

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 July 15, 2015.

750 South 5th Street, Immokalee, FL

A. Call to Order.

The meeting was called to order by Mike Facundo, CRA Chair and Cherryle Thomas MSTU Chair at 8:32 AM.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Mike Facundo, Ski Olesky, Estil Null, Martha Williams, Andrea Halman, Joseph Mucha, Julio Estremera (8:35am) and Jim Wall, and Cindy Lozano.

Advisory Committee/EZDA Members Absent/Excused:

Bryan Fluech.

MSTU Advisory Committee Members Present:

Cherryle Thomas, Bill Deyo, Lucy Ortiz, and Andrea Halman.

MSTU Advisory Committee Members Absent/Excused:

Norma Garcia

Others Present: Chief Paul Anderson, Marvin Courtright, Richard Tindell, Fred Gaston, Carrie Williams, Priscilla Roman, Dottie, Randolph Rampahal and his son, Abe Skinner, Bruce Stephens, Clyde Quinby, and Elizabeth Lazzara.

Staff: Brad Muckel and Christie Betancourt.

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

D. Announcements.

1. Staff wanted to thank all for coming out today. We know that you are here on a volunteer basis and we appreciate everyone's involvement with the MSTU and CRA.
2. Staff announced that it was Board Member Ski Olesky's birthday.
3. Staff reminded everyone in attendance to please sign in before leaving.

E. Adoption of Agenda.

Staff would like to add Agenda item F.4. Arrowhead PUD to the Communications folder and would like to move Agenda item M.1. – FY16 Budget Summary Report to Agenda item M.3. and move Agenda item M.3. – Collier County Property Appraiser's Office to M.1. Staff would also like to add Agenda item M.6. – Hendry County Landfill with Enclosure 15 and Enclosure 16 to Agenda item N.1. – Arrowhead PUD.

Action: Mr. Ski Olesky made a motion for the CRA to adopt the Agenda with the following additions. Adding Agenda item F.4. Arrowhead PUD to the Communications folder and moving Agenda item M.1. – FY16 Budget Summary Report to Agenda item M.3. and moving Agenda item M.3. – Collier County Property Appraiser's Office to M.1. Adding Agenda item M.6. – Hendry County Landfill with Enclosure 15 and Enclosure 16 to Agenda item N.1. – Arrowhead PUD. Mr. Estil Null seconded the motion and it passed by unanimous vote. 10-0.

Action: *Mr. William Deyo made a motion for the MSTU to adopt the Agenda with the following additions. Adding Agenda item F.4. Arrowhead PUD to the Communications folder and moving Agenda item M.1. – FY16 Budget Summary Report to Agenda item M.3. and moving Agenda item M.3. – Collier County Property Appraiser’s Office to M.1. Adding Agenda item M.6. – Hendry County Landfill with Enclosure 15 and Enclosure 16 to Agenda item N.1. – Arrowhead PUD. Ms. Lucy Ortiz seconded the motion and it passed by unanimous vote. 4-0.*

Staff handed out Enclosure 9 – GWS Report, added Enclosure 15 – Hendry County Landfill, and added Enclosure 16 – Arrowhead PUD to all board members present. Copies were also added to communications folder.

F. Communications.

1. Public Meeting Notice
2. Advisory Board contact list
3. Ave Maria Innovation Zone (complete package)
4. Arrowhead Preserve PUD (complete package) Added Enclosure 16

Staff listed all the items that were in the communications folder. The Public Notice for the July 15th Meeting, the contact list for the advisory board members, the Ave Maria Innovation Zone package, and the Letter drafted by the CRA staff for the A. Duda & Sons Landfill.

G. Approval of Minutes.

1. Approval of Minutes for the June 24, 2015 MSTU Advisory Committee Meeting. Meeting. Ms. Cherryle Thomas apologized for not attending June meeting she was not able to attend due to surgery she had done. She is well now.

Action: *Mr. William Deyo made a motion to approve the minutes for the June 24, 2015 MSTU Advisory Committee Meeting. The motion was seconded by Ms. Andrea Halman and the minutes were approved by unanimous vote. 4-0.*

2. Approval of Minutes for the June 17, 2015 CRA Advisory Committee Meeting.

Action: *Mr. Ski Olesky made a motion to approve the minutes for the June 17, 2015 CRA 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 June 17, 2015 EZDA Advisory Committee Meeting.

Action: *Mr. Ski Olesky made a motion to approve the minutes for the June 17, 2015 EZDA Advisory Board Meeting. The motion was seconded by Mr. Estil Null and the minutes were approved by unanimous vote. 10-0.*

H. BCC Agenda Items for July 2015.

None. No BCC meetings in August.

I. BCC Agenda Items for September 2015.

None.

J. Red Flag Item

1. Fred’s Drive Thru

Staff informed the board that they have one item on the Red Flag agenda this month. Fred’s Drive Thru is located at the Northeast corner of 1st and Main and the owner Mr. Fred Gaston has a potential buyer that is interested in purchasing his property. This buyer has an existing gas station/convenient store in Naples and he would like to expand to Immokalee. Staff provided board with Enclosure 4 which is a map of the Immokalee Main Street Overlay Subdistrict and the list of prohibited uses. This

overlay is a function of the Collier County Land Development Code. Two of the overlays in Immokalee are a function of the Immokalee Area Master Plan this one is not. This one was implemented through the Collier County Land Development Code. Unfortunately this property is in the Immokalee Overlay Subdistrict and gas stations are prohibited in this overlay. Mr. Gaston and his buyer are here today to ask that we come up with a solution to this red flag item so that the sale can be negotiated. We are suggesting that we shrink the boundary to that overlay and move to the west one block and let that parcel be outside the overlay, which will allow Mr. Gaston negotiate with the potential buyer. Staff would revise the boundary and draw a new map and take to the Board of County Commissioner during your Land Development Code Cycle which will be sometime in the fall.

Mr. Fred Gaston said that he was never aware that the overlay was added to his property. He told this potential buyer that he could do anything he wanted on his property and this is not true because of the overlay subdistrict. A site plan sketch of the property was provided by the potential buyer. Board would like to see a design of the way the potential building will look. Staff is asking board for a motion to restrike the boundaries of the Main Street Overlay Subdistrict and simultaneously codify the Immokalee Form Based Guidelines.

Action: Mr. Frank Nappo made a motion to restrike the boundaries of the Main Street Overlay Subdistrict and simultaneously codify the Immokalee Form Based Guidelines. The motion was seconded by Mr. Ski Olesky for discussion. Motion was withdrawn by Mr. Frank Nappo after the discussion.

After a considerable amount of discussion regarding proposed motions the board ultimately directed staff to comeback in August with a strike through and underline of the provisions for Main Street Overlay Subdistrict and suggested changes to the design standards.

***At the request of staff Agenda Item M.1. will be heard now.**

M. CRA New Business

1. Collier County Property Appraiser's Office

Abe Skinner provided a brief history and background about himself. He has been with the Property Appraisal's office almost 50 years. He informed the board that the Property Appraiser's Office does not tax your property we appraise your property. The taxing authorities are the school board, the county commissioner and the fire districts. They tax your property. My job is to appraise all three hundred thousand parcels of land and buildings in Collier County and do it every year. We are monitored by the state of Florida. We appraise property every year with a staff of about 70. Our doors are always open to the public and I instill to our employees that even though I am elected every four year we work for the public this is your office and we are here to serve. We appraise all the properties in Collier County every year we send it to Tallahassee for their approval and at that point it is an assessment roll not a taxing roll. The figures sent to Tallahassee are also sent to the taxing authorities. The taxing authorities decide what money they need to develop their budget. We apply the millage rate to that and my assessment roll becomes a tax roll. That is also looked at in Tallahassee to be sure that things haven't been changed and

we are still doing what we are supposed to be doing. After that is approved we take it to the tax collector and certify that to him and the tax collector collects the taxes.

In 2007 everything took a nose dive we had a high water mark of just value in Collier County was \$107 billion and before the recession stopped that number got down to \$74 billion so the tax base they were all looking at was dropped from \$107 billion to \$74 billion (it dropped \$33 billion). I was in a meeting and one commissioner said the reason your taxes went up is because your assessment went up. I said that is not true. You have a broader base each year when things were going well in the assessment field you maintained the same tax millage.

Taxes are being raised because with a broader base same millage you get more dollars that you did the year before. If you had rolled the millage back to a certain amount then they would have been equal same thing with the Fire Department and any taxing authority that is dealing with a bigger base. It is starting to be a bigger base now. They had dropped down to \$74 billion. In these preliminary figures the \$74 billion that we are dealing with is now up to \$91 billion. It is coming back we have a lot of new construction throughout the county the values are going up. I was talking to Brad and he was concerned about the assessed value. The values are going up the market value increased 11% from 2014 to 2015 that is your market value. We can't deal with that number because there's another thing called the taxable value. The taxable value is your just value less all exemptions including Homestead exemption and any exempt property and so forth. All the Farmers markets are exempt, the schools are exempt, the casino is exempt, non-profits are exempt, and all government properties are exempt.

Carrie Williams wanted to review the numbers for Immokalee. The appraised value for the property in Immokalee is \$681,000,000 of that only \$253,000,000 is taxed because of the exemption from the casino and the non-profits.

Clyde (Jeep) Quinby, III added that one sale does not make the market. He has been in the appraisal business since 1973 that is 42 years and it all has been in assessment of property. When you start looking at the sale particularly commercial property, you have national buyer franchises that come into areas that will pay whatever it takes to get a spot. When you have people like Walgreens, CVS, Family Dollar, Dollar General and most of your fast foods like Taco Bell, they are buying a marketing territory not buying a property. Now from our prospective let's say one of those properties sold on Lake Trafford Road and a Family Dollar Store goes in there. Right down the street a local owner has a convenience store and all of a sudden the land that the local owner owns is worth the same that the Family Dollar paid. We don't think so, for the simple reason that these national franchise people are buying on a long term investment. You have to look at what is it worth today. It is a business venture for them. A lot of time we are not going to look at that sale with total expectation that the sale will change. The same thing goes for Auto Zones. They will turn around and sell the properties for three or four times what they have paid to an investor that is going to get a lease buy for a twenty year lease. We don't look at those as good marketable transactions. In Immokalee there are still a lot of bank sales and short sales that are still in the market place. Those effect

what everyone else is going to get for their property. We have seen this is almost every area of the county. Bank sales and short sales have dwindled and the market will start to go up. We have to look at all of that we are not valuing a piece of property we all valuing all property. Appraising is not a science it is an art. There are a lot of things that we have to look at day in and day out. In Immokalee the value went up some but not a whole lot. If you are not homesteaded your taxable amount can only increase 10%. Your homestead can only go up a certain amount. Even if the value went up by 50% your taxable can't be increased by more than 10%. It capped all homestead property by 10% yearly.

Mr. Skinner said that the \$91 billion of just value the taxable value is \$71 billion. We lost over \$20 billion of taxable value because of these exemptions we just discussed.

Mr. Muckel asked the Property Appraiser staff what derivative the appraiser's office uses to discount a franchise sale versus a mom and pop store sale.

Mr. Quinby said there is no formula. We generally look at it as an unqualified sale.

Mr. Muckel said that all the franchises you mentioned have come into Immokalee within the past year and half. We are waiting for our TIF to increase is this ever going to happen?

Mr. Skinner said that we are mass appraising not individually appraising.

Mr. Quinby said that just because somebody pays something for a property doesn't mean that is what they should be paying taxes on. You go into a subdivision and there are 50 houses in that subdivision and one house sells as a bank sale in terms of an arm's length transaction the seller is aware they are selling and the buyer is aware of what they are buying and they pay \$50,000 for that house that initially sold for \$250,000. He said that from our standpoint if we were going to look at this as a good sale then every house in that subdivision is going to be measured on that sale. That is what makes what we do more of an art instead of a science.

A considerable amount of discussion was held between Property Appraiser's staff and advisory board members. Mr. Skinner and his staff (Clyde Quinby and Bruce Stephens) fielded a number of questions from the advisory board before wrapping up their discussion.

K. MSTU New Business

1. LCEC – Decorative Lighting

Staff provided board with Enclosure 5 which is sample pictures of the decorative lighting provided by Lee County Electric Company (LCEC).

Ms. Cherryle Thomas said that the boards concerns were to get more wattage and to reduce the cost of the poles. The current vendor is taking too long to get poles ordered and installed.

The LCEC Lighting Solutions program offers a variety of fixtures, poles and wattages. The fixture, pole, maintenance, and energy charge are included in one monthly fee which is conveniently added to your electric bill. Lead time for decorative lights is 12 weeks after payment is received. The Post-Tops come in Acorn or Coach design. The Poles and base design are Canterbury, Washington, and Traditional. All post ups and base poles are available in jade or black.

LCEC Option:

Benefits

- Low monthly rate (includes fixture, pole, maintenance and energy charge)
 - All maintenance & repairs included for **\$44.41**/monthly with a 10 years agreement using 175watt & 18ft pole.
 - 12 months X \$44.41 = **\$532.92/year** per pole
 - 10 years x \$533 = **\$5,330 per pole**
- Dusk-to-dawn automatic operation
- Low upfront cost

Other Options:

- \$4,000 to \$9,000 per Poles
- Not including Monthly bill for 480 watt, maintenance & repairs.

Mr. Nappo has the LCEC poles in his community and he said that the wattage is less. He said that it more directional light so more poles had to be added. The cost is so significant and we have the Washington lights poles. He will be sending a picture to CRA staff.

Ms. Thomas said that the Collier County Sherriff's Department says that 11th Street Extension has the most police incident reports. We currently have 5 poles on that street but the light wattage isn't enough to light the whole area. She would like for us to increase the wattage of that area.

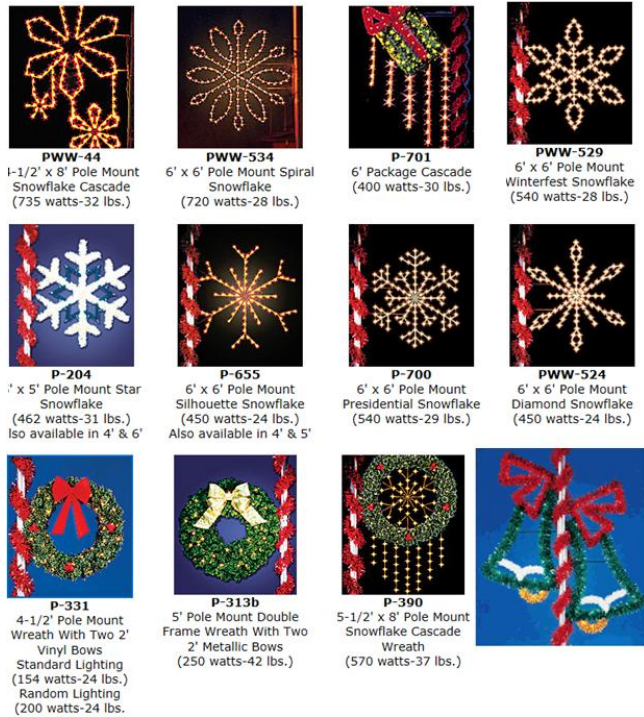
After a significant amount of discussion board would like for James Sainvilus, MSTU Project Manger to bring back samples of all the pedestals and light fixtures that are being offered by LCEC. Ms. Thomas said that 20 years ago this committee invited public to come out 9 different times to provide input on what kind of light poles and what kind of fixtures they would like. As a consensus from staff, board and public the committee selected the blue light poles and the current style of pole. Now we are making our opinion on the usage. We do have a need for a better lighting system for wattage. I am sure that James will ask for public input. She also said that before we had an actual MSTU Project Manger in Immokalee we had been asking for light poles out in Immokalee and hadn't been able to get them for years.

L. MSTU Old Business

1. MSTU Project Manager

i. General Lighting Report

Staff provided board with a copy of Enclosure 6 which is the MSTU Project Manager's Report. Staff would like for board to choose Christmas Decorations for the poles. We currently have angles on the poles but not on all the poles. James Sainvilus would like for you to choose one option for the poles that don't have anything on them.



After a discussion and a vote the board would like to see all three options the MSTU staff chose to be selected. Since the MSTU Project Manger was out on Military Leave staff will check if three design options are possible.

Mr. Null would like to see a combination of all options provided. He said if all three options aren't possible boards would at least like to have two options.

Action: *Ms. Lucy Ortiz made a motion to select all three options, #1 Snowflakes, #2 Tree, & #3 Wreath provided by MSTU Staff for Christmas Decorations on the light poles. All three options selected must be lighted and ordered evenly for the poles that don't have any decorations. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 4-0.*

ii. Christmas Tree Lighting Event

Staff provided board with Enclosure 7 which is a letter of sponsorship that will be sent to Tony Aviles, General Manager of the Seminole Casino Immokalee requesting sponsorship for the Christmas Tree Lighting Event.

Action: *Ms. Andrea Halman made a motion to send Sponsorship letter to Tony Alves, General Manager of the Seminole Casino Immokalee. The motion was seconded by Ms. Lucy Ortiz and the motion was approved by unanimous vote. 4-0.*

If the casino helps sponsor the Christmas Tree Lighting Event to be held on December 3rd at 6:00 PM the committee will be able to purchase more decorations for the First Street Plaza – Immokalee Zocalo.

iii. Immokalee Banners

Staff is sending out RFQ (Request for Quotes) to vendors for the Holiday, Cornucopia, and the Immokalee banners. In August we will make final decision with the board on the banners.

2. Contractor Reports

i. Maintenance Report

Staff provided board with Enclosure 8 which is A&M Property Maintenance general maintenance report of service areas for the month of June. Armando Yzaguirre was not at the meeting to give an updated report.

ii. Landscape Architect Report

Greenworks Studio, the MSTU Landscape Architect provided the board with Enclosure 9 which is a field report of the beautification area.

Ms. Tindell reviewed the report with the board. Mr. Tindell's reported that the observation sites are neat and clean and in good condition. The maintenance firm is keeping up and routine maintenance work has been performed however, grass south of first and north of 9th on Main Street is in seed heads on Thursday July 9th – these areas need to be mowed. Points of connection are not being maintained but are not part of the maintenance contract. Code Enforcement has been notified. Over full trash containers is still a problem. Drainage blockage at bulb-out has been addressed. Main Street planting remains on hold. New park has trip hazards and drain issues. Several lamp poles missing on First (3) and Main Street (2). Additional damage observed with temporary light fixture by Casino.

Mr. Tindell also reported on areas of concern. Trash containers need repair and new paint. Locks still need repair. This has been a continuing problem for several years. Routine maintenance work has been performed and trash removed. Repair to trash containers has been made but not used as hoped.

Several (3) banners on First street are missing and 3 poles. Two poles on Main are missing Zocalo Park/Plaza continuing suggestions – 1.) Add engineer cloth over large drains in the shell mulch areas to help keep shells out of system and 2.) Add flags to tree staking guy wires and lower stakes to below grade to reduce trip hazards with drain structures and installation supports especially at corner of 1st Street and Main and 3.) Remove metal rods next to the trunks of several leafy trees if it doesn't serve a specific issue. Suggest log benches be treated with fire retardant. Staff will ask A& M to look into the First Street Plaza – Immokalee Zocalo issues.

Mr. Tindall provided board with a sample signage on the farm village bridge on SR29 at the request of Ms. Norma Garcia. Staff will look into the option.

Ms. Thomas said that the Monument Contest and advertisement will have to be addressed in August. CRA staff read proposed AD provided by James for the Monument Contest.

At the request of the Immokalee Beautification Committee, the Community Redevelopment Agency (CRA) in Immokalee is conducting a contest to come up with a conceptual design for geographical marker signs in Immokalee (Monuments). At the August 26th Beautification Committee meeting, the Committee will choose the top design from the design submitted to jamesainvilus@colliergov.net.

The 2015 MSTU Operational Workshop will be reviewed in August.

***Public Comment regarding agenda Agenda Item J.1. Red Flag: Fred's Drive Thru.**

Mr. Fred Gaston had a public comment on the red flag item. Mr. Gaston said Mr. Randolph Rampahal is not trash building he is a very legitimate builder. He sold one grocery store and is selling another grocery store in Naples. He felt insulted by the board comments and he walked out. I have hired an attorney and I am going to sue for damages.

Mr. Nappo said we have previously attended a meeting with you and County Planning staff and the discussion we had today was for your benefit so you could make a sale and also to benefit the community. Business is business and personal is personal if he took it personal that is his problem. Our sole objective is to represent the community of Immokalee and you the business owner. We said we were coming back next month to define what we want the property to look like.

Chief Paul Anderson said that he understood that you're going to move the blue line but you're also going to develop Land Development regulations which every community has that specify how you have to build the building and what you want it to look like. In most communities you can't build a square box building you have to change the architectural design after so many feet of wall space.

Mr. Gaston said the blue line wasn't their when he bought the property and it is their now and it needs to be removed. He sold two pieces of property near the area the Family Dollar and the Liquor Store. What wrong with them? They are not in the blue zone they are in the orange zone. At one time I owned the whole block.

Mr. Nappo said if your potential buyer felt insulted that is on him because we want what is best for the community of Immokalee and what is best for you as well.

Mr. Gaston said we need jobs and things that will make people money. What's good with a pretty town if we don't have money to spend in it? I don't think I was treated right on this blue line I think someone should have notified me. They didn't tell me they were going to cut my property in half. I didn't know about it until two months ago.

Board and staff said that this was done back in 2008. Public meetings were required to be held. I don't want to be coming to meeting after meeting and still be in the same spot a year from now. I want to sell my property I want to retire and I can't do that with my property split down the middle. I have a buyer who wants to buy it and make something nice.

Mr. Muckel said that he is really sorry that your potential buyer is discouraged. I want to give you an example back in 2010 our former director and myself were approached by a developer who said let me do a Flea Market in Immokalee support my Site Development Plan and I will adhere to the form-based guidelines that you have at the CRA. Our former director supported the development and the Flea market still sits to this day in deplorable condition and the owner hasn't done any improvements. So that is the situation that I want to avoid. If he promises to build a nice building that is not worth anything. We have to codify these guidelines in order to make them a requirement.

Mr. Gaston wants his property back the way he bought it with no blue line.

Mr. Muckel asked Mr. Gaston to comeback in August.

Mr. Gaston said I will get a definite something next month. The board and staff said they would have something next month. I know he is done and he is not going to invest in Immokalee.

M. CRA New Business.

2. 2040 Long Range Transportation Plan

- i. MPO Agenda Presentation
- ii. Phase III Scope of Services

Staff provided board with Enclosure 11 & 12 which are items related to the 2040 Long Range Transportation Plan. They have been tabled to next meeting.

Carrie Williams would like a better map and Chief Paul Anderson would like a synopsis on the 2040 LRTP. Staff will request a better map from MPO staff.

3. FY 16 Budget Summary Report

Staff provided board with Enclosure 10 which is a summary report of the budget for 2016. This item has been tabled to the next meeting.

4. LDC Amendment – Immokalee on Street Parking

Staff provided board with Enclosure 13 which is changes to the LDC to provide allowance, regulations, and design criteria for on-street (roadside) parking. Staff said they will bring this back next month.

5. Business Incubator Manger, Marshall Goodman

Mr. Goodman is not in the room so we will strike from the agenda. The Immokalee Incubator is no longer a project coming to Immokalee.

6. Hendry County Landfill

Staff added this agenda item and Enclosure 15 to the agenda. The enclosure is a letter of concern drafted by CRA staff to send to Charles T. Chapman IV, County Administrator for Hendry County Government regarding the Hendry County Rezone Application #RZ15-0001: A. Duda & Sons Landfill.

Staff played a video from the WINK News: RE: SW Hendry County proposed landfill.

Action: *Mr. Frank Nappo made a motion to approve the letter of concern – Hendry County Rezone Application #RZ15-00001: A. Duda & Sons Landfill and added language that also disqualifies New Market Road as an alternate truck route. The motion was seconded by Mr. Estil Null and the motion was approved unanimous vote. 7-0.*

N. CRA Old Business.

1. Arrowhead PUD

Staff provided board with added Enclosure 16 which is an Executive Summary with backup information regarding the Arrowhead PUD that was approved at the June 23, 2015 BCC meeting.

The Transportation Planning Manager, Growth Management Department made a recommendation to (1) approve the removal of a Pathway Commitment and (2) accept a payment in lieu for certain transportation commitments with respect to the Arrowhead Preserve PUD Ordinance No. 2002-40, as amended.

Carrie Williams wanted to know if the funds going to be spent in Immokalee? In the backup documents staff confirmed that the funds will be spent in Immokalee

OBJECTIVE: To move forward with development of Arrowhead Preserve, which was sold to multiple purchasers at a foreclosure auction.

CONSIDERATIONS: On May 28, 1991, the Board approved Ordinance 1991-44 authorizing the Arrowhead Preserve PUD. Subsequently the Ordinance was repealed and replaced with Ordinance 2002-40, which was amended on July 22, 2008 (Ordinance # 2008-36). At that time a transportation commitment was added stating:

M. The developer shall remove and replace the existing sidewalk along the north side of Lake Trafford Road from Carson Road to SR-29 with a new asphalt pathway (approximately 5,000 feet). The pathway shall be six feet wide consisting of six inches of lime rock and 1.5 inches of asphalt, meandering as needed to avoid an existing lift station, pole guy wires, and other items. This pathway shall be completed within one year of adoption of this Ordinance. Pathway construction will be permitted as a replacement project via County right-of-way permit through the County Transportation Division. The pathway will be constructed by the developer at its expense. The developer will provide a \$30,000 contribution to Collier Area Transit (CAT) within one year after approval of this Ordinance for a bus stop to be located in the Arrowhead MPUD commercial area.

The PUD also contained the following Transportation commitment:

L. The developer shall construct improvements to the intersection of Lake Trafford Road and Carson Road to consist of the following:

1. Dedicated left turn lanes for eastbound and westbound Lake Trafford Road (Note: already completed).
2. Dedicated left turn lane for southbound Carson Road.
3. Modified signalization for left turn movements only.

Due to the economic downturn, MDG Capital Corporation requested an extension for completion of three commitments. On March 9, 2010, the Board approved the request to allow an additional three years to complete the commitments. Since that time the property within the PUD has gone through foreclosure and sold. Currently there are five “large” land owners within the PUD. Three of these owners would like to move forward and start the permitting process to sell homes and commercial space, but the above commitments have hindered the process.

The Sidewalk Issue

The current sidewalk along Lake Trafford Road is asphalt and not in need of replacement at this time. The Immokalee Community Redevelopment Agency has stated that the existing sidewalk is usable and they are not opposed to releasing this commitment. County staff concurs that the removal and replacement of the 5,000 foot sidewalk is unnecessary and recommends releasing the PUD from this commitment based upon section 10.02.13.f.5 of the Land Development Code which states:

A release of a PUD commitment determined to be no longer necessary shall be brought as an agenda item to the Board of County Commissioners for their approval.

The Arrowhead PUD has constructed concrete sidewalks along their property frontage on Lake Trafford Road and Carson Road. The sidewalk commitment in question is to the northeast of the PUD and does not border the PUD.

The Transportation Commitments

Staff has determined that the cost of the remaining commitments is \$307,133.44. Of that, \$30,000 is for the CAT Bus commitment, with the remainder for the left turn lanes for Carson and the signal modification. The cost calculation was done by CH2M Hill, and is included in the back-up for this item. Accordingly, staff is recommending that the Board accept this payment in lieu of these commitments, and with such payment, find that these

PUD commitments are no longer necessary pursuant to section 10.02.13.f.5 of the Land Development Code.

2. Advisory Board vacancies

i. James Streeter

Staff provided board with Enclosure 14 which is an email from Mr. Streeter withdrawing his request for membership appointment to the Immokalee Enterprise Zone Development Agency. He said that it appears that there may be a conflict with him serving on the board as a voting member and that the CCSO already has a non-member that acts in an advisory position.

Ms. Andrea Halman wanted to make sure we get someone from the Collier County Sheriff's Department attend the meetings. Staff said they were hoping someone would come.

Board would like for Chief Paul Anderson serve on the board as either an exemption from the Collier County Sheriff's office or for the Fire Department.

Chief Anderson said he is a retired Law Enforcement Officer. He would like to join the board. Staff will send him an application.

Carrie Williams wanted an update from Chief Anderson regarding the Seminoles Gaming Compact.

Chief Anderson provided board with a brief update on the gaming compact.

Carrie Williams said that we are getting the wear and tear of the casino and we aren't receiving any of the money.

Mr. Muckel reported that last month you asked me to send a letter to the County Manager's office. The email said that:

“At our June CRA Advisory Board meeting Immokalee Fire Chief Paul Anderson raised the topic of the Immokalee Casino Gaming Compact funds. After a lengthy discussion regarding the condition of the roads in Immokalee, the Advisory Board passed a motion directing staff to send an inquiry to the County Manager’s Office requesting a fiscal report be provided to the Advisory Board detailing all past revenues and expenditures of the gaming compact funds. The report will become part of our August CRA Advisory Board agenda packet.”

Your rapid response to this request would be greatly appreciated.

It should be noted that Chief Anderson has been in communication with the Seminole Tribe of Florida regarding this matter. “

3. CRA Project Manger Report
 - i. Drainage and Sidewalk Improvements Projects
 - a. Immokalee Drive Project
This project is about 75% complete
 - b. Colorado Avenue Project
This project is substantially complete.

Carrie Williams commented as a property owner on Immokalee Drive that the CRA improvements look really good. The only thing is that some areas on Immokalee Drive need the grass cut. We should look into getting them to take care of their property.

4. Marketing
No update was given.
5. Code Enforcement

Mr. Joseph “Joe” Mucha informed the board that they will have a clean up this Saturday, July 18, 2015 from 7:00 AM – 11:00 AM on Pepper Road. Mr. Mucha also provided an update on the Winn-Dixie plaza lighting issue. He said that half of the plaza is working and we will be following up with them. The Supermarket on Lake Trafford road will be getting a bigger dumpster.

Ms. Andrea Halman wanted to see if we could do anything with the carts all over town. She would like for us to write a letter to the business owners’ (Winn-Dixie and Family Dollar) to get the grocery carts collected around town.

O. EZDA New Business.

None

P. EZDA Old Business.

1. Enterprise Zone sunset.

Staff informed the board the Enterprise Development Agency is set to sunset in December 2015. Staff will put together an executive summary and a new ordinance separating the two boards. We will most likely mirror the Bayshore CRA Advisory Board criteria. The guidelines will be similar to the Immokalee Enterprise Zone Agency guidelines.

Taco Bell has inquired about the tax benefits. Mr. Muckel sent them all the incentives and he informed them that they have until December to submit the application to receive the incentives.

Q. Citizen Comments:

No Comments

- R. Next Meeting Date: CRA & EZDA Meeting will meet on August 19, 2015 at 8:30 AM and the Immokalee Lighting and Beautification MSTU will meet on August 26, 2015 at 8:30 A.M.
- S. Adjournment: The meeting adjourned at 12:18PM