



Comprehensive Economic Development Strategy (CEDS) Working Committee Meeting Agenda

June 18, 2019

10:00 a.m.

Southwest Florida Regional Planning Council
1400 Colonial Blvd, Suite 1, Fort Myers, FL 33907

- 1) Welcome and Introductions
- 2) February 2019 Minutes
- 3) EDA Presentation & Grant Discussion
- 4) CEDS Membership Updates
 - a) Vital Project Updates
- 5) SWFRPC Updates
 - a) USDA Rural Economic Development Innovation (REDI) Initiative
 - b) EDA Agricultural Sustainability Grant
 - c) EPA Brownfield Coalition Assessment Grant
 - d) REMI Economic Impact Modeling
 - e) Disaster Recovery Coordinator
- 6) Public Comment
- 7) CEDS Committee Comment
- 8) Adjournment- Next Meeting on September 17 at 9:00 am



Comprehensive Economic Development Strategy (CEDS) Working Committee Meeting Minutes

February 26, 2019

9:00 a.m.

Southwest Florida Regional Planning Council
1400 Colonial Blvd, Suite 1, Fort Myers, FL 33907

1) Welcome and Introductions:

Mr. Kammerer began the meeting at 9:05 am. The following members were present:

Warren Baucom	Lee County EDO	Sean McCabe	SWFRPC
Dana Brunett	FSBDC	Lincoln Price	Collier County EDO
Keitha Daniels	Hendry County EDC	Kay Tracy	Charlotte County EDO
Karen Dugas	SWFEDA	Dr. Chris Westley	FGCU
Terri Hall	City of Cape Coral EDO	Margaret Wuerstle	SWFRPC
C.J. Kammerer	SWFRPC		

2) September 2018 Minutes

There were no comments or corrections on the September 2018 minutes.

3) CEDS Membership Updates

a) SWFL Economic Development Alliance

Ms. Dugas explained that the Alliance is still negotiating with Lee County. They are focusing on having more quantifiable deliverables. Their annual meeting is on March 27 and the information for that is on their website.

b) Lee County

Mr. Baucom announced that the Lee County EDO has a new director, Mr. John Talmage. They are moving forward on an analysis on how to deploy the 5G network that's coming online. There is progress being made on projects in Skyplex. They are also focusing on how to take advantage of the Opportunity Zone initiative.

c) Florida Small Business Development Center

Mr. Brunett is currently overseeing 31 clients at the SBDC out of FGCU. They are still accepting application for Distinguished Entrepreneurs of SW Florida. Categories include Distinguished Entrepreneur, Distinguished Small Business Advocate, and Distinguished Innovator of the Year. The event is April 30 in Bonita Springs.

d) Hendry County

Ms. Daniels explained that Hendry County is focused on AirGlades, which should have its own website soon. There are manufactures and railroad companies in the area currently looking around. Ms. Wuerstle asked if Hendry County's EDA grant application for the sewer line. Ms. Daniels answered that they received part of it and the County's broadband study was also awarded for \$80,000.

e) City of Cape Coral

Ms. Hall announced that Cape Coral has completed its Streetscape project. They currently have a delegation from China visiting the City and they hope to visit China in May. They are working with Fort Myers on a river crossing project and water quality projects. The City is rewriting its Land Use and Development Regulations and working on multifamily incentive programs. CEDS projects, Bimini Basin and Seven Islands are still underway.

f) Charlotte County

Ms. Tracy announced that Charlotte County received a DEO grant for Piper Road construction which will open up the airport area (4,200 acres of industrial land for manufacturing, distribution, and aviation). The grant will extend sewer and water through 100 additional acres and should be done within two weeks. The Harborwalk in Charlotte Harbor is expected to be completed in the next six months after Hurricane Irma delays. Murdock Village is close to closing on 425 acres for residential and mixed-use development (2,000 residential units including workforce housing and one hotel).

Sunseeker Resort is currently under construction and is a \$470 million capital investment in Phase I. Its located right on the Peace River in a CRA and connects directly to US 41. The owner is the CEO of Allegiant Air and will mostly be rental properties. The project is all private investment.

Lucienne Pears has left the County to serve as the Vice President of Economic Development for Babcock Ranch. Dave Gammon is serving as the Interim Director and the County will hire a Director in March. The Charlotte School District has received a \$1.7 million grant to support an AMP program to train aviation workers for the State. These are positions that companies have had great difficulty filling.

g) Collier County

Mr. Price explained that the soft launch for Collier County's certified sites program is still on their website. They have 12 sites, a number of those are County owned. Mr. Jace Kenter is in discussions with a new market tax credit consultant on a food hub facility. Opportunity Zone incentives will also be used for that project. They are involved in updating area master plans for Golden Gate and Immokalee with advanced manufacturing uses. This will help support the Immokalee Accelerator CEDS project. They are in discussions with the SBA and Alliance about how to move forward with their Free Trade Zone in Immokalee. On April 24, there will be a roundtable on government subcontracting for businesses.

h) FGCU

Dr. Westley announced that the Regional Economic Research Institute (RERI) at FGCU has just published the Lee County Executive Business Climate Survey and they will be following that up this week with the Immokalee Economic Overview which includes a business climate survey. There was a sense that manufacturing would fill the hole left by some of the agricultural problems. The Economic Almanac of Southwest Florida will be coming out later this Spring. The Almanac will include a list of top employers for the region and each county. RERI is developing a home affordability index and a rent/buy index for the region and state. They are working on three grants, two of which deal with red tide and blue algae issues and the economic impacts, the third deals with agribusiness.

4) SWFRPC Updates

a) SWFRPC Priorities

Ms. Wuerstle explained that the RPC has been working on becoming a more relevant agency to its board. Several Counties have opted out of paying dues. Discussions with those Counties identified water quality, affordable housing, transportation, storm resiliency and climate change, quality of life, and intergovernmental coordination. The RPC is working with the Lee and Collier County drug task forces on a grant for opioid use and underage drinking. The RPC has two VISTA volunteers dedicated to the opioid issue and they are working on creating a regional task force.

There is a new program called REDI (Rural Economic Development Initiative) through USDA to develop actionable plans. The RPC has been advised to submit a plan for the Promise Zone. Mr. Brunett asked how many recent projects have been funded through the CEDS process. Mr. Kammerer explained that the RPC has received EDA grants, but have not written any awarded grants for CEDS partners during his time with the RPC. Hendry County has received EDA funding as explained earlier in the meeting. The grant was not written by the RPC, but CEDS membership and support was still required. Mr. Baucom commented that even though economic development was not specifically identified, each of these areas ties into economic development efforts.

Mr. Baucom also that it was time to do a deep dive into the CEDS Vital Project list. Ms. Wuerstle asked about the best way to distribute grant opportunities to local governments. She has run into problems with counties moving too slow to take advantage of good opportunities. Ms. Tracy asked to be sent any grant opportunities. Ms. Hall explained that the City of Cape Coral is looking for a grant writer.

b) REMI Economic Impact Modeling

Mr. Kammerer explained that he has conducted five economic impact models and two REMI demos for CEDS partners since the last meeting. A new model request form was attached to the packet. Mr. Price added that he uses this service frequently and thanked Mr. Kammerer for providing a good service with a quick turnaround.

c) EPA Brownfield Coalition Assessment Grant

Mr. Kammerer gave an update on the RPC's three-year, \$600,000 EPA Brownfield Coalition Assessment Grant. The working group is meeting by conference call tomorrow and they are ready to begin Phase I assessments on properties soon.

d) EDA Agricultural Sustainability Grant

Ms. Wuerstle gave an update on the RPC's EDA Agricultural Sustainability Grant. This was funded through the EDA disaster recovery fund. FGCU has been hired as a consultant to determine new markets for farmers and Priority Marketing has been hired to create a logo, tagline, and marketing strategy. DEO awarded the RPC with a grant for food safety plans for farmers that is being used as a match.

5) HUD Affordable Housing

Ms. Wuerstle met with HUD representatives who are interested in helping with affordable and workforce housing projects. HUD's Miami field director will be attending the SWFPRC's Promise Zone meeting on March 18 to discuss their housing program. The manager of the Kentucky Promise Zone will also be speaking. They have received over \$30 million for education.

6) Business Continuity Workshops

Mr. McCabe announced that the Rebuild Florida program has over 11,000 registrations, 6,300 have been asked to apply, and 2,600 have completed their registrations. Once this program is complete, two programs that help local businesses and governments with infrastructure repairs will begin. He is also working on holding business continuity workshops, which would involve local emergency managers and experts from outside the region and would take place in April or May.

7) 2019 Meeting Dates

Mr. Kammerer explained that he is trying to get the Florida's EDA representative, Greg Vaday to attend a CEDS meeting in 2019. Mr. Vaday had indicated that he should be able to attend on June 18. The Committee members present agreed to that date.

8) Public Comments

There were no members of the public present.

9) CEDS Committee Comment

There were no additional comments.

10) Adjournment

Mr. Kammerer adjourned the meeting at 10:04 am.

SWFL CEDS Vital Projects			
Vital Project	Lead Organization	Status	
Charlotte County Incubator	Charlotte County	In Progress	
Murdock Village	Charlotte County	In Progress	
Charlotte Harbor Redevelopment Catalyst Project	Charlotte County	In Progress	
Punta Gorda Interstate Airport Park (i.e. ECAP) - Piper Road Extension & Infrastructure Improvements	Charlotte County	Planning	
Charlotte County Residential Centers / Employment Hubs - Vehicular & Pedestrian Interconnectivity	Charlotte County	Planning	
47th Terrace Improvements	City of Cape Coral	Planning	
Academic Village	City of Cape Coral	Planning	
Bimini Basin	City of Cape Coral	Planning	
Burnt Store Rd. City Parcel	City of Cape Coral	Planning	
Cape Coral UEP & Fiber Optic	City of Cape Coral	Planning	
Festival Park	City of Cape Coral	Planning	
Kismet Industrial Park	City of Cape Coral	Planning	
Seven Islands	City of Cape Coral	Planning	
Warm Mineral Springs	City of North Port	Pre-planning	
West Villages	City of North Port	In Progress	
Expansion of the Immokalee/Naples Business Development Center to include Incubators/Accelerators	Collier County	In Progress	
Fort Myers Riverfront Redevelopment Project	Fort Myers/CRA/Lee County	In Progress	
Logistics Center (America Gateway Logistics - Phase 1)	Glades County	In Progress	
Develop Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing	Glades/Hendry Counties	In Progress	
AirGlades Airport Development	Hendry County	In Progress	
Multi-Family Housing for Essential Service Employees	Hendry County Housing Commission	Planning	
Four Corners Stormwater/Water Quality Project	Hendry County Public Works	In Progress	
Wastewater Infrastructure on US27/SR80	Hendry County Public Works	Planning	
Southwest Florida International Airport Improvements	Lee County Port Authority	In Progress	
Repositioning the talent delivery system in the Southwest Florida Region	SWF Workforce Development Board	In Progress	
Promise Zone	SWFRPC	In Progress	
Preservation of the Rural Counties Tax Base	SWFRPC	Planning	
Regional Economic Development Opportunity Map	SWFRPC	In Progress	
Regional Transportation Plan	SWFRPC/MPOs	N/A	

WHY SHOULD I ASSESS MY SITE?

Potential purchasers may be unwilling to risk investing in properties without knowing the environmental issues. ESAs can cost thousands of dollars and are often pre-requisites for a deal.

Using EPA funding is a win-win. Property sellers are saved the out-of-pocket assessment costs while still providing you the benefit of identifying or alleviating any concerns at your site. Property buyers will have a clear understanding of the site they are purchasing.



PROGRAM CONTACT

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For More Information, Please Visit:
www.swfRPC.org/programs/brownfields



Southwest Florida

Brownfields Assessment Program



**BIG ISSUES.
REAL SOLUTIONS.**

WHAT ARE BROWNFIELDS?

A brownfields site is a property where actual or perceived environmental contamination complicated its expansion or redevelopment. Clean-up costs and risks deter potential developers and create a barrier to community revitalization and economic development.



Brownfields Program Details

The Southwest Florida Regional Planning Council received a grant through the EPA Brownfields Program for Phase 1 and 2 Environmental Site Assessments (ESAs) in Glades County, Hendry County, and Immokalee.



Southwest Florida Coalition Partners

- Southwest Florida Regional Planning Council (SWFRPC)
- Collier County / Immokalee Community Revolucion Agency (CRA)
- Glades County / Glades County Economic Development Council (EDC)
- Hendry County / Hendry County EDC
- Florida Dept of Environmental Protection (FDEP)
- Terracon

CLEANING UP & REINVESTING in Brownfields Sites Can:

Jump-Start Redevelopment

Reuse of brownfields revitalizes communities, and boosts economic activity by creating jobs and stimulating outside investment. Approximately \$18 in outside funds are leveraged for every dollar expended by the EPA brownfields program.

Boost Property Values

Residential properties near brownfields sites that have been addressed have an estimated 5-13% increase in property values.

Offer Liability Protection

ASTM E1527-13 Phase I Environmental Site Assessments (ESAs) meet the "All Appropriate Inquiries" standard, which can provide innocent landowners, contiguous property owners, or bona fide prospective purchasers with protection from potential liability under Superfund.

Lead to Tax Incentives

Many States offer tax credits or other incentives for redevelopers who enter into Voluntary Cleanup Programs (VCPs). Contact FDEP for exact details.



What Happens Under Phase I and Phase II ESAs?

Phase I ESAs consist of a records search, site history, and visual inspection of a property to identify any recognized environmental conditions (RECs).

If RECs are discovered, a Phase II ESA may be recommended, which involves field sampling of soil, groundwater or other media. A Phase II ESA can also include above and below ground storage tanks, asbestos and lead-based paint surveys, and hazardous materials inventories.



What if Contamination is Discovered?

EPA's assessment program can help define and delineate the extent of contamination. Contaminated sites may be eligible for enrollment in brownfields agreements under State Voluntary Cleanup Programs (VCPs), which are typically held to a site-specific cleanup standard based on planned future use. In simple terms, VCPs allow for reasonable cleanup goals to be considered as remediation. EPA funds may also be used to help design remediation plans (known as cleanup planning).



Southwest Florida Regional Planning Council

www.swfrpc.org

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Economic Modeling Information Request Sheet

Project Name: _____ Project Location: _____

NAICS Code: _____ Industry: _____

Project Background/
General Description: _____

Requested by: _____ Phone: _____

Email: _____ Fax: _____

Please provide the following input variables (indicate N/A where information is unavailable or not applicable):

Employees (number): _____

Employment Growth (Will firm begin operations at employment listed above? Will employment grow over time?): _____

Employment Type (Will employees be hired away from pre-existing local jobs, or will these be entirely new employees to the County?): _____

Average Annual Wage: _____

Facility Construction Costs: _____

Equipment Spending: _____

Operation Start Date: _____

State & Local Government Spending: _____

Other: _____

Return to: C.J. Kammerer at ckammerer@swfrpc.org | Tel: (239) 938-1813 ext. 227 | Fax: (239) 938-1817