



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – October 27, 2025 – 9:03 a.m.

It is noted for the record that all documentation electronically appended hereto is also contained in the file for this meeting in the City Clerk's Office and added attachments are referenced in red as "Added Attachment".

1) ROLL CALL

Board Members Present:

Mary Waller, Chair

Anthony Matonti, Vice Chair

Keith Choff (left at 10:42 a.m.)

Natalia Hester

Christopher Shucart

Liset Zelaya

Staff Present:

Sharon Linsner, Attorney at Dickman Law Firm

Anita Jenkins, CRA Administrator

Ali Duran, Executive Assistant

Others Present:

Elizabeth Kurtz-Isbell

Penny Taylor

Michael Mahigel

Jackie Dean

2) PLEDGE OF ALLEGIANCE

Vice Chair Matonti led the Pledge of Allegiance.

3) SET AGENDA

MOTION by Matonti to SET the Agenda; seconded by Hester and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

4) PUBLIC COMMENT

None.

5) MINUTES

MOTION by Shucart to APPROVE the August 25, 2025 meeting minutes; seconded by Matonti and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[August 25, 2025 CRAAB Meeting Minutes](#)

6) OLD BUSINESS

6.A) Review of Adopted Fiscal Year 2025-26 CRA Budget.

CRA Administrator Anita Jenkins provided an overview of the City's adopted FY2025-26 CRA Budget. She highlighted updates made to the Budget by the CRA and City Council, including the addition of Capital Improvement Project 26C14 Multi-Basin Projects for River Park East and River Park West (including stormwater improvements to 6th Avenue North). She also noted that the projects related to park improvements were brought forward to the FY 2025-26 Budget.

[Agenda Memorandum](#)

[Adopted Fiscal Year 2025-26 CRA Budget](#)

7) NEW BUSINESS

7.A) Update from the Naples Design District Association.

Elizabeth Kurtz-Isbell, President Emeritus, and Michael Mahigel, City Relations and Development Chair, both at the Naples Design District Association, utilized an electronic Presentation to provide an update regarding the latest efforts to implement the concepts outlined in the Naples Design District Master Plan. Ms. Kurtz-Isbell and Mr. Mahigel highlighted; updating the District's banners, painting two murals on the north and south walls of the Garden Center located at 137 10th Street North, and installing mailboxes throughout the Design District to encourage patrons to share their experiences. They requested that the CRA provide funding for the first set of murals and the banners.

At the request of the City Attorney's Office, Member Shucart recused himself from the remainder of the discussion due to being a member of the Naples Design District Association. The Form 8B memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers was provided to Member Shucart, and he left the dais for the remainder of the Item.

Discussion ensued regarding sponsorships, the importance of the banners, the location of the murals, and refreshing the entire Design District area. Chair Waller suggested the Association provide a timeline of when the murals and banners are expected to be completed when presenting to the CRA at its December 4, 2025 meeting.

MOTION by Hester to RECOMMEND ALLOCATING \$26,312 from the Naples Design District line item to fund the banners and two murals; seconded by Matonti and carried 5-0-1 (Choff-yes, Hester-yes, Matonti-yes, Shucart-abstain, Zelaya-yes, Waller-yes).

[Agenda Memorandum](#)

[Naples Design District Association Presentation](#)

[Handout \(Presenter Added Attachment\)](#)

It is noted for the record that Member Choff left at 10:42 a.m., during Item 7.B.

7.B) Discussion and Recommendations to the CRA Board Regarding the Fiscal Year 2026 Residential Improvement Program.

Chair Waller introduced the Item. Member Choff recused himself from the discussion at the request of the City Attorney's Office, due to his direct involvement in the Residential Improvement Program. A Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers was provided to Member Choff and returned to Executive Assistant Ali Duran.

CRA Administrator Anita Jenkins provided an overview of the Residential Improvement Program, noting that for FY 2024-25, the City received five applications and funded approximately \$120,757 for projects, with an expectation of \$65,000 to \$70,000 needed for additional expenses. She further informed the Board that the Collier Community Foundation completed the elevation of a residence, and the Residential Improvement Program provided \$25,000 to finalize the work so the residence could receive its Certificate of Occupancy.

Public Comment: Penny Taylor, Disaster Resource Coordinator at Collier Community Foundation, stated that the Foundation will no longer be able to elevate homes due to the state grant being completed, and expressed the view that the responsibility would now fall on the CRA, noting that the cost to elevate one home was approximately \$300,000. Ms. Taylor then suggested making the Residential Improvement Program more flexible to include all associated costs with elevating homes. Jackie Dean, owner of the elevated home, relayed her experience with the process and thanked the Board for its involvement in the community.

Discussion ensued, and Members suggested that the CRA install a sign or plaque commemorating the first residence elevated in the community. Members also suggested various amendments to the FY 2025-26 Residential Improvement Program, and the following motion was made.

MOTION by Matonti to RECOMMEND REVISING the FY 2025-26 Residential Improvement Program as follows: 1) Remove the language under "Eligible Improvements" specific to 508 13th Street North and replace it with general

language that encompasses any additional work directly associated with elevating a home; 2) Roll the unused funds in the Residential Improvement Program to the next fiscal year, starting in FY 2026-27; 3) Consider renaming the program to Home Improvement Program (HIP) or Residential Enhancement Program (REP); 4) Consider removing the requirement for applicants to supply bank statement; 5) Include Air Conditioner System replacement and the raising of the unit in the list of approved work; 6) Revise the program to allow the homeowner to obtain two bids for contractors instead of using the City approved contractor; and 7) Add an emergency reimbursement of funds for Heating, Venting, and Air Conditioning (HVAC) systems. The motion was seconded by Shucart and carried 5-0-1 (Choff-absain, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Agenda Memorandum](#)

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

[Adopted Fiscal Year 2025 Residential Improvement Program](#)

[Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers \(Choff Added Attachment\)](#)

7.C) Discussion of CRAAB 2025 Remaining Meetings and 2026 Meeting Schedule.

CRA Administrator Anita Jenkins provided an overview of the remaining meetings for 2025 and the future meetings in 2026. She informed the Board that the November 2025 meeting was cancelled due to conflicts with the Thanksgiving holiday, and that the next meeting will be held on December 15, 2025.

Vice Chair Matonti suggested that the December 28, 2026 meeting be cancelled. The following motion was proffered.

MOTION by Matonti to APPROVE the 2026 meeting schedule, subject to cancelling the December 28, 2026 meeting; seconded by Hester and carried 5-0 (Choff-absent, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

Discussion ensued regarding cancelling the December 15, 2025 meeting, and the Board decided to keep the meeting as scheduled.

[Agenda Memorandum](#)

[CRAAB 2025-2026 Meeting Schedule](#)

8) CRA ADMINISTRATOR'S REPORT

CRA Administrator Anita Jenkins overviewed the CRA Administrator's Report. She informed the Board that the final design for the Design Walk Pilot Project was underway and that the 60-percent design was anticipated to be presented during the first quarter of 2026. She further reported that the Sugden Plaza Design and Permitting Project was in contract negotiations with the selected bidder and was expected to be presented to the CRA for approval at its December 4, 2025 meeting.

Regarding Capital Improvement Projects, CRA Administrator Jenkins stated that the Anthony Park Shade Structures Project and the River Park Aquatic Center Pool Improvements Project were almost ready for contract approval, and the Baker Park Paver Replacement Project was in the design phase. She highlighted future discussions for 2026 regarding the Multi-Basin Projects, security enhancements at Anthony Park and the 4th Avenue South Parking Garage, and playground equipment replacement at Anthony Park.

Lastly, CRA Administrator informed the Board that the CRA reached consensus not to sell the City property at 170 10th Street North and directed staff to research possible future uses.

[Agenda Memorandum](#)

9) PUBLIC COMMENT

None.

10) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS AND STAFF

Member Shucart asked that the CRA Administrator's Report be sent to the Members when the Board did not have a meeting.

Responding to Members' questions regarding the recusal of Members, Sharon Linsner, Attorney at Dickman Law Firm, stated that Members who recused themselves could speak during public comment as a resident, not as a Member of the Board.

Chair Waller thanked the staff for their support and hard work.

11) ADJOURN

11:11 a.m.

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: 02/23/2026.