themselves.

D. Announcements.

1. Advisory Boards

- i. Cynthia Lozano
- ii. Marvin Courtright
- iii. William Deyo

Staff announced that Cynthia “Cindy” Lozano and Marvin Courtright were both added to the CRA/EZDA and that William “Bill” Deyo was re-appointed to the Immokalee Lighting and Beautification MSTU board at yesterday’s Board of County Commissioner’s Meeting. Board and staff greeted new members.

E. Adoption of Agenda.

Staff added attachments provided by Grady Minor to Enclosure 15.

**Action:** ***Mr. Estil Null made a motion to approve the Agenda. Mr. Frank Nappo seconded the motion and it passed by unanimous vote.9-0***

F. Communications.

1. The communications folder contained:

- i. Public Meeting Notice: November Meeting
- ii. 1<sup>st</sup> Annual Christmas Tree Lighting flyer 12/05 @ 6:00 PM
- iii. Advisory Board Contact List
- iv. Ms. Halman appointment letter
- v. Collier MPO Workshop flyer 11/20 5PM – 7 PM

Staff reviewed the communications folder with board.

G. Approval of Minutes.

1. Approval of Minutes for the October 15, 2014 CRA Advisory Committee Meeting.

**Action:** *Mr. Ski Olesky made a motion to approve the minutes for the October 15, 2014 CRA Advisory Board Meeting. The motion was seconded by Mr. Frank Nappo and the minutes were approved by unanimous vote. 10-0*

2. Approval of Minutes for the October 15, 2014 EZDA Advisory Committee Meeting.

**Action:** *Mr. Ski Olesky made a motion to approve the minutes for the October 15, 2014 EZDA Advisory Board Meeting. The motion was seconded by Mr. Frank Nappo and the minutes were approved by unanimous vote. 10-0*

3. Approval of Minutes for the October 22, 2014 MSTU Advisory Committee Meeting.

**Action:** *Ms. Andrea Halman made a motion to approve the minutes for the October 22, 2014 MSTU Advisory Board Meeting. The motion was seconded by Ms. Lucy Ortiz and the minutes were approved by unanimous vote. 3-0*

H. BCC Agenda Items for November 18, 2014.

1. Budget Amendment for Façade Grant – Kountry Kitchen

Enclosure 4 in agenda package is a recommendation that the Board of County Commissioners (BCC) acting in its capacity as the Community Redevelopment Agency (CRA) Board approve a budget amendment to the Collier County Community Redevelopment Agency - Immokalee (CRA) Fund (186) budget that reestablishes funding for the CRA's Commercial Façade Improvement Grant Program in the amount of \$20,000 to cover a previously approved grant commitment. This BCC Agenda Item 16B1 was approved at the November 18, 2014 meeting.

2. Recommendation to appoint two members to the Immokalee EZDA

Enclosure 5 is a recommendation to appoint Cynthia Lozano and Marvin Courtright to the Immokalee Enterprise Zone Development Agency. Staff informed board that BCC Agenda Item 16H2 was approved at the November 18, 2014 meeting.

3. Recommendation to reappoint one member to the Immokalee Beautification MSTU

Enclosure 6 is a recommendation to reappoint William "Bill" Deyo to the Immokalee MSTU Advisory Committee. Staff informed board that BCC Agenda Item 16H3 was approved at the November 18, 2014 meeting.

4. Federal Promise Zone Designation Letter of Intent & Resolution

Enclosure 12 is a recommendation that the Collier County Board of County Commissioners (BCC) as the Collier County Community Redevelopment Agency (CRA) approve submission of the attached Letter of Intent and related Resolution to the Southwest Florida Regional Planning Council (RPC) memorializing the CRA's role as an active partner in carrying out the tasks related to the Federal Promise Zone designation for Immokalee. Staff informed board this item was originally on the December 09, 2014 BCC Board agenda but due to the time constants the item was moved to the November 18, 2104 BCC Agenda. This agenda Item 16B2 was approved at the November 18, 2014 meeting.

I. BCC Agenda Items for December 09, 2014.

Staff informed that all the following items are scheduled to go before the board on December 09, 2014.

1. Construction Inspection Contract Immokalee Drive – AMEC

Enclosure 8 is a recommendation that the Collier County Board of County Commissioners (BCC) as the Community Redevelopment Agency (CRA) (Board) approve and award RFP #14-6237 for Construction Engineering Inspection (CEI) Services to AMEC Environmental & Infrastructure, Inc. for the Immokalee

- Stormwater Improvements – Phase II (Immokalee Drive) Project and authorize the Board Chair to execute the Agreement valued at \$64,500.
2. Construction Contract Immokalee Drive – Quality Enterprises  
Enclosure 9 is a recommendation that the Collier County Board of County Commissioners (BCC) as the Community Redevelopment Agency (CRA) award Contract No. 14-6236 – Immokalee Stormwater Improvements – Phase II to Quality Enterprises, Inc. in the amount of \$2,668,696.95 (Project Number 33214) and authorize the Chairman to sign the standard Board approved contracts after legal review by the Office of the County Attorney.
  3. Construction inspection Contact Colorado Avenue – AMEC  
Enclosure 10 is a recommendation for the Collier County Board of County Commissioners (BCC) as the Community Redevelopment Agency (CRA) (Board) to approve and award RFP #14-6252 for Construction Engineering Inspection (CEI) Services to AMEC Environmental & Infrastructure, Inc. for the Colorado Avenue Improvements Project and authorize the Board Chair to execute the Agreement valued at \$19,700.
  4. Construction Contract Colorado Avenue – Marquee Development  
Enclosure 10 is a recommendation that the Collier County Board of County Commissioners (BCC) (Board) as the Collier County Community Redevelopment Agency (CRA) award Contract No. 14-6251 – Colorado Avenue Stormwater/Sidewalk Improvements to Marquee Development, Inc. in the amount of \$368,176.50 (Project Number 33293-01) and authorize the Chairman to sign the standard Board approved contract after legal review by the Office of the County Attorney.
  5. Immokalee CRA Sweat Equity Grant Program  
Enclosure 11 is a request that the Collier County Board of County Commissioners (BCC) as the Community Redevelopment Agency (CRA) adopt an ordinance to amend Ordinance No. 2002-38, “The Collier County Redevelopment Grant Program Ordinance,” in order to adopt a Commercial Sweat Equity Grant Program for the Immokalee Community Redevelopment Area.

J. Red Flag Item

1. Citizens Letter – September 2014 – Mr. Clark  
Enclosure 13 was a letter sent to Mr. Jess D. Clark inviting him to this board meeting to address his concerns regarding the letter he sent to the county in September. Mr. Clark was not at the meeting.  
Staff will address concerns with Mr. Clark at a later time.
2. Citizens Letter – October 2014 – Ms. Cano  
Enclosure 14 was a social media message sent to CRA staff regarding issues with the Lake Trafford Elementary school area. Ms. Cano’s wanted to know if the CRA or the MSTU help schools when they need some improvements in certain thing that their budget doesn’t cover. One item that has been discussed as needing is an overpass like the one they have at Village Oaks, it would be for the kids that have to cross Lake Trafford Road to get to school, and it will keep them safe and will help with traffic issues. Also they have a lot of issue with parking and traffic does the CRA, the Chamber of Commerce or the MSTU know of a Civil Engineer or an Architect that can go by the school and give feedback on how problem can be resolved.

K. CRA New Business.

1. Neighborhood Information Meeting  
Petition PUDZ-PL20130001241, SR29 CPUD & CP-2013-8, Immokalee Area Master Plan  
County Staff presented the Advisory Board with Enclosure 15 which included a public notice and the renderings of the Wal-Mart. After a lengthy discussion board agreed to support the development of the Wal-Mart as proposed in the renderings provided by county staff.

**Action:** *Mr. Frank Nappo made a motion to approve the design of the Wal-Mart, given the budgetary constraints of the developer. Mr. Julio Estremera seconded the motion and the motion was approved by unanimous vote. 11-0.*

2. Land Exchange 9<sup>th</sup> Street – Save A Lot  
Staff provided the board with Enclosure 16 which was a rendering of the proposed Save-A-Lot land swap. Mr. Richard Yavanavich who is representing the Save-A-Lot provided board with the details of the land swap. He said that Save-A-Lot is interested in buying the Brown property that is next to the 9<sup>th</sup> Street property the CRA owns. The way both properties are shaped it is hard for a developer to come in and build. Ms. Yavanavich is proposing that the CRA do a land swap so that both the CRA and the Save-A-Lot can develop the properties. We can build a park and they can build their store. The CRA property is 1.96 acres and the Brown Property is 1.27 acres after the land swap the CRA property will decrease to 1.7 (.26 decrease) and the Brown (Save-A-Lot) Property will increase to 1.53 (.26 increase) acres. After a lengthy discussion the board directed staff to come back with options as to how this would best benefit the CRA and the community of Immokalee.

**Action:** *Mr. Frank Nappo made a motion to direct CRA staff to come back at the December 17<sup>th</sup> Advisory Board meeting with some options for the land swap. Mr. Ski Olesky seconded the motion and the motion was approved by a unanimous vote. 11-0.*

3. Federal Promise Zone Designation  
Enclosure 17 is an item that staff had to move with quickly without advisory board recommendation. This is a proposal to partner with the Southwest Florida Regional Planning Council, Glades, and Hendry County to apply for a Rural Promise Zone designation. Should we be awarded the Promise Zone designation, our CRA will commit staff time, expertise, research/analysis support, along with local coordination and facilitation with all local agencies required to aggressively attain the five goals outline in our application. These five goals are: 1) Improve Job Creation Rate, 2) Increase Economic Activity, 3) Reduce Violent/Serious Crime, 4) Improve Community Infrastructure and 5) Improve Educational Opportunities. Staff is asking board with an after the fact motion to support the partnership and application submittal to become a Federal Promise Zone designation area.

**Action:** *Mr. Frank Nappo made a motion to support the partnership and our application to become a Federal Promise Zone designation. The motion was seconded by Mr. Julio Estremera and the motion was approved by unanimous vote. 10-0*

L. EZDA New Business.

1. Enterprise Zone Quarterly Report  
Enclosure 18 is the EZDA quarterly report which is due to the state at the end of November. Staff reviewed the report in detail with the board. From now on the staff will add a new section to the EZDA Agenda for New Businesses.  
Mr. Julio Estremera will provide staff with a copy of the Collier County Tax Collector new/renewed registered businesses.

**Action:** *Mr. Frank Nappo made a motion to approve the Enterprise Zones Quarterly Report. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote. 10-0*

2. Enterprise Zone Annual Report

Enclosure 19 is a copy of the Florida Enterprise Zone Program Annual Report. Staff reviewed Immokalee's section with the board.

M. MSTU New Business.

1. 1<sup>st</sup> Annual Christmas Tree Lighting

Staff provided the board with an update on the Tree Lighting scheduled for Friday, December 05, 2014 at 6:00 PM at the Immokalee Zocalo – First Street Plaza. Flyers for the event have been distributed by email and hard copy. Article will run in the Immokalee Bulletin the week before the event. A program has been drafted and the Mr. & Ms. Snowflake winners will be announced on that day. Mr. Ski Olesky announced that Immokalee has had a tree lighting event in 1991 at the St. Mathews House. Staff informed the board that they would like to decorate the plaza for the event. After a brief discussion board agreed to fund up to \$2,000 for decorating the plaza. Staff also would like for all MSTU, CRA, Parks & Recreation, and Chamber board members to be in attendance for the ribbon cutting.

**Action:** *Ms. Lucy Ortiz made a motion to approve an expense of up to \$2,000 for decoration to the Immokalee Zocalo – First Street Plaza 1<sup>st</sup> Annual Christmas Tree Lighting. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 4-0*

N. CRA Old Business.

1. Immokalee MAP Book

Staff provided all board members with final draft of the Immokalee Map Book. Three copies will be printed on 24x36 paper the order will be processed with the counties mapping department. MSTU board members requested a copy of the Map Book.

2. Arrowhead PUD

Staff provided board with a brief update of the Arrowhead PUD. Staff will have more information at the next meeting.

3. CRA Project Manager Report

i. Drainage and Sidewalk Improvements Projects

a. Immokalee Drive Project

b. Colorado Avenue Project

Staff provided board with an update on the two Stormwater projects.

ii. Façade Grant Program

a. Kountry Kitchen

Staff gave board an update on the Kountry Kitchen façade grant.

iii. Sweat Equity Grant Program

Staff provided board with an update on the sweat equity grant program. Staff increased the grant amount to \$2,000 instead of \$1,000 and made minor edits to the program.

O. EZDA Old Business.

None.

P. MSTU Old Business.

1. Budget Report

Staff provided boards with copies of Budget Report, PO report and Expenditure report for boards review.

i. Current Budget

ii. PO Report

iii. Expenditures

2. MSTU Project Manager

i. First Street Plaza

Project Manager informed the board that the 18 foot fully decorated live Christmas tree will be installed by Trimmer's the day after Thanksgiving at the plaza. Staff also updated the board on the Christmas decorations and light poles for the garland that will be installed at the same time.

ii. Main Street Median Improvements

Median Modification Construction contract awarded to Quality Enterprises USA, Inc. JPA end date is January 31, 2015.

iii. General Street Lighting Report

Staff provided the board with an overview of the General Street Lighting. On November 3, 2014, Hamilton Development Inc. Taco bell representative had called the MSTU to help them with the process of removing light pole # 50 that is in the middle of their proposed entrance turning lane. Their request was for the MSTU to hire an Electrical contractor to disconnect the wires at the base and pull-box then they would move the pole to Road & Bridge Dept. where the MSTU stored parts. The cost for Relocating Light Pole and Base shown on the approved plans is \$7,206.50. Lowest bidder was Southern Signal & Lighting. Both CRA & MSTU Advisory board members' concerns are if this work was planned and bidded out per their plans then the cost for relocating the light pole should have factored in the construction bid cost. Or else if they were expecting the MSTU to pay for relocating the light pole then they should have proposed it to the Board before bidding out the project.

**Action:** *Ms. Andrea Halman made a motion for the MSTU Project Manager to gather more options from Hamilton Development on how to remove the light pole. The motion was seconded by Ms. Lucy Ortiz and the motion was approved by unanimous vote. 4-0*

Project Manager explained according to John W. Miller, Project Manager, Signal & Lighting Operations and Maintenance, Growth Management Division no Light Poles or Bases can be relocated or removed without permission from FDOT and himself; and "the light pole shall be relocated per the plans"; and since SR29 is not a County Road then this issue should be addressed to John Miller who has authorization to do FDOT works. For the rest of the blue light poles Ms. Cheryl Thomas suggested that John Miller attended one of the MSTU Meetings to discuss using LED lights for the blue light poles.

3. Contractors Reports
  - i. Maintenance Report  
Enclosure 24 is a maintenance report provided by A&M Property Maintenance. He informed the board that he will be installing the Angels and Banners this week.
  - ii. Landscape Architect Report  
No report was given.
4. CRA Marketing Report  
Steve Hart from Relevanza provided the board with a marketing report. He will be submitting a Marketing plan next month. He also informed the board that the CRA staff is working with him to update the [www.ImmokaleeToday.com](http://www.ImmokaleeToday.com) website.
5. Code Enforcement – update  
Ms. Cristina Perez gave board an update on community effort code enforcement with doing with the businesses in Immokalee. She also informed board that the Next Community Cleanup will be held on Saturday December 6, 2014 at 7:00 AM at the vacant property across from the CRA Ninth Street Property.
  - i. McCrory's  
Ms. Perez updated the board on the McCrory's noncompliance issues. She will inform staff when they will go before the Special Magistrate Business hearing again.
  - ii. Garbage issue on Tippens Terrace Area  
Enclosure 25 was provided to board so they would have an update on the bear and garbage efforts in the Tippens Terrace Area that is being handled by various departments within the county.

Q. Citizen Comments:

Mr. Marvin Courtright announced that he will be bringing an item to the CRA Advisory Board at a future meeting under the Immokalee Flying Club requesting that the airport customs inspection facility be an Enterprise Zone project. He also requested that Code Enforcement look into the eroded drainage ditch in front of the Eagles Club building on New Market Road.

The MSTU Chair asked the MSTU board if they would like to meet next month or not meeting until January.

**Action:** *Ms. Andrea Halman made a motion to not have an MSTU meeting in December. The motion was seconded by Ms. Lucy Ortiz and the motion was approved by unanimous vote. 4-0*

R. Next Meeting Date: CRA & EZDA Meeting will meet on December 15, 2014 at 8:30 AM and the Immokalee Lighting and Beautification MSTU will meet on January 28, 2015 at 10:00 A.M.

S. Adjournment: The meeting adjourned at 12: 30 PM