

MINUTES

Meeting of the Immokalee Community Redevelopment Agency Advisory Committee on August 19, 2015.

750 South 5th Street, Immokalee, FL

A. Call to Order.

The meeting was called to order by Edward “Ski” Olesky, CRA Advisory Board Member at 8:40 A.M.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Ski Olesky, Joe Mucha, Jim Wall, Cindy Lozano, Julio Estremera, Frank Nappo (8:52am), and Andrea Halman.

Advisory Committee/EZDA Members Absent/Excused:

Martha Williams, Estil Null, Mike Facundo, and Bryan Fluech.

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

Others Present: Chief Paul Anderson, Dottie Cook, Robert Davenport, Carrie Williams, Pam Brown, Fred Gaston, Carmen Soto, Paula Springs, Justin Lobb, Marvin Courtright, and Will Bronson.

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.

1. Immokalee Town Hall Meeting with Commissioner Nance

The Town Hall Meeting was moved to early October so Commissioner Nance can address the adopted budget.

2. Commercial Building Workshop

Staff announced that we will have a Commercial Building Workshop here in this room September 16, 2015 at 10:00 AM after the CRA Advisory Board Meeting and that will be to evaluate applications received for the Façade Grant Program and the Sweat Equity Grant Programs.

E. Adoption of Agenda.

Staff added Enclosure 2b & 2c to agenda item I.1. Fred’s Drive Thru and a 10:00 AM Time Certain item under I.8. Cargo Facility.

Action: Mr. Jim Wall made a motion to approve the Agenda with added Enclosure 2b & 2c to agenda item I.1. Fred’s Drive Thru and a 10:00 AM Time Certain item under I.8. Cargo Facility. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 6-0.

F. Communications.

The Communication folder contained:

1. Public Notice
2. Advisory Board Contact list
3. Naples Daily News (2 Articles)

Staff reviewed the communications folder with the board.

G. Approval of Minutes

1. Joint CRA/EZDA & MSTU Advisory Committee Meeting for July 15, 2015 (Enclosure 1)

Action: *Mr. Jim Wall made a motion to approve the minutes for the July 15, 2015 Joint CRA/EZDA & MSTU Advisory Committee Meeting. The motion was seconded by Ms. Andrea Halman and the minutes were approved by unanimous vote. 6-0.*

H. BCC Agenda Items for September 2015.

No items in September.

I. Red Flag Items.

1. Fred's Drive Thru (Enclosure 2a, 2b, & 2c)

Staff provided board with Enclosure 2a which is the revised Immokalee Main Street Overlay Subdistrict (MSOSD) Map. Staff came up with two options for the board to review. Option A is to reduce the size of the overlay to the area shown on Enclosure 2a from First Street through Ninth Street. Option B would be to leave the footprint of that overlay as-is and go through and pick out which prohibited uses you would like to have stricken from the list identified in the overlay language within the current LDC. Enclosure 2b is the current language in the Land Development Code regarding that overlay. Enclosure 2c is the SIC (Standard Industrial Classification) Code Definitions as Prohibited in the Immokalee Main Street Overlay Subdistrict. Following previous Board direction, Staff would like to codify the Central Business District Form Based Guidelines.

Board and Staff discussed holding an evening workshop in early September to discuss the Central Business District Form Based Guidelines, the Prohibited Uses, and the Permitted Uses. Staff will give all board members a copy of the Form Based Guidelines.

After further discussion the board would like to make a motion to reduce the size of the Immokalee Main Street Overlay Subdistrict (IMSOSD) to what is shown on Enclosure 2a from First Street through Ninth Street.

Action: *Mr. Frank Nappo made a motion to reduce the size of the Immokalee Main Street Overlay Subdistrict (IMSOSD) to what is shown on Enclosure 2a. The motion was seconded by Mr. Jim Wall and the motion was approved by unanimous vote. 7-0.*

2. A. Duda Regional Landfill (Enclosure 3)

Staff provided board with Enclosure 3 which is a letter from A. Duda & Sons, Inc. requesting a hearing date extension they submitted to the Hendry County Local Planning Agency (LPA) that the LPA hearing be continued from August 12, 2015 to January 14, 2016. Also attached were letters sent Hendry County from the Immokalee CRA and the Immokalee Fire Control District.

3. Immokalee Fire Department Issues

i. Seminole Gaming Compact funds – update

Staff provided board with a brief update on the Seminole Gaming Compact funds. Staff sent an email to the County Manager's office at the board's request requesting a fiscal report for the distribution of all the Seminole Gaming Compact funds. They responded verbally that they would give us some sort of feedback in a few months after they get through the budget hearing.

Chief Paul Anderson provided board with a brief on the Immokalee Fire District Seminole Tribe of Florida contract.

The Immokalee Fire District wanted to increase their contract with the Seminole Tribe of Florida in Immokalee. The tribes response was that the Gaming Compact is suppose to cover the extra costs. Our intention is for the Seminole Compact to include the Immokalee Fire District, the Immokalee CRA and the Immokalee MSTU into the Seminole Compact at the legislative level. When the Gaming Compact was written Immokalee had no representative to ask for a percentage of the money. Mr. Anderson plans to address the county commission to give some of the Seminole Compact money to the Immokalee Fire District and the Immokalee MSTU.

4. McCrory's Building

Staff provided board with Enclosure 4 which is an email from Code Enforcement regarding the McCrory's fines in the amount of \$31,479.45 that were imposed as of March 6th. Mr. Joe Mucha said that they are still accruing daily fines. This case will go to the county attorney's office. The only way that the owners can get out of this is if they come into compliance with the code violations. Fines will still be in place unless they pay the fines or ask the board of county commissioners to waive the fees. Mr. Mucha will keep CRA staff and board updated on the status of the property.

Action: *Mr. Frank Nappo made a motion for staff to communicate with the Collier County Attorney's office that the board has an interest in purchasing the old McCrory's building located at 303 W. Main Street if the property goes into foreclosure. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 7-0.*

5. Mr. 99 Cents Building

Mr. Joe Mucha informed the board that the owner's compliance date is October 10th. He has a demolition permit.

6. Mobile Home Park Initiative

Staff informed the board that this item was brought forward at the request of Carrie Williams. She wanted for CRA staff to get an update from Code Enforcement regarding the Mobile Home Park Initiative. Staff sent an email request to code enforcement and they forwarded request to Caroline Cilek. Her response was that they are continuing to work on this issue and that they are having a meeting this week.

i. Star Mobile Home Park

Ms. Carmen Soto whose family owns Star Mobile Home Park provided board with an update of Star Mobile Home Park. The only permit that the county will issue them is a demolition permit. We found out about the Mobile Home Park Initiative when it had expired. We submitted for and SIP twice already because the county lost our paperwork. Their Site Improvement Plan is on hold until the county figures out what they are going to do with the expired Mobile Home Park Initiative.

Ms. Pam Brown said that yesterday she and Mr. Davenport met with a few of the county staff regarding the Mobile Home Park Initiative.

Mr. Davenport said in order for any changes to be approved it would require a super majority vote from the county commissioners.

Carrie Williams would like for the board to put pressure on county staff to come up with a resolution.

Mr. Davenport provided staff a copy of the existing Nonconforming Mobile Home Park Overlay Subdistrict section 2.2.29 in the Collier County Land Development Code and a copy of the draft alternative to address the Immokalee Nonconforming Mobile Home Parks.

Ms. Pam Brown said it would be good to have a letter come from the CRA board at a future date.

Board would like to revisit this item in September. Staff provided board copies of the LDC Section 2.2.29 and the draft alternative during the meeting.

***Time Certain 10:00 AM Agenda Item I.8. Red Flag: Cargo Facility**

Staff will discuss the Time Certain item that Mr. Marvin Courtright requested as a Red Flag item.

8. Cargo Facility at the Immokalee Airport

Mr. Marvin Courtright provided a handout to all board members present and the Immokalee Airport Manager, Justin Lobb. In the handout is a memo addressed to the Immokalee CRA requesting acknowledgement of the existence of a U.S. Customs Port Number 1881 and Trade Zone Number 213 that was effective 2001.

His goal is to reintroduce the original program that began in 2001 to establish a Port of Entry – a customs port and a trade zone. The second page of the document he provided was Resolution #2001-16, which is a Resolution supporting the construction of a federal inspection station (US Customs Building) at the Immokalee Regional Airport.

He said that this project goes back to an original document provided in the handout that goes back to February 16, 1999. In the handout I provided you will also find a picture of the project. The grant project total cost was \$1,600,000 and never has one minute of the grant condition been met exempt spending money. The building is built and it's at the airport and this community should be benefiting from it. I have asked formally if my company, Hummingbird Flight Services be authorized to research the possibility of aculeate that grant and accomplish the conditions of the grant. The building is currently being occupied by two businesses. The Collier County Sheriff's Department is operating on one end and Mr. Hester owner of the race track is operating the other end. The facility has never been utilized for the purpose it was built. I would like to have the opportunity to development that operation here in Immokalee as a Cargo Facility and and a Federal Inspection Station. That is was the document calls for that is what the money was spent for and I think Immokalee is entitled to it. I have documented everything from day one until today.

Mr. Courtright is suggesting that his company be recognized as a qualified person to establish a Cargo Facility under the grant conditions.

Mr. Courtright is not asking for a grant he would like to operate the Cargo Facility for the county.

CRA staff announced that Mr. Justin Lob the Airport Manager is here to answer any questions pertaining to the Airport.

Mr. Anderson wanted to know how much cargo are they able to bring into the Immokalee Airport with the size of the runway.

Mr. Lobb said that they are limited to 100,000 lbs. so nothing bigger that a Boeing 737 can land at the Immokalee Airport.

I would like to ask the CRA to review what I presented to them and see if it falls within the CRA programs to assist.

Mr. Justin Lobb provided board with a background of the grant project. The facility came about in the late 90 the idea was with a business partner the airport had at the time. Profreight. The company came out of Lee County. They began working with the Airport Authority to do export cargo directly out of the Immokalee Airport. The Airport Authority established the port of entry and began to seek a grant with FDOT. After 9/11 everything including the design of the facility and so did the economy.

The company Profreight went out of business so without a viable partner to conduct the import and export operations I believe the Airport Authority at the time when the certificate of occupancy was issued in 2004 worked with the EDC to find a business partner to do import and export operations and have been unsuccessful. Since the completion of the building is has been used for a variety of purposes. At this time the Sherriff's Department and Immokalee Race Way are using the facility.

As for the grantor conditions I just want to clear up that there is not grantor conditions that require this facility to be used as a customs port of entry. The only grantor condition is that it is utilized for support of public transportation. To activate it as a port of authority today is going to be demand driven. We would need to have a partner in order to make it happen. We would need to regain the regulatory approval which would require design to the facility and staffing the facility at a cost of about \$200,000 a year. We believe that the project is a great idea should a viable business present itself.

Mr. Courtright said he has documentation that specifically identifies the grant conditions stating that it would not only be a federal inspection station and it would also have the accommodation of a dry storage area.

Mr. Lobb said that was the purpose of the facility but those aren't the grant conditions.

Mr. Jim Wall said that we already passed a motion back at the September 17, 2014 meeting supporting the item.

CRA Staff read the motion that was approved for this item back in September. *"Mr. Wall made a motion to have the Immokalee CRA support any effort to promote the Immokalee Airport to increase Economic Development within the Immokalee Community. The motion was seconded by Mr. Nappo and the motion was approved by unanimous vote. 10-0."*

Mr. Jim Wall also said that it would seem that the Port Authority is in charge of this project and that is who you would need to address this with.

Mr. Muckel asked Mr. Lobb who is the Port Authority and Mr. Lobb responded that the Collier County Board of County Commissioners is the Immokalee Airport Authority.

Mr. Courtright finished with saying that he just feels that it's time that Immokalee grew up and recognized its capabilities. We need to concentrate on the air side of the Immokalee Airport and not so much on the industrial side.

Mr. Justin Lobb fielded a number of questions from board, staff, and public.

7. Open Air Flea Markets
 - i. Mr. Gonzalez
 - ii. Mr. Esquivel

Staff provided board with Enclosure 6 which are pictures of both Open Air Flea Markets owned by Mr. Gonzalez and Mr. Esquivel. This Red Flag item was first brought to our attention back in February 2015 meeting when Carrie Williams asked if the Flea Markets are allowed to leave the tent frames up all week.

Ms. Carrie Williams said that she wanted a response from Code Enforcement regarding the allowable uses of both markets. She doesn't think that the tent frames should be out all week for a market that is only opened on the weekends.

Code Enforcement is going to check what the county requirements are for both market and what the allowable uses are. Code Enforcement was certain that both Flea Markets have a Site Improvement Plan (SIP) in place.

Board would like for Code Enforcement to get the details of both markets. The questions that the CRA board would like for Code Enforcement to answer are: 1.) Restroom requirements, 2.) Parking plan, 3.) SIP (executed Site Improvement Plan), 4.) Tent frame requirements.

J. CRA New Business

1. FY 16 Proposed Budget
 - i. Income Statement
Staff reviewed Enclosure 7a which is an Income Statement with the board.
 - ii. Budget Report
Staff provided Enclosure 7b for board to review.
2. MPO – 2040 Long Range Transportation Plan
Staff provided board with Enclosure 8 for board to review.
 - i. Phase III Scope of Services
Staff provided board with Enclosure 9 for board to review.
3. Request for quotes
 - i. Marketing, Public Relations, Website updates, Maintenance & Misc. Graphics.
Staff provided board with Enclosure 10a which is a draft request for quote for Marketing for the upcoming fiscal year.
 - ii. Website updates, Maintenance, & Misc. Graphics
Staff provided board with Enclosure 10b which is a draft request for quote for Website updates for the upcoming fiscal year.

After discussion board elected not to release Enclosure 10a which is the 2016 Professional Marketing Services request for proposal. Board would like for staff to hire a Website Services as shown in Enclosure 10b at a not to exceed amount of \$3,000.

Action: *Mr. Frank Nappo made a motion to release the 2016 Website Services request for proposal. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote. 7-0.*

4. Westclox 29 CPUD
Staff provided board with Enclosure 11 which is Exhibit A for the Westclox 29 CPUD for board to review.
5. Collier County Growth Management Oversight Committee – Immokalee Urban Area
Staff provided board with Enclosure 12 which is Resolution 2015-111 establishing the Growth Management oversight committee. Resolution directs county staff to initiate the review of the four sub-areas/master plans within the Growth Management Plan (GMP).

K. Old Business

1. CRA Project Manager Report
Item was tabled for the next meeting. No report was given.
 - i. Drainage and Sidewalk Improvements Projects
 - a. Immokalee Drive Project
 - b. Colorado Avenue Project
2. MSTU Project Manager Report
Item was tabled for the next meeting. No report was given.
3. Advisory Board Vacancies – update
Item was tabled for the next meeting. No report was given.
4. Marketing
Item was tabled for the next meeting. No report was given.
5. Code Enforcement – update
Item was tabled for the next meeting. No report was given.

L. Citizen Comments:

No citizen's comments.

M. Next Meeting Date: CRA & EZDA Meeting September 16, 2015 at 8:30 A.M.

N. Adjournment: The meeting adjourned at 11: 30AM