

**MINUTES**

Meeting of the Immokalee Community Redevelopment Agency Advisory Committee on  
February 18, 2015.  
750 South 5<sup>th</sup> Street, Immokalee, FL

A. Call to Order.

The meeting was called to order by Mike Facundo, CRA Chair at 8:46 a.m.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Mike Facundo, Floyd Crews, Ski Olesky, Cristina Perez, Estil Null, Martha Williams (8:48 AM), Carrie Williams, and Cindy Lozano.

Advisory Committee/EZDA Members Absent/Excused:

Jim Wall, Julio Estremera, Frank Nappo, and Robert Halman.

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

Others Present: Dottie Cook, Matt Williams, Bryan Fluech, Andrea Halman, Steve Kirk, Michele Mosca, Laurie Beard, Amy Patterson, David Torres, Gary Hains, Marvin Courtright, and Elizabeth Lazzara.

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

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

D. Adoption of Agenda.

**Action:** *Mr. Olesky made a motion to approve the Agenda. Ms. Carrie Williams seconded the motion and it passed by unanimous vote. 7-0.*

E. Communications.

The Communication folder contained:

1. Public Notice
2. Advisory Board Contact list
3. 2014 CRA Annual Report
4. Map Land Swap – Concept Sketch B 11x17 copy

Staff reviewed the communications folder with the board.

F. Consent Agenda

1. Approval of Minutes

- i. Joint CRA/EZDA & MSTU Advisory Committee Meeting for January 28, 2015.

Ms. Carrie Williams said that section N.2. in the minutes was misleading. Staff read the original motion which said Ms. Carrie Williams made a motion requesting that the CRA send a letter of support to the county supporting the Arrowhead Reserve at Lake Trafford Property Owner's Association, Inc. to allow the owner's a three year extension to get the project back in compliance with the requirements. The motion was seconded by Ms. Cindy Lozano and the motion was approved by a 10-1 vote with Floyd Crews voting against the motion.

Ms. Carrie Williams would like for the minutes to reflect that no financial support will be provided by the CRA.

**Action:** *Mr. Ski Olesky made a motion to approve the January 28, 2015 CRA minutes with a language addition. The motion was seconded by Ms. Carrie Williams and the minutes were approved by unanimous vote. 8-0.*

2. Advisory Board Re-Election Applicants

Staff provided the board copies of the advisory board applications for review.

- i. Frank Nappo
- ii. Mike Facundo
- iii. Julio Estremera

**Action:** *Mr. Ski Olesky made a motion to reappoint advisory board applicants Frank Nappo, Mike Facundo, and Julio Estremera to the Immokalee Enterprise Zone Development Agency Advisory Committee. Ms. Carrie Williams seconded the motion and the motion was approved by unanimous vote. 8-0.*

G. Announcement

1. April CRA Workshop format

Mr. Muckel announced that he had sent a request to the county manager's office yesterday asking for the details of the logistics of the upcoming CRA workshop. Mr. Facundo wanted to know the purpose of the workshop. Mr. Muckel said the workshop is intended for the advisory boards to meet with the Board of County Commissioners, which serves as the CRA governing board, to discuss the accomplishments and goals of the two CRA districts.

H. BCC Agenda Items approved in February.

1. Sweat Equity Grant Program

Staff announced that the Sweat Equity grant program was approved by the board in February and staff provided board with Enclosure 5 which is the final copy of the executed program. Staff would like for board to send any potential applicants to CRA staff. We will meet with the interested business to see if they are eligible for the grant. This program is in place for good as long as we have funding. We have \$15,000 dollars this year to fund the program.

I. BCC Agenda Items for March.

1. 2014 Annual Report

Staff provided board with Enclosure 6 which is an executive summary for the Collier County Community Redevelopment (CRA) Board to review and approved the components CRA's 2014 Annual Reports, forward the reports to the Board of County Commissioners and Clerk of Courts and publish public notice of the filing. Agenda item will go before the board on March 10, 2015.

J. Red Flag Item

1. Floyd Crews: Immokalee Property Tax Assessments

Mr. Muckel provided board with an update of Mr. Crews red flag item. He said he sent Abe Skinner an email requesting someone from his staff come and talk about the appraisal methods and reasons for the difference between Immokalee Taxable Property Values and actual market values. Mr. Crews explained that the CRA depends on tax revenue. He added that we are not getting taxable value for money we are putting in. Staff will bring the item back next month for further discussion.

2. Floyd Crews: Esperanza Place – Empowerment Alliance of SWFL

Staff informed the board the concerns Mr. Crews had with the financials for the Esperanza Place PUD Development. Ms. Dottie Cook and Mr. Kirk provided board with an update on the Esperanza Place Development. The undeveloped portion of Empowerment Alliance and the undeveloped portion of Florida Nonprofit will now belong to Rural Neighborhoods. They are taking over ownership of the Esperanza Place PUD. They are intending to fulfill the original goal for the project.

K. CRA New Business

1. 2014 Annual Report draft

Staff provided board with Enclosure 7 which is a draft copy of the 2014 CRA Annual Report for board review. Staff reviewed the report with the board. A final bounded copy of the annual report will be passed out at the next meeting. Staff has until this Friday to provide edits and get into the Agenda SIRE system to become part of the BCC Agenda.

**Action:** *Mr. Ski Olesky made a motion to approve the 2014 CRA Annual Report. Mr. Estil Null seconded the motion and the motion passed with a unanimous vote 8-0.*

2. CDBG Façade Grant Program – \$440,000

Staff provided board with Enclosure 8 which is an application that will be submitted to Collier County Community and Humans Services today for a Community Block Grant (CDBG) intended to fund a Commercial Façade Improvement Grant Program in the amount of \$440,000. Should the CRA be awarded this CDBG grant, minor Program changes would be made to the existing governing Policies & Procedures document. The current Program requires that the business owner acquire its own contractor to perform the work. For all projects being funded with this CDBG funding the procurement process would be handled by CRA staff using the standard County Purchasing Department's procurement and prescreening process. Individual applications will be presented to the CRA Advisory Board at one of its regularly scheduled monthly meeting. The Advisory Board will score the projects based on a predetermined set of criteria. If the total value of façade grant requests comes in higher than the CDBG grant amount, only the highest scoring projects will be funded until the CDBG grant is totally expended. The service location of this program will cover any commercially zoned, taxpaying business within the Immokalee Community Redevelopment Area (as defined by the map in Ordinance 2000-82) that is operating with a current business tax receipt and is current on all property taxes and insurance coverages.

**Action:** *Mr. Ski Olesky made a motion to approve the Community Block Grant (CDBG) application for a Commercial Façade Improvement Program. Mr. Estil Null seconded the motion and the motion was approved by unanimous vote. 8-0.*

3. CDBG Façade Grant Program – \$770,000

Staff provided board with Enclosure 9 which is an application that will be submitted today to the Collier County Community and Humans Services today for a Community Block Grant (CDBG) for a Pedestrian Facilities Grant in the amount of \$770,000. The CRA is seeking funding assistance for the construction of Sidewalk/Streetscape improvements on various locations in Immokalee. Immokalee is a walking community and a community is where walking is a safe and convenient mode of transportation and recreation. The implementation of the Immokalee Sidewalk/Streetscape program will consist of designing and constructing new sidewalks in predetermined areas of Immokalee. This includes the removal and replacement of existing deteriorating and/or unsafe features from within the County right-of-way. The proposed program will be designed using MSTU funds and will be ready to implement by June-2015, using the requested CDBG grant funding. The Program will improve pedestrian and vehicular safety, provide aesthetics to create a unified community character, and improve the visibility and economic viability of existing and future businesses in the downtown area and several other areas of Immokalee.

**Action:** *Mr. Floyd Crews made a motion to approve the Community Block Grant (CDBG) application for a Pedestrian Facilities Grant Program. Mr. Ski Olesky seconded the motion and the motion was approved by unanimous vote. 8-0.*

L. Old Business

1. Land Exchange 9<sup>th</sup> Street – Save – A – Lot
  - i. Land Swap Discussion Meeting on January 30, 2015  
Staff reviewed Enclosure 10 with the board. This enclosure was the notes from the Discussion Meeting that was held on January 30, 2015 between CRA staff, County Staff and Save-A-Lot representatives.
  - ii. Land Swap Concept Sketch B  
Staff provided board with Enclosure 11 which was a sketch of the Proposed Grocery Store Concept Sketch B that was provided by Wayne Arnold from Grady Minor.
  - iii. Land Swap Market Analysis  
Staff reviewed in detail Enclosure 12 which was a Market Analysis that was prepared by County Appraiser Roosevelt Leonard on the CRA property 107 9<sup>th</sup> Street and the Brown Property 909 Main Street.
2. Advisory Board vacancies
  - i. Ordinance 1997-81  
Staff provided board with Enclosure 13 which is Ordinance 97-81 that sets authority and power of the Ex-Officio member. The Director of the Department of Agriculture of Collier County shall be appointed as an ex-officio member of the Agency and shall be a non-voting member of the Agency.
  - ii. Advisory Board seats  
Staff provided board with Enclosure 14 which was an email listing all the Immokalee Enterprise Zone Development Agency members that are set to expire on 4/4/2015.  
Staff informed board that only four renewal applications have been submitted to date. We still have 4 board members that haven't reapplied. Mr. Floyd Crews announced to the board that he will not be reapplying because he can no longer hear at the meetings.
  - iii. Marvin Courtright Resignation  
Staff provided board with Enclosure 15 which was a resignation email from Marvin Courtright. Mr. Courtright said that he only resigned from the Immokalee CRA not the Immokalee Enterprise Zone Development board due to potential conflicts. Staff will look into this matter further with the county attorney's office and will bring the enabling documents back for further discussion at a future meeting. Brad said that the two advisory boards are bound legally if you serve on one you serve on the other so by resigning from one you automatically resign from the other.
  - iv. Robert Halman  
Staff announced that Mr. Robert Halman has retired from the University of Florida/IFAS Extension and will no longer serve as the Ex-Officio.

3. Arrowhead PUD – Time Certain 10:00 AM

Staff provided board with Enclosure 17 which is email correspondences provided by county staff. Michelle Mosca provided board with the chronology of original approval of the Arrowhead PUD and the transportation related commitments that has since expired in 2012. The commitments stay with the land.

i. CRA Letter of Support

Staff provided board with Enclosure 18 which was a letter of support written to Collier County Division of Growth Management. Mr. Facundo read the letter to the board.

*“During the January 2015 regular monthly meeting of the local Immokalee CRA Advisory Board, a presentation was given to the Board by the developers of the Arrowhead Reserve PUD located in Immokalee. The developers requested support from the CRA Advisory Board regarding an extension for the Collier County off-site developer requirements. Following the presentation, a motion was passed by a vote of 10-1 in support of the request. Although a previous extension has already expired, it is our understanding that a second extension of this deadline will allow the developer to obtain residential certificates of occupancy for the three year period following the date of this letter. Please find the time in your schedule to attend future CRA Advisory Board meetings in order to keep out collective group informed of progress.”*

Mr. Torres who owns several lots in the Arrowhead PUD was present and answered questions from the board. After discussion board would like to get everybody together the developer, CRA staff, and county staff to work out some sort of reasonable solution so we can get to an end on these commitments. We need to have everybody sit together and come up with some options.

The letter will be amended to include discussing the options so Mr. Torres can move forward with his residential development.

**Action:** *Ms. Carrie Williams made a motion to amend the letter to include setting up a meeting with the Developers, CRA staff, and County Staff to discuss options so Mr. Torres from Arrowhead Reserve at Lake Trafford POA, Inc. can move forward with his residential development. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote.7-0.*

4. CRA Project Manager Report

Staff provided board with Enclosure 19 which was samples of banners of the new Welcome to Immokalee Cornucopia banners the MSTU is looking into purchasing. Drainage and Sidewalk Improvements Projects

a. Immokalee Drive Project

Start date was suppose to be the 2<sup>nd</sup> week of February but they haven't started yet.

b. Colorado Avenue Project

Start date was supposed to be February 19, 2015 but it also hasn't started yet.

ii. Façade Grant – Kountry Kitchen

a. Check presentation at Viva Pizza & Wings – 2/19/15 @ 9:00AM

Staff announced that they will be having an award presentation with Kountry Kitchen tomorrow at 9:00 AM.

5. MSTU Project Manager
  - i. First Street Plaza  
No report was given.
  - ii. Main Street Projects  
Staff reported that the Lipman's median modification was 100% complete.
  - iii. General Lighting Report  
Staff reported that on January 27, 2015 we received an insurance reimbursement for a pole knocked down on South 1<sup>st</sup> Street. Staff also reported that on February 5, 2015 the same pole was knocked down again. We are looking into not putting the pole back up.
  - iv. Maintenance Report  
Staff provided board with a Maintenance report on Carver Avenue and S 1<sup>st</sup> Street.
6. Marketing  
Steve Hart from Relevanza will be here next month to give a marketing report. Steve Hart wanted staff to share with the board that he has his eyes on the Enterprise Zone Development Agency being dissolved and he is talking with other consulting firms and representatives about keeping it alive. He will be here in March to provide the board an update.
7. Code Enforcement – update  
Ms. Perez informed the board that the Code Enforcement staff will have the Community Clean on Saturday, February 28, 2015 at the corner of North 9<sup>th</sup> and Main Street from 7:00 AM – 12:00 PM. She gave the board an update on the S&O Grocers Inc (old McCrory's Department Store building). The owner went to hearing last Friday for his case and was granted a continuance until March 6<sup>th</sup> because he said he didn't receive notice.  
Ms. Perez also provided an update on Mr. 99 Cents building and the Flea Markets owned by Mr. Gonzalez and Mr. Esquivel. Ms. Carrie Williams wanted to know if the Flea Markets are allowed to leave the tent frames out all week. Mr. Perez said that she will see what the county requirements are on the Flea Markets and what the allowable uses are. I know that they both have Site Improvement Plans (SIP) in place.  
Ms. Perez also reported briefly on the Mobile Home Park Initiative and the Pin hookers Market.
- M. Citizen Comments:  
No citizen's comments.
- N. Next Meeting Date: CRA & EZDA Meeting March 18, 2015 at 8:30 A.M.
- O. Adjournment: The meeting adjourned at 11:17 AM