

Engage Estero's April Community Meeting 2023



Pledge of Allegiance



Inform ► Engage ► Impact



Introduction

Jim Gilmartin, President.



Video of the meeting is available at

<https://www.youtube.com/watch?v=YZmhx7xsKq8>

❖ The Current Economic Outlook & Workforce Housing Update.

Allan Bowditch, Chief Communications Officer

Mike Wasson, Engage Estero Board



Video of the meeting is available at

<https://www.youtube.com/watch?v=YZmhx7xsKq8&t=580s>

The Economic Outlook.

- ✓ Situation has been difficult for business and individuals since Hurricane Ian.
- ✓ Real estate sales slowing, but price of single-family homes continued to rise, increasing 6% to 29% year-on-year.
- ✓ Low inventory, and more moving to the area keeping prices steady.
- ✓ Just under 1,000 moving to the state each day!

The Economic Outlook.

- ✓ Florida is one of the most powerful economic forces in the country, with a GDP of \$1 trillion and one of the most diverse economies.
- ✓ No state income tax.
- ✓ Sales tax approx. 7%
- ✓ Corporate rate tax 5.5%
- ✓ Ranked No. 4 for best business tax climate

The Economic Outlook.

- ✓ Unemployment 3.4% at end of 2022.
- ✓ Airport passenger activity increased 9% between Nov and Dec 2022 but was still 12% below 2021 levels.
- ✓ Tourist tax revenues were down 25% between Nov 22 and Nov 21.
- ✓ Seasonally-adjusted taxable sales were up 9% over Nov 2021 possibly due to many people having to replace cars, white goods, food items, and building materials after Ian's wrath.

(Regional Economic Research Institute, Lutgert College of Business)

Workforce Housing



Workforce Housing

- ❖ Workforce Housing - Not the same as affordable housing or what used to be called Public Housing.
- ❖ Middle Income workers: Police, Fire, Healthcare, Retail, etc.
- ❖ Many examples of procedures that have been used in towns and cities in the USA and Canada were referenced in the recent Engage Estero article. www.esterotoday.com
- ❖ Toronto has in 2022, initiated -condominium projects with 100 or more units must set aside 5-10% for affordable rental and ownership. By 2030, that number will increase to 8-22%.

Workforce Housing

- ❖ New Initiative from FL Senate President Kathleen Passidomo:
- ❖ Bill is set for the 2023 Regular Session, starting March 7.
- ❖ Passidomo has tapped Sen. Alexis Calatayud, a Miami Republican, to sponsor SB 102, a wide-ranging, 93-page bill heavy on incentives for developers, landlords and local governments to build or refurbish affordable housing units, lower rent and waive zoning requirements that prevent affordable housing units from being built.

Workforce Housing

- ❖ Developments built in the last five years with at least 70 units that offer rents at least 10% below the local market rate would be exempt from property tax for each unit set aside for middle-income families.
- ❖ Another program would allow cities and counties to offer property tax exemptions to developers who dedicate units for affordable housing to households earning 50% of the local median income.

Workforce Housing

- ❖ Overall, the bill sets aside \$259 million for State Apartment Incentive Loan (SAIL) and \$252 million for the State Housing Initiative Partnership (SHIP), which provides grants to local governments to create and preserve affordable housing.
- ❖ Check out the full article
- ❖ <https://floridapolitics.com/archives/584134-senate-president-kathleen-passidomo-unveils-affordable-housing-package/>

Workforce Housing

- ❖ FL Chamber of Commerce President & CEO Mark Wilson released statement:
- ❖ “Florida’s ability to attract and retain the talent necessary to grow from the 16th to 10th largest global economy relies on the availability of affordable and attainable housing.”

Septic to Sewer -Update

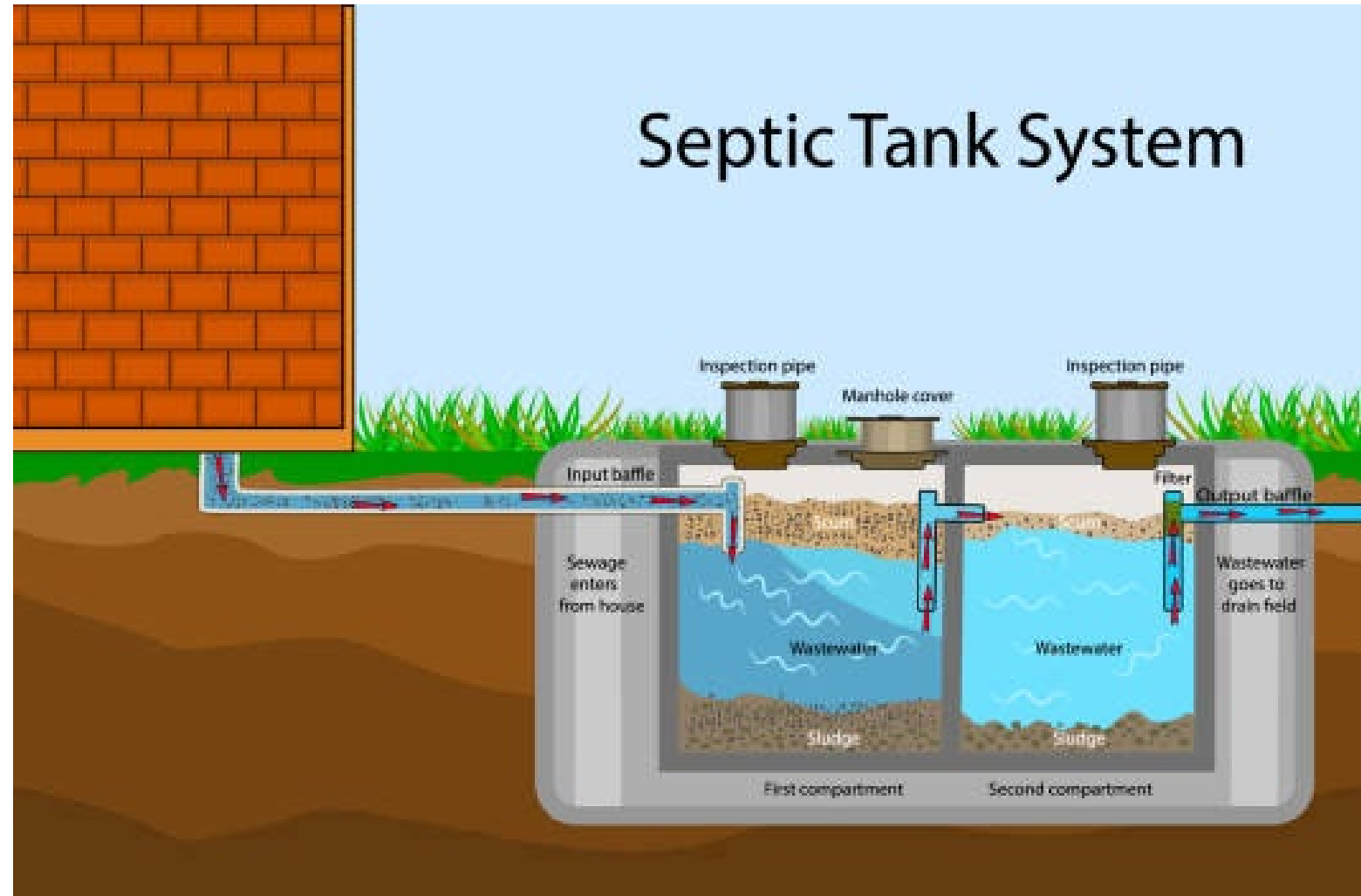
James Root, Consultant.



Video of the meeting is available at

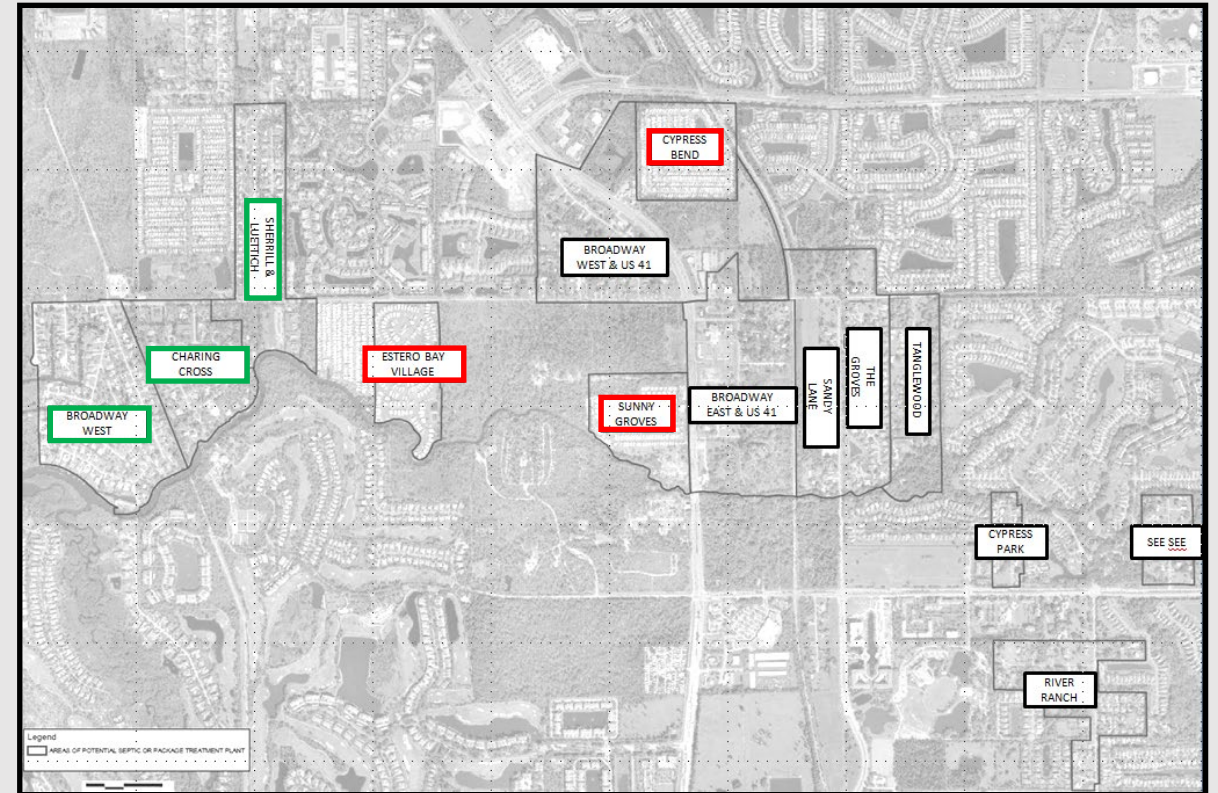
<https://www.youtube.com/watch?v=YZmhx7xsKq8&t=1425s>

Septic System



OVERVIEW

- Total 1631 homes/lots affected
- Installation of county sewer and potable water
 - Phase I
 - Estero Bay Village, Cypress Bend, and Sunny Groves (package plants)
 - 820 homes/lots = 50%
 - Phase II
 - Broadway West (Estero River Heights & Quarterdeck Cove), Charing Cross, Sherrill & Luettich
 - 322 homes/lots = 70% total
- Banks Engineering Study
 - October 2020
 - ~\$40.5M



PHASE I

- Inspections complete
- Repair and easement issues being resolved
- Permitting: ???
- RFP and bidding Summer 2023
- Contract award Fall 2023
- Completion and commissioning Spring 2024

PHASE II

- Soil borings/samples complete
- Design complete Summer 2023
- RFP and bidding XXX 2023
- Contract award XXX 2024
- Completion and commissioning XXX 2025

FUNDING

- Senator Jonathan Martin allocated \$7.5M
- Proposed \$350 million that will be allotted to hurricane impacted areas in southwest Florida.

East Corkscrew Road Developments- Latest.

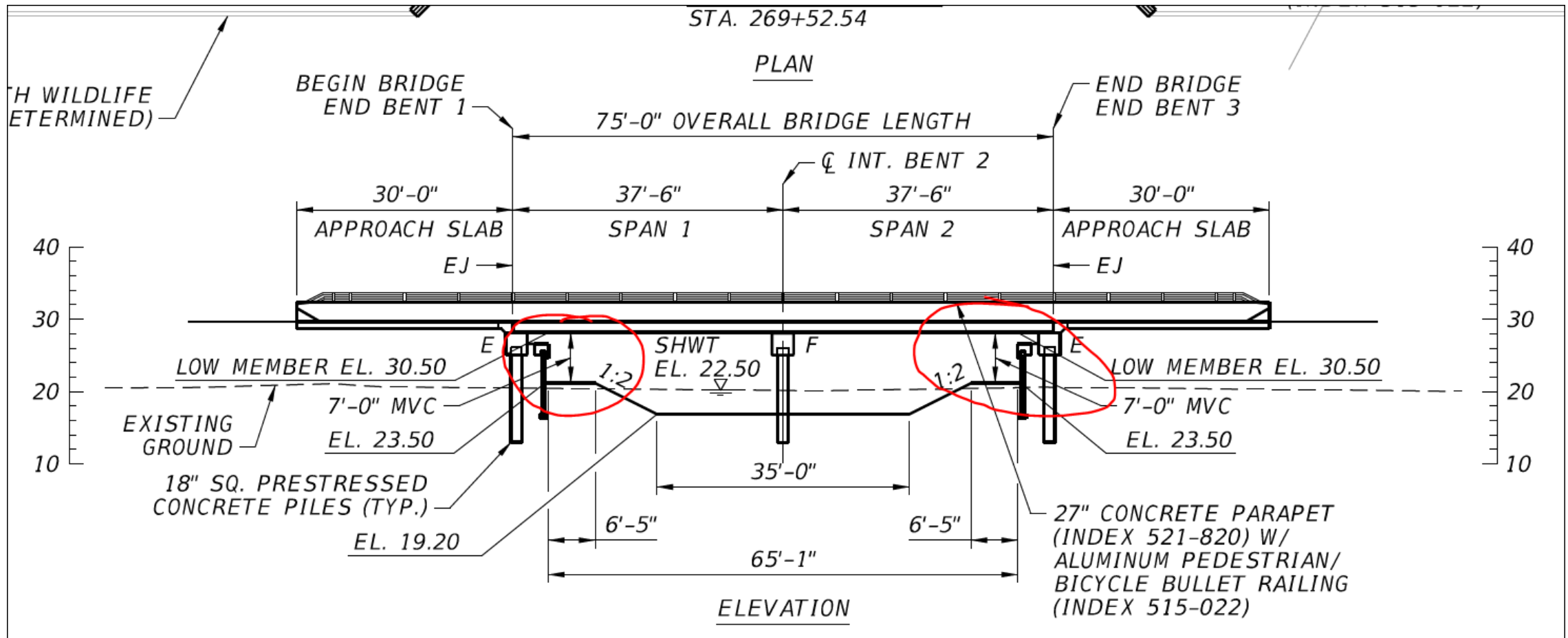
Mark Novitski, Advisor.
Lou Fratarelli, Safety Council Co-Chair



Video of the meeting is available at

<https://www.youtube.com/watch?v=YZmhx7xsKq8&t=2083s>

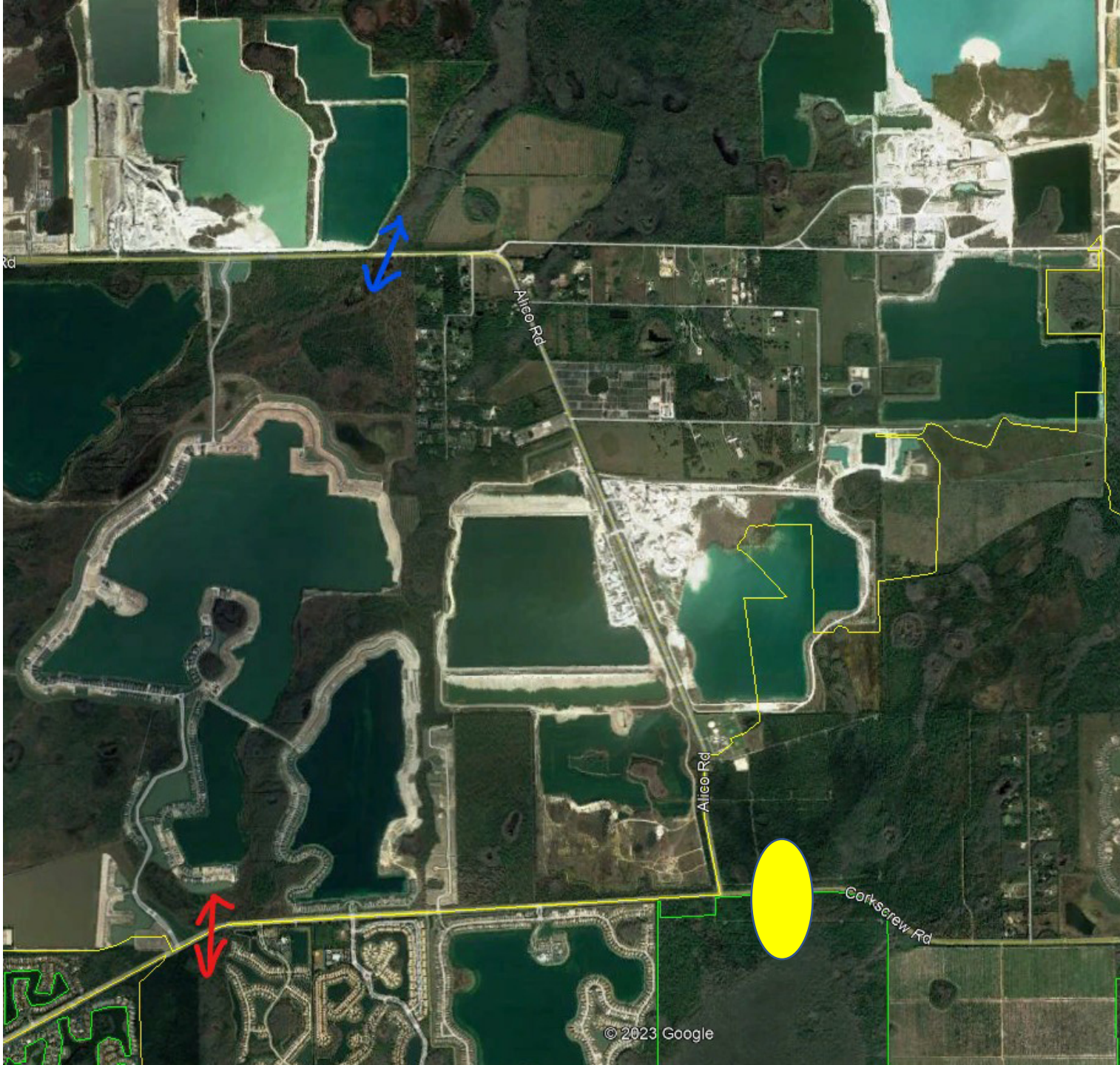
Wildlife Crossing (representative)



The F-Stop Foundation provided the attached photos racoon tracks as well as bobcat tracks. They said that they continue to get bear and panthers inside of the neighborhoods south of the crossing so they are pretty sure they will also be using the crossing once it is completed. They are excited to have it completed to see what uses it!

<https://fstopfoundation.org/crossingsandcorridors>





“...there will be a wildlife crossing under Alico in this same wetland system (see below in blue, the current crossing for Corkscrew is in red). This will also be dual bridges but larger than that on Corkscrew Rd. There will be a drainage channel in the middle with raised “shelves” on either side for the animals to traverse. I believe there are large box culverts within Wildblue for animal crossing purposes as well.”

Ryan Bell
<RKB@johnsoneng.com

Homes, People, Roads, & Schools

[illegible]

Developments Underway and Proposed In Estero.

***Check out the information provided by Mary Gibbs
Estero's Community Development Director.***

Update provided March 15th 2023

<https://play.champds.com/ATT/esterofl/2023-03/92ff5cf593890b81bc47f378a52578fb92290b6d.pdf>

Road, Bike Paths and Pedestrian Connectivity

Tony Carangelo, Chief Research Officer



Video of the meeting is available at

<https://www.youtube.com/watch?v=YZmhx7xsKq8&t=3381s>

The Links.

1) *<https://estero-fl.gov/cip/>*

2) <https://storymaps.arcgis.com/stories/71fdbb51c4ae4d6f9a0fed2d3ee7da89>

Web Experience Demo:

The interactive map

<https://experience.arcgis.com/experience/c9ea7a7b97c44734862293b3868c6425/>

Financial Report

Steve Invidiato, Chief Financial Officer.



Video of the meeting is available at

<https://www.youtube.com/watch?v=YZmhx7xsKq8&t=4388s>