

**MINUTES**

Meeting of the Immokalee Community Redevelopment Agency Advisory Committee on June 17, 2015.

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

A. Call to Order.

The meeting was called to order by Frank Nappo, CRA Vice-Chair at 8:40 a.m.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Frank Nappo, Ski Olesky, Estil Null, Joe Mucha, Jim Wall, Martha Williams, Bryan Fluech, and Andrea Halman.

Advisory Committee/EZDA Members Absent/Excused:

Julio Estremera, Mike Facundo, and Cindy Lozano.

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

Others Present: Chief Paul Anderson, Vicki Carr, Dottie Cook, and Maria Perez.

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

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

D. Announcements.

Staff asked that all present please sign in.

Staff announced that our Chair, Mike Facundo would not be able to attend to and Mr. Frank Nappo our Vice Chair would be running the meeting.

E. Adoption of Agenda.

Staff added agenda items under J.1. Duda Regional Landfill and agenda item J.2. Immokalee Fire Department – Priority for Road Paving in Immokalee.

**Action:** *Mr. Olesky made a motion to approve the Agenda with added agenda item J.1. Duda Regional Landfill and agenda item J.2. Immokalee Fire Department – Priority for Road Paving in Immokalee. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 8-0.*

F. Communications.

The Communication folder contained:

1. Public Notice
2. Advisory Board Contact list

Staff reviewed the communications folder with the board.

G. Approval of Minutes

1. Joint CRA/EZDA & MSTU Advisory Committee Meeting for May 27, 2015

**Action:** *Mr. Ski Olesky made a motion to approve the minutes for the May 27, 2015 Joint CRA/EZDA & MSTU Advisory Committee Meeting. The motion was seconded by Ms. Andrea Halman and the minutes were approved by unanimous vote. 8-0.*

2. Joint CRA/EZDA & MSTU 2015 Operational Workshop for May 27, 2015

**Action:** *Mr. Ski Olesky made a motion to approve the minutes for the May 27, 2015 Joint CRA/EZDA & MSTU 2015 Operational Workshop Meeting. The motion was seconded by Ms. Andrea Halman and the minutes were approved by unanimous vote. 8-0.*

H. BCC Agenda Items for June 2015.

1. CRA Advisory Board Application – James Streeter

Staff informed the board that James Streeter's application to join the Immokalee EZDA will go before the board in June for approval. Staff said that Mr. Streeter is a deputy with the Collier County Sheriff's Department. Staff also announced that Mr. Streeter was not able to attend this meeting because he has ongoing Wednesday meetings with the Collier County Sheriff's Department and he has to notify them of this meeting. He will be here at the next meeting.

I. No Agenda Item.

J. Red Flag Items.

1. Duda Regional Landfill (Enclosure J.1.)

Floyd Crews provided an email Enclosure J.1. which is an email from Mitch Hutchcraft from Kings Ranch detailing the concerns regarding the Duda Regional Landfill. Mr. Floyd Crews asked that this item be added to the agenda for discussion because this is a major concern for us since 80 % of the traffic will go to Immokalee. He was told that the traffic will come from Miami through Immokalee to Felda.

Mr. Crews also provide CRA staff with a list of items he wanted to be discussed at out meeting.

- Road Improvements on State Road 29 and State Road 82

Mr. Crews also had concerns on the road improvement on State Road 29 and State Road 82. I gave him Richard Arico, P.E. Senior Roadway Engineer for FDOT contact information.

- Walmart Development

Mr. Crews also wanted to a status update on the Walmart that was slated to be constructed in Immokalee.

- Collier County Housing Authority

Mr. Crews also wanted the board and staff to get the word out that the Collier County Housing Authority has non farm worker housing available for rent. Staff will be receiving handouts for the rates from the Collier County Housing Authority.

- Packing Houses in Immokalee

Mr. Crews also wanted the board to know about the packing houses for sale or closing. Mr. Muckel reported that staff is aware of the packing houses being vacant. Mr. Muckel said that he had been working with two companies wanting to come to Immokalee. One is a precast concrete company that is currently operating in Naples and wants to expand in Immokalee. They have decided to go onto the Immokalee Airport at Larry Fox's Facility. The other one is a Convenient/Gas Station Store wanting to open in Immokalee. They would like to purchase the land at Fred's Drive Thru but that is not allowed on the Main Street Overlay subdistrict. Staff is working with the potential business to see what they can do.

2. Immokalee Fire District – Priority for Road Paving in Immokalee (Enclosure J.2.)  
Chief Paul Anderson with the Immokalee Fire Department provided a list of all the roads that they would like to see developed.

Priority List for Road Paving in Immokalee:

1. Boston Extension
2. End of Doak Avenue
3. 400 Block of s. 8<sup>th</sup> Street
4. SE 15<sup>th</sup> Street
5. SE 16<sup>th</sup> Street
6. Lake Trafford Farms Road
  - Associated roads off of Lake Trafford Farm Road that need paving
    - Gemmer Lane
    - Vero Lane
    - Botanical Lane
    - Lighter Drive
7. Christian Terrace
8. Myers Road
9. Hall Road
10. Walkingstick Lane
11. 1100 Block of Palm Drive
12. N.29<sup>th</sup> Street., off of Lake Trafford Road.
13. Weeks Terrace
14. E. Delaware Avenue (East end)
15. SE 12<sup>th</sup> Street
16. SE 14<sup>th</sup> Street
17. Gross Avenue
18. Roberts Ave (W. End)
19. 300 block of 19<sup>th</sup> Street
20. 300 block Of 20<sup>th</sup> Court
21. Stokes Avenue
22. Experimental Street
23. Revello Street
24. Whidden Loop Road

The Immokalee Fire Department haven't checked Dupree Grad or Taylor Road North.

Staff informed the board that we would like to partner up with the MSTU to start building a reserve from both funds to improve some of these roads. We asked the MSTU advisory board to increase their millage rate. They have increased from 0.9172 to 1.0000.

Mr. Paul Anderson said that one thing for funding that I wanted to get with the CRA is the gaming pack between the State of Florida and the Seminoles Tribe of Florida for the casinos. The whole gaming pack is up for new legislation the next legislative session. Immokalee was pretty much left out of the last gaming pack because Immokalee is not a city. Right now 100% of the revenue goes to Collier County even though the casino is within the MSTU and the Immokalee Fire District. We are

not named in the gaming pack so we don't get any money and the county is not willing to freely give up any money. My goal is to go to the legislatures; I have already met with the Seminole Tribe and they said their intent in the gaming pack when they signed it was for it to benefit local government not for it just to go to the county so we got the backing of the Seminole Tribe. I need to get someone from the house and from the senate as a backup my goal is to revise the gaming pack to have Immokalee Fire District and the Immokalee MSTU specifically named in the gaming pack. I was told the money is being used for economic development. The current gaming pack was a five year deal and the time for renewal is up. The Seminole Tribe would like to do the gaming pack for a longer period of time because it locks it for a longer time. This past year the county received over \$400,000 from the compact money. The intent of the Seminole Compact was to offset the impact the casino had on local government; people coming to the casino drive on local roads and none of the money is coming to local roads. CRA staff added that the compact money funds the Economic Development Division of Collier County which has two major grant projects they are currently working on. One is an Incubator in Golden Gate and one is an Incubator in Immokalee. We don't know specifics about the incubators.

After much discussion the board would like to send a letter the county to request a fiscal analysis and allocation of all the Seminole Compact funds. A copy of letter will be sent to District 5 Commissioner Tim Nance.

**Action:** *Mr. Jim Wall made a motion to send a letter to the County Manager's office to request a fiscal analysis and allocation of all the Seminole Compact funds. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 8-0.*

Mr. Null would like for staff to look into if the state roads are still being managed by county. Who is managing the roads because state funds were being given to the local county to manage them?

Mr. Anderson said since we are talking about roads he wanted to inform us that Barron Collier has petitioned the county to dissolve the Development Regional Impact agreement with the state with Ave Maria. One of the requirements of the DRI was that the developer which is Barron Collier Companies four lane Immokalee Road (which is Camp Keis to Immokalee and Camp Keis Immokalee to Oil Well) by the year 2020 if the DRI goes away the road requirement goes away.

K. CRA New Business

1. FY 16 Proposed Budget (Enclosure 3)

Staff reviewed Enclosure 3 which is the 2016 Proposed Budget for the Immokalee CRA. On October 1, 2012, the Board added management of the Immokalee Beautification MSTU to the CRA's responsibilities and authorized the addition of a project manager. Commencing in FY 13 the Board also moved roadway landscape maintenance of a section of Immokalee Road and SR 29 to the CRA. The CRA fund is compensated for management responsibilities from the Immokalee Beautification MSTU. A significant challenge facing the CRA is the decline in taxable value and the resulting impact on Tax Increment Financing (TIF) revenue. The CRA's tax increment value peaked in 2008 at \$241,138,525. Today the tax increment value is \$103,877,498. This reduction under a millage neutral property tax rate has reduced TIF revenue from a peak of \$879,200 to \$422,425, a 54% reduction.

**Forecast FY 2015:** Personal service costs are forecast under budget because of the Executive Director/Project Manager position being held vacant. Commercial Rehab Grant program payments are greater than budget to accommodate a preexisting façade grant that became payable in FY15. The forecast also shows the refunding of HUD grants associated with the Immokalee Business Development Program. The refunding was \$268,900. The initial source of funds for the refunding is an advance from Unincorporated Area General Fund (111). The CRA will repay this advance at a rate of \$30,000 per year or other amounts as available. The primary revenue source for the Immokalee CRA is Tax Increment Financing revenue (TIF). TIF revenue is budgeted as transfers from the General Fund (001) and the Unincorporated Area General Fund (111). For FY 15 the CRA taxable increment value generated combined TIF revenue of \$356,000.

**Current FY 2016:** The budget is based on three (3) FTEs reflecting the defunding of the Executive Director/Project Manager position. Relative to FY15 funding this action reduces the personal services budget by approximately \$81,000. Two staff members are funded by CRA funds the third, the MSTU Project Manager, is funded by a transfer from Immokalee Beautification MSTU Fund (162). Operating expenses are up a modest amount reflecting recent cost experience and a larger contractual service budget. Maintenance work related to the First Street Zocalo is being performed by the Parks & Recreation Department with costs split three ways between the CRA, Immokalee Beautification and the Parks & Recreation Department. The budget for the Commercial Rehabilitation Grant Program has been increased to \$35,000 and the Impact Fee Deferral Program budget is funded at \$20,000 relative to existing commitments. A \$30,000 repayment of the Fund (111) advance relative to the Business Development Program is budgeted and reserves for capital outlay are increased to \$51,200.

**Revenues:** The primary revenue sources are Tax Increment Financing (TIF) derived from the CRA's property tax increment and fund carryforward. The FY16 tax increment value is \$103,877,498. Under a millage neutral property tax rate CRA TIF revenue is increased by \$66,500 or 18.66% to \$422,500. This revenue is recorded as a transfer from the General Fund (001) and the Unincorporated General Fund (111). Carryforward going into FY16 is estimated to be \$151,400.

2. 2015 Operational Plan Workshop Results (Enclosure 4)  
Staff reviewed Enclosure 4 which is a draft spreadsheet of the priority list of the 2015 Operational Plan Workshop. Staff will bring the final plan at a future meeting for board to review and approve.
3. Lake Trafford Road Project Discussion (Enclosure 5)  
Staff reviewed Enclosure 5 which is an email questions regarding Lake Trafford Road. Maria Perez from the Naples Daily News had questions regarding the Lake Trafford Road conditions of the north side of Lake Trafford Road west of Little League Road in Immokalee. That area is very near Lake Trafford Elementary School. There's not a sidewalk there, but just a shoulder separated by some traffic dividers. The speed limit on that road is 45 miles per hour, and parents of students and the school's principal have expressed concerns about its safety.

L. Old Business

1. CRA Project Manager Report

Projects are moving along.

i. Drainage and Sidewalk Improvements Projects

a. Immokalee Drive Project

Drainage is 100% complete on both sides From SR 29 all the way to Carson Road and the drainage is 75% complete on North 16<sup>th</sup> Street. The sidewalks on the south side of Immokalee drive are now 100% complete form SR29 all the way to Carson Road

After all the sidewalks and drainage is complete we will then redo the roads, driveway restoration, and will sod the right-a-way. Project is slated to finish August 31, 2015.

b. Colorado Avenue Project

This project is not going so well. A contractor is doing all the paperwork also doing the labor work. He is trying to do jobs all over the state of Florida. We are having to micro manage him to get the paperwork and backup documents from him. Project is slated to finish July 30, 2015.

2. Marketing

No report was given.

3. Code Enforcement – update

Mr. Mucha informed the board that the next Community Clean up will be held on July 18, 2015 on Pepper Road. They have a lot of mobile home in distress on the property next to church. On July 11, 2015 we will be helping a homeowner on Jefferson Avenue with a Home Makeover community event with business donations and volunteers.

Ms. Andrea Halman had a concern on the Supermarket on Lake Trafford Road. They have two dumpsters that are not enclosed and trash is going everywhere. The Handy Store on SR29 doesn't have an enclosure either.

Ms. Martha Williams had concerns with the lighting on the Winn-Dixie Plaza. The lighting is not working correctly. It is very dark. Mr. Mucha confirmed that this could be a code issue.

M. Citizen Comments:

Mr. Null has a petition to get on the ballot for next year for solar power. The petition is at his office if anyone wants to fill it out.

N. Next Meeting Date: CRA & EZDA Meeting July 15, 2015 at 8:30 A.M.

O. Adjournment: The meeting adjourned at 11: 17AM