



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Meeting – August 28, 2025 – 8:32 a.m.

It is noted for the record that all documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office.

1) ROLL CALL

CRA Members Present:

Ray Christman, Chair
Linda Penniman, Vice Chair

Berne Barton
Teresa Heitmann, Mayor
Terry Hutchison, Vice Mayor
Bill Kramer
Beth Petrunoff

Staff Present:

Gary Young, City Manager
Anita Jenkins, CRA Administrator.
Brad Hefner, Construction Project Manager

Ralf Brookes, Assistant City Attorney
Dan Ohrenstein, City Engineer
Dave Horton, Executive Assistant

Others Present:

Dan O'Berski
James Whittaker
Lauren Battle

Daniel Flynn
Judy Hushon

2) PLEDGE OF ALLEGIANCE

Chair Christman led in the Pledge of Allegiance.

3) SET AGENDA

Chair Christman asked that Item 6.B be removed from the Consent Agenda to allow for additional context to the information.

MOTION by Hutchison to SET AGENDA removing Item 6.B from the Consent Agenda; seconded by Petrunoff and unanimously carried, all members present and voting (Barton-yes, Heitmann-yes Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

4) PUBLIC COMMENT

Judy Hushon expressed concern about where the City was spending CRA funds, noting that River Park has blight and should be the priority. She also noted the importance of addressing stormwater projects in River Park such as replacing the storm drains to alleviate flooding, as well as raising homes above flood level. **Lauren Battle** agreed with the previous speaker that CRA funds should be directed to River Park and its serious flooding issues. She also recommended that the City investigate the possibility of raising roads as a potential flooding solution. Chair Christman said according to its established plan, the CRA is tasked with preventing or removing blight, but it includes the responsibility to invest money in parts of the district where there was blight in the past to ensure those areas remain successful. He added his belief that the CRA would take actions that will benefit River Park East as well as the entire CRA area. Member Kramer added that if not for the prior investment on 5th Avenue, current funding would not be available for work in River Park East. CRA Member Petrunoff recommended that the CRA focus

on resiliency efforts, human health, stormwater, and flooding. Vice Mayor Hutchison said many of these issues would in fact be addressed under Item 10.A and City Manager Gary Young asserted there would be a comprehensive resiliency discussion at the September 22, 2025 Council Workshop Meeting.

5) APPROVED CRAAB MEETING MINUTES

Chair Christman explained that these minutes have been included so the public can be aware of Community Redevelopment Agency Advisory Board (CRAAB) discussions.

5.A Approved CRAAB Meeting Minutes for March 24, 2025, April 28, 2025, and June 9, 2025.

Approved CRAAB Minutes of March 24, 2025

Approved CRAAB Minutes of April 28, 2025

Approved CRAAB Minutes of June 9, 2025 / **ADDED ATTACHMENT** / Staff

6) CONSENT AGENDA

MOTION by Petrunoff to APPROVE THE CONSENT AGENDA; seconded by Hutchison and unanimously carried, all members present and voting (Barton-yes, Heitmann-yes Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

6.A Approval of the June 12, 2025 Community Redevelopment Agency (CRA) Meeting Minutes.

Agenda Memorandum

June 12, 2025 Meeting Minutes

7) ITEMS PULLED FROM CONSENT AGENDA

6.B RESOLUTION 2025-0095 - A Resolution Of The Community Redevelopment Agency (CRA) Of The City Of Naples, Florida, Approving Funding For The 4th Avenue South Public Parking Garage Painting Project (Bid 25-022) In The Amount Of \$109,800; Recommending That The City Council Approve A Contractor's Services Agreement With Sunshine Paint Contractors, Inc., A Florida Corporation For The Painting Project; Providing For Scrivener's Errors And Providing An Effective Date.

Title read by Assistant City Attorney Ralf Brookes. CRA Administrator Anita Jenkins reviewed the agenda memorandum noting that pursuant to a structural assessment in 2021, recommended repairs to the garage have been completed and the garage is now ready to be painted. She added that this resolution approves funding for this project, and that City Council would consider the contract at its September 3, 2025 Regular Meeting. In response to Chair Christman, CRA Administrator Jenkins said the funding for the painting and landscaping has been allocated in the current Capital Improvement Plan. She clarified that this resolution is for the painting only, and that staff will present the landscaping component when the painting has been completed. Member Petrunoff inquired about the status of prior discussions about possibly charging for parking to pay for ongoing garage maintenance. City Manager Gary Young said that would be part of an overall citywide parking discussion which he believed would not occur prior to January. Chair Christman noted this is a very specialized area and that an outside consultant might be helpful at that time.

MOTION by Barton to APPROVE RESOLUTION 2025-0095; seconded by Hutchison and carried 6-1, all members present and voting (Barton-yes, Heitmann-yes Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-no, Christman-yes).

Agenda Memorandum

Resolution

Contractor's Agreement

25-022 Bid Analysis

8) ANNOUNCEMENTS AND PRESENTATIONS - None.

9) OLD BUSINESS

9.A RESOLUTION 2025-0096 - A Resolution Of The Community Redevelopment Agency (CRA) Of The City Of Naples, Florida, Adopting The CRA Fiscal Year 2024-25 Residential Improvement Program To Aid With Residential Improvements For Homesteaded Or Owner-Occupied Properties Within The River Park East Neighborhood In The Total Amount Not-To-Exceed \$200,000; Requiring An Annual

Affidavit Demonstrating That Property Is Owner-Occupied With Verification Of Income Eligibility; Authorizing The CRA Executive Director To Approve Individual Applications Meeting The Program Requirements In The Total Amount Not-To-Exceed \$40,000 For Each Application; Partnering With The Community Foundation For The Purpose Of Providing A Grant To The Contractor Of Record To Meet The Financial Requirements Necessary To Complete The Elevation Of The Home Located At 508 13th Street North; And Providing An Effective Date.

Title read by Assistant City Attorney Ralf Brookes. CRA Administrator Anita Jenkins explained that in June the CRA had considered Community Redevelopment Agency Advisory Board (CRAAB) recommendations for additional eligible improvements and some other program changes. Since that time, the staff has become aware of a home being elevated in River Park East. She added that the CRA has the opportunity to partner with the Community Foundation, which has been providing the funding, to help finish this project. This funding, she explained, in the amount of \$25,000 would be paid to the contractor of record as a grant on behalf of the homeowner. In response to Member Petrunoff, CRA Administrator Jenkins said staff has not performed an analysis of how many homes in River Park East could meet all the criteria to be elevated, but that out of the approximately 60 single family homes in the neighborhood, 30 are homesteaded. She added there is no waiting list in her office for home elevations. Chair Christman asserted that the success of this project may generate more interest in applying, and CRA Administrator Jenkins suggested that working with neighborhood associations to provide information would also help.

MOTION by Kramer to APPROVE RESOLUTION 2025-0096; seconded by Petrunoff and unanimously carried, all members present and voting (Barton-yes, Heitmann-yes, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

Chair Christman expressed appreciation to the Community Foundation for its efforts in accomplishing this project.

[Agenda Memorandum](#)

[Resolution](#)

[CRA Residential Improvement Program FY 2024-25](#)

[8-21-25 Letter from Collier Community Foundation](#)

[Brizo Construction Proposal](#)

9.B Approval for a Budget Expenditure From CIP #25C04 in the Total Amount of \$196,633.50 for the Construction of 24 On-Street Parking Spaces Within the 3rd Avenue North Right-of-Way, Adjacent to the FPL Substation.

CRA Administrator Anita Jenkins reviewed the agenda memorandum noting that the subject project is within the Naples Design District. She added that the CRA had previously reviewed parking design options for 3rd Avenue North and had approved the option for perpendicular on-street parking; staff was able to create 24 new spaces. Brad Hefner, Construction Project Manager, provided information on related work including the relocation of the fire hydrant and storm drainage improvements, noting the goal was to have the parking available by the start of the winter season. In response to the CRA, CRA Administrator Jenkins said this project was a direct implementation of the Neighborhood Plan for River Park East to provide additional parking. She added that this would help business owners who asked for additional parking for employees so they could maintain parking in front of stores for customers. Vice Mayor Hutchison noted this is an important investment in infrastructure which will increase property values.

MOTION by Kramer to APPROVE ITEM 9.B; seconded by Penniman and carried 6-1, all members present and voting (Barton-yes, Heitmann-no, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#)

[Design Diagram](#)

[Bid Plans](#)

9.C Discussion and Direction on 170th 10th Street North Property.

CRA Administrator Anita Jenkins said the CRA has discussed this property several times and that at its June meeting had decided not to lease it. The CRA provided direction for staff to ascertain

the value of the property with and without the building on it and to expand on short-term use and long-term use of the property, including considerations for open space, parking, and stormwater improvements to the immediate area and River Park East and River Park West.

CBRE representative Dan O'Berski reiterated that he was requested to estimate the value of the property as is as well as with the building removed. He thereby used an electronic presentation to review two different valuations which he noted were estimates. Mr. O'Berski further said he tried to provide some reasonable comparables, which he said was the best approach he had to determine the intent and value of the property. In response to the CRA, Mr. O'Berski affirmed that having the building on the property increases the value. To summarize the results, he said the estimated value of the property with the building is \$4.25 to \$4.5 million with a recommended list price of \$5.5 million. The estimated value without the building is \$4.3 to \$4.4 million with a recommended list price of \$5.4 million.

CRA Administrator Jenkins said this site is currently being used for residential and commercial parking, which she said could be used as evidenced by the demand for parking in that area. She further said that demolishing the building would allow both short and long-term use for parking. Demolishing the building would also provide an option for open space, although there would be additional costs for landscaping maintenance in the event the property becomes a pocket park. She said this could be viewed as short-term use but said it may not provide flexibility in future development as compared to parking. As for stormwater, she said the property is not large enough to use as a detention area. There may, however, be the potential for a future stormwater pump in conjunction with either open space or parking which would require demolishing the building, she said. Finally, regarding affordable housing, she said there would need to be a Comprehensive Plan amendment to increase density which would be a long-term use.

Noting that some City offices are located on the Gordon River, Vice Chair Penniman suggested retaining the property for future relocation of offices. City Manager Gary Young, however, said CRA funds could not be used for a governmental entity and would have to be repaid. He then said that the CRA is currently holding a property with no purpose but, as an implemental plan is being developed, staff can determine the need for a pump station; this parcel could provide an important benefit in terms of infrastructure and stormwater resiliency. That option could still allow for some green space or parking. Staff, he added, will outline the options so the CRA can determine a plan on how best to use it or otherwise to sell it.

In response to Vice Mayor Hutchson, CRA Administrator Jenkins said the Design District Master Plan identified this property for parking, and Mr. O'Berski provided additional information on the building noting it is functional and has electricity and water. Chair Christman said his position is not to sell it at this time noting the current state of the real estate market and the potential for important future uses. Noting the parking is currently unmanaged, he advocated cleaning the property and creating a City parking lot facility. George Yilmaz, Critical Infrastructure Director, noted that due to the potential use for critical infrastructure, he would agree that the CRA may want to retain it, and both he and Mr. O'Berski provided information on the environmental assessment process which had occurred prior to the acquisition. The CRA reached a consensus to not consider selling the property at that time. Mayor Heitmann said she did not support demolishing the building to continue using the site as a parking lot; however, Chair Christman said he saw parking as more of an interim use while keeping open the possibilities for open space, a pump station, or workforce housing. Member Kramer also recommended holding the property while determining an appropriate use and asking staff to present options so the CRA can better understand timelines and cost. Several Council Members noted the importance of properly managing the site in terms of its parking use, citing concerns with overnight parking, liability, and vandalism.

Consensus to direct staff to present the following at the October CRA meeting: 1. several quotes for demolition of the building; 2. general engineering costs for several concepts such as using the site as full green

space, full parking, or some combination thereof; and 3. a plan to manage the parking use occurring on the site at that time.

Regarding long-term use, Critical Infrastructure Director Yilmaz affirmed that it is possible to have a green parking lot that is compatible with and inclusive of a small park area as well as a pump station that is not industrial looking. Chair Christman asserted that the site could become a well-designed amenity and asset for the community consistent with the Master Plan. He added his belief that the CRA would be able to decide on the best interim use after receiving information at the October meeting.

[Agenda Memorandum](#)

[CBRE Exhibit - Broker Opinion of Value](#)

Recess: 10:44 a.m. to 10:57 a.m. It is noted for the record that the same CRA Members were present when the meeting reconvened.

10) NEW BUSINESS

10.A Discussion of the Multi-Basin Prioritization Plan Projects within the Redevelopment Area.

CRA Administrator Anita Jenkins stated that staff would present the multi-basin prioritization plan projects that are specifically within the redevelopment area. She then reviewed an electronic presentation that explained the presentation purpose, the CRA funding resource, and an overview of the completed, current and future infrastructure projects within the CRA. She then provided greater detail on current Project D3 on Central Avenue and Goodlette-Frank Road / Design District area noting that design services are currently underway and construction costs, which are in the next Capital Improvement Plan budget, are forthcoming. Improvements for this project include upsizing stormwater pipes and a drainage outfall. Noting a current estimate of over \$20 million, Chair Christman said this was the second largest infrastructure project in the CRA area east of U.S. 41.

CRA Administrator Jenkins then noted seven future projects for the CRA: three projects in Area E - the River Park East neighborhood estimated at \$760,000; three projects in Area D - the River Park West/Design District Neighborhoods estimated at \$37 million; and one project in Area B – 6th Avenue South for \$26 million. She explained that the projects in the River Park East and River Park West neighborhoods will be funded through the requested CIP of the Neighborhood Plans Projects. Improvements for these projects include upsizing outfall pipes to improve flood conditions, adding structures to improve flood conditions, and upsizing the Public Works Pump station. Lastly, the improvements for the 6th Avenue South area project will include upsizing stormwater pipes and adding a pump station.

CRA Administrator Jenkins then said staff recommends that the CRA fund design services for the projects and support and fund the construction of the projects pending the results of the design initiatives. She added that the Community Redevelopment Agency Advisory Board (CRAAB) voted unanimously to recommend prioritizing the design and permitting of the projects in the River Park East and River Park West neighborhoods to be funded through the Neighborhood Plans Projects budgeted for \$1.5 million

George Yilmaz, Critical Infrastructure Director, said the CRA and City Council have done a tremendous amount of work in laying a foundation for this initiative. He also expressed thanks to the City Manager as well as the Finance Director whom he said has been establishing a 20-year financial master plan to accomplish this vision. Further, he explained how the new equipment being installed would improve public health and safety and how partnerships with TECO and Florida Power and Light (FPL) would help ensure a robust system able to operate critical infrastructure. Director Yilmaz also provided information on multiple pilot programs currently underway to provide immediate relief in various areas of the City.

City Manager Gary Young said the decision was whether to include the projects in next year's budget and whether they are a priority to be accomplished. Vice Chair Penniman expressed concern that there may be insufficient funding allocated to the River Park area due to its location on limestone which she said creates sunny day flooding. She thereby suggested a pump station

for River Park East. Director Yilmaz said this would be determined based on future analysis, evaluation, and design work, noting it will most likely be needed. Additionally, he noted the importance of routine monitoring and maintenance of pump stations.

In response to Vice Mayor Hutchison, City Engineer Dan Ohrenstein provided clarification on Project E1, noting it was designed to remove an area from the existing 25-year flood zone. Vice Mayor Hutchison suggested installing a larger diameter pipe than the size proposed to produce greater flood mitigation for the residents, and Member Petrunoff noted the possibility of installing temporary pump stations before the projects can be completed. Chair Christman said it appeared the CRA firmly supports the recommendations but noted there was no action requested at that time.

Agenda Memorandum

Presentation

10.B RESOLUTION 2025-0097 - A Resolution of the Naples Community Redevelopment Agency (CRA) of the City of Naples, Florida, Adopting the CRA Budget for Fiscal Year 2025-26 and Recommending that the Naples City Council Adopt the CRA Budget; and Providing an Effective Date.

Title read by Assistant City Attorney Ralf Brookes. CRA Administrator Anita Jenkins proffered an electronic presentation on the proposed budget beginning with pertinent requirements which she explained are set forth by Statute, noting that every project must align with the approved Redevelopment Plan. She then outlined the total available resources for that year of just over \$23 million, with an expected fund balance of \$11 million, \$11.4 million in budget revenues, and a taxable value within the CRA of over \$2.7 billion which is a 10 percent increase in the property values from the prior year. In addition, she pointed out the budgeted expenses of \$17.9 million, \$15.7 million of which is being directly allocated to capital projects. At that point, she explained that the budget is separated into three divisions: the CRA administration totaling \$16.8 million, the Parks, Recreation and Facilities Division totaling \$421,265 and the Community Policing Division totaling \$653,616. CRA Administrator Jenkins also reviewed the Capital Improvement Plan (CIP) line items. In particular, she noted the Neighborhood Plans Project line item of \$1.5 million and requested that the CRA prioritize the stormwater projects discussed in Item 10.A. She added that the Anthony Park Improvements project of \$750,000 is currently under evaluation for grant funding; if approved, those funds could be used for another project at the CRA's direction. Chair Christman recommended that the Neighborhood Plans Projects item be delineated by the actual project which City Manager Gary Young affirmed would be done.

At that time, CRA Administrator Jenkins introduced the projects that were pending reappropriation totaling \$925,000 which she said concerned those projects that are not yet under contract, are in the bidding phase, or have not been started yet noting this was the CRA's opportunity to determine if it wanted to move forward. She thereby recommended that the CRA continue to fund the 6th Avenue North project, but to reallocate the funding to stormwater design, rather than for landscaping. She added it could be wrapped into the River Park West stormwater project. CRA Administrator Jenkins thereby reviewed the details of the remaining projects, and the CRA reached the following consensus.

Consensus to reappropriate the funding for the following projects in the 2025-26 budget: Project 25C11 - 6th Avenue North Stormwater Design; Project 25C10 - Baker Park improvements (paver replacement); Project 25CO3 - River Park improvements (pool tile replacement); Project 25C13 - Anthony Park improvements (shade structure); and Project 25CO7 - 5th Avenue South and Sugden Plaza design and permitting.

Next, CRA Administrator Jenkins reviewed the August 25, 2025 CRAAB recommendations, noting they were to prioritize the funding of \$1.5 million for the design and permitting of multi-basin projects in the River Park East neighborhood and the River Park West / Design District neighborhood. The CRAAB also recommended a feasibility study for a pedestrian bridge over the Gordon River from the Anthony Park area; however, she said this has not been discussed by the CRA and requires staff analysis. Several CRA Members expressed concern regarding that

concept. Lastly, CRA Administrator Jenkins said the CRAAB recommended the reappropriated projects noted above.

MOTION by Kramer to APPROVE RESOLUTION 2025-0097 with the reappropriation of above-cited projects, and with prioritizing the multi-basin projects contained in the Neighborhood Plans which will be delineated; seconded by Hutchison and unanimously carried, all members present and voting (Barton-yes, Heitmann-yes Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#)

[Resolution](#)

[CRA FY26 Proposed Budget](#)

[Presentation](#)

[Updated Presentation \(ADDED ATTACHMENT / Staff\)](#)

11) CRA ADMINISTRATOR'S REPORT

11.A CRA Administrator's Report August 2025.

CRA Administrator Anita Jenkins said the items in the report have been covered in the budget discussion under Item 10.B. However, she explained that the Project Manager for the 1st Avenue South, 10th Street and 12th Street South Design project was present and could provide a status report. Daniel Flynn, representing Grady Minor, said there has been a delay pending execution of an amendment regarding geotechnical work required for a box culvert design after which he would be able to proceed with structural design. He predicted that the 60 percent design plans would be available 2.5 months after the execution date. Chair Christman asked that staff take whatever measures possible to help expedite this process. CRA Administrator Jenkins said the Community Redevelopment Agency Advisory Board (CRAAB) recommended that the CRA consider amending the Redevelopment Plan to add a goal and policy for dredging of canals in the Gordon River. Chair Christman said this would require full staff analysis and suggested adding this to the agenda for discussion at the October meeting. He also asked that Assistant City Attorney Ralf Brookes determine with his colleagues whether the CRA has the discretion legally to undertake this effort.

[Administrators Report](#)

12) PUBLIC COMMENT

James Whittaker, expressed thanks to the City Manager for hiring George Yilmaz, Critical Infrastructure Director. Noting the Community Redevelopment Agency Advisory Board (CRAAB) recommendation for dredging the Gordon River, Mr. Whittaker expressed his support as this may help residents' property values which he said have plummeted since Hurricane Ian. With respect to Item 9.A, he said many residents were not aware of the program that assists them with elevating their homes, which he said is why there was no waiting list. In addition, he referenced the State program which also helps in that regard, but that it requires the residents to pay a significant portion of the cost which many cannot afford. He nevertheless expressed his appreciation to the CRA for its efforts to date. **Lauren Batlle** thanked the CRA for its emphasis on helping River Park East. She added her belief that there was a City-owned vacant lot in River Park East that could accommodate a pump station. Further, she said the budget for River Park East is inadequate, and that more immediate action was necessary. Lastly, she expressed support for the Gordon River dredging citing safety concerns.

13) COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

CRA Member Barton expressed support for installing temporary pumps in River Park East; City Manager Gary Young said he would move ahead.

Mayor Heitmann urged that the CRA discuss the long-range Master Plan for D-Downtown and the Design District to better understand the direction especially regarding parking. In response to Mayor Heitmann, CRA Administrator Anita Jenkins provided information regarding a zoning petition to purchase parking for a development on 5th Avenue at a recent Community Redevelopment Agency Advisory Board (CRAAB) meeting which she explained will be presented to City Council with the CRAAB recommendation. Mayor Heitmann said there was a mural presented at a recent Design Review Board meeting and questioned whether the City had

addressed murals on 5th Avenue, in the Design District, or anywhere else in the City. CRA Administrator Jenkins recommended that issue be addressed by the Design Review Board or City Council. Mayor Heitmann then questioned whether the CRAAB had reviewed the D-Downtown or 5th Avenue Overlay. CRA Administrator Jenkins however said the CRAAB generally provides recommendations on items that are coming before the CRA rather than other matters which may not be a priority; the CRA can however give direction to staff to bring an item to the CRAAB. Lastly, Daniel Ohrenstein, City Engineer, confirmed for Mayor Heitmann that some of the drainage basin projects extend to the neighborhood next to the airport.

Member Kramer said he thought the CRA had done good work that day and mentioned in particular the approval of the parking spaces under Item 9.B, predicting they would be heavily used. Given the price of real estate and the size of the CRA, Member Petrunoff suggested elevating affordable housing to be a Citywide initiative. She then announced that Assistant City Attorney Ralf Brookes had received an award from the Florida Lake Management Society for championing an effort to clean a lake in Sanibel.

Vice Mayor Hutchison urged that staff identify whether there is City-owned property in River Park East other than Anthony Park. Regarding the CRA Redevelopment plan, he asked when it had last been addressed and whether it was time to address it again. As to the dredging issue, he urged that the CRA consider the impact if any on the residential development in the Commons area and whether any sediment removed could be used to increase elevations in the River Park East neighborhood.

Noting the CRA's support of the resiliency projects identified in River Park East, Chair Christman said he would support additional projects there if they were presented. He added there is funding in the budget to do so. Vice Chair Penniman suggested the CRA appropriate approximately \$76,000 for the same stormwater apparatus being used on 17th Avenue South, which she said does move water. City Manager Gary Young suggested paying for that out of the Stormwater Fund. Regarding workforce housing, Chair Christman said government needs to be intentional. No project of any kind will be built without financial subsidy and flexibility on land use regulations in terms of providing density. He added that the Live Local Act keeps changing and there now may be more direct implications for the City. Chair Christman thereby recommended either a future City Council or CRA discussion before the end of the year on this important issue.

14) ADJOURN

1:14 p.m.

Ray Christman, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Dave Horton, Executive Assistant

Minutes prepared by:

Jessica R. Rosenberg, Deputy City Clerk

Minutes Approved: 12/04/2025.