



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Meeting – December 4, 2025 – 8:31 a.m.

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; 3) added attachments are referenced in red as "Added Attachment"; and 4) added items are referenced in red as "Added Items".

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
Jason Collins, Recreation Superintendent

Matthew McConnell, City Attorney
Director George Yilmaz, Director of Critical
Infrastructure
Ali Duran, Executive Assistant

Others Present:

Debra Spencer
Carmen Bowman
Lauren Battle
Joan Benz
Elizabeth Kurtz-Isbel
Jackie Dean
Darrick Hatch

Judith Williams
Freddie Commodore
James Whittaker
Judy Freiburg
Nicole Brice
Laura Patterson
Penny Taylor
Ida Lawson

2) PLEDGE OF ALLEGIANCE

Chair Christman led the Pledge of Allegiance.

3) SET AGENDA

Vice Chair Penniman asked to add an agenda item to discuss an email she received from Judy Hushon regarding the installation of galvanized pipes on 5th Avenue North. Chair Christman concurred and mentioned that he met with Ms. Hushon to discuss the pipes and received an email as well.

MOTION by Barton to SET THE AGENDA adding Item 8.D (Discussion Regarding Water Service Lines in River Park East and Lake Park); 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

Judith Williams ceded her time to Debra Spencer. **Debra Spencer** spoke on behalf of River Park East residents, stating that the neighborhood has not received equitable CRA investment since 1998. She cited deteriorated seawalls, inadequate drainage and stormwater infrastructure, above-ground utilities, and canals that have not been dredged in decades, resulting in flooding and environmental decline. She asserted that CRA funds have been directed to other areas and characterized this as disparate treatment. She requested immediate infrastructure improvements, an audit of CRA expenditures, and a corrective action plan. **Freddie Commodore** stated he has lived in River Park East for 57 years and believes the neighborhood has not received improvements comparable to other areas of Naples. **Carmen Bowman** and **Laura Fitzgibbons** ceded their time to James Whittaker. **James Whittaker** spoke on behalf of River Park East residents. He described the neighborhood as a long-established, diverse community within the City and the CRA boundaries that he believes has not received equitable infrastructure investment. He recounted severe flooding impacts from Hurricanes Ian and Milton, describing River Park East as a low-lying area that collects runoff from surrounding neighborhoods, resulting in home flooding and personal hardship. He urged the City Council to prioritize River Park East for CRA infrastructure improvements, including flood mitigation. He stated the current conditions pose safety risks and that the City has an opportunity to correct long-standing underinvestment. **Lauren Battle** expressed concern that CRA funds have prioritized commercial projects while River Park East continues to lack adequate flood protection and infrastructure. She stated the neighborhood remains vulnerable due to its low elevation and the absence of improvements. She questioned the long-standing lack of investment, and urged the City Council to take responsibility for implementing solutions and addressing what she described as ongoing neglect. **Judy Freiburg**, President of the Democratic Environmental Caucus of Florida, stated that CRA funds statewide are often used for economic development rather than addressing blight, leaving communities like River Park East underfunded. She urged the City Council to reprioritize CRA spending and direct funds first toward permanent flood mitigation and infrastructure improvements in River Park East. **Joan Benz** declined to comment when called. **Nicole Brice**, a River Park East resident since 2000, recalled earlier City efforts, led by former Mayor Bonnie McKenzie, which resulted in basic improvements such as running water and park upgrades. She said those efforts were never fully completed and that promised CRA investments and amenities did not materialize. She expressed disappointment that funding was redirected elsewhere and urged the City Council to take action to support River Park East residents, families, and remaining community assets.

[Public Comment \(Debra Spencer Added Attachment\)](#) 

5) APPROVED CRA ADVISORY BOARD MEETING MINUTES

Item added for reference only.

[Approved CRA Advisory Board August 25, 2025 Meeting Minutes](#) 

6) MINUTES

6.A) Approval of the August 28, 2025 Community Redevelopment Agency (CRA) Meeting Minutes.

MOTION by Hutchison to APPROVE the August 28, 2025 meeting minutes; seconded by Penniman and unanimously carried, all Members present and voting (Barton-yes, Heitmann-yes, Hutchison-yes; Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#)  [August 28, 2025 Meeting Minutes](#) 

7) ANNOUNCEMENTS AND PRESENTATIONS

None.

8) OLD BUSINESS

8.A) Naples Design District Association Update.

CRA Administrator Anita Jenkins introduced the item, an update from the Naples Design District Association and stated that the Association is requesting funding from the District's allocated CRA budget. She noted that the CRA Advisory Board (CRAAB) reviewed the request on October 27, 2025 and recommended approval.

Elizabeth Kurtz-Isbel, President Emeritus of the Naples Design District Association, acknowledged earlier public comments regarding River Park East and expressed empathy for residents affected by flooding. She then utilized an electronic presentation to share that the Association's goal is to support small businesses and strengthen a sense of place within the Naples Design District while collaborating with the broader community.

President Kurtz-Isbel requested approximately two percent of the CRA's Design Walk allocation budget for the Design Walk to support wayfinding and placemaking initiatives. The request, she said, includes two murals on private property using a "Sunup to Sundown" theme, refreshed street banners, and longer-term coordination on streetscape elements, monument signage, and public gathering spaces, all consistent with the District Master Plan. She noted the murals would require Design Review Board (DRB) approval.

President Kurtz-Isbel explained that the banners are a short-term visibility tool but carry hurricane-related maintenance costs and may be phased out as permanent signage is installed. She outlined an estimated budget of approximately \$26,000 and a tentative timeline targeting banner installation in March and mural completion by the end of spring.

Vice Mayor Hutchison asked about the proposed monument signage. President Kurtz-Isbel explained the intent is to define entry points to the Naples Design District through simple, cohesive monument signs coordinated with the Design Master Plan to ensure safety, visibility, and consistency.

CRA Administrator Jenkins confirmed the presentation included a request for approximately \$26,000 from the Naples Design District budget line item to support murals and banners. President Kurtz-Isbel clarified the funding would cover two mural phases and banner installation, subject to DRB approval and required right-of-way permits, with future streetscape initiatives addressed separately.

Mayor Heitmann stated that she was not prepared to support funding at that time, citing the need to review public art policies and overall CRA budget priorities before approving incremental expenditures.

Member Petrunoff acknowledged the Design District's efforts but emphasized public comments regarding River Park East flooding and infrastructure needs. She proposed reevaluating the sequencing of CRA capital projects to prioritize resiliency improvements and attempted to make a motion to direct staff to reorder the timing of the CRA expenditures. City Manager Young advised the matter was not on the agenda for action and stated staff would need to present Dr. George Yilmaz's, Director of Critical Infrastructure, resiliency recommendations, associated costs, and timelines before reallocating funds. He cautioned that CRA funds must be expended within statutory timeframes or returned and emphasized the need for defined project scope and feasibility prior to budget adjustments. Member Petrunoff stated her intent was to establish a policy direction prioritizing River Park East residents' health and safety as the first use of CRA funds. She emphasized that other projects could proceed only after those needs are addressed and expressed support for deferring to Director Yilmaz regarding deliverable solutions. Following the discussion, the motion was withdrawn.

Consensus reached to discuss reprioritizing CIP items to place River Park East and its residents' health and safety as the top priority.

President Kurtz-Isbel expressed support for the reprioritization and reiterated the Naples Design District Association's willingness to serve as a resource, including providing meeting space and assisting with resiliency education efforts.

Chair Christman noted that Director Yilmaz would present resiliency and stormwater improvement recommendations for River Park East later in the meeting that day. He further stated that, at a future meeting, the CRA would revisit the current fiscal year budget to consider modifications

consistent with prioritizing River Park East projects and statutory funding requirements. Vice Chair Penniman encouraged scheduling special meetings for this discussion.

MOTION by Christman to REVISIT the current CRA budget at a future meeting following Director George's presentation on resiliency planning and stormwater improvements in River Park East. The review will include consideration of appropriate budget modifications prioritizing River Park East projects, and will ensure that any adjustments can be executed properly, within required timelines, and in compliance with state regulations; seconded by Penniman and unanimously carried, all Members present and voting (Barton-yes, Heitmann-yes, Hutchison-yes; Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#)  [Naples Design District Association Presentation](#) 

8.B) Discussion and Direction on the 170 10th Street Property Conceptual Designs.

CRA Administrator Anita Jenkins presented the item as a continuation of prior discussions regarding the 170 10th Street property. She stated that, by consensus at the August 28, 2025 meeting, the CRA declined to sell the property and directed staff to return with conceptual options illustrating potential interim uses for open space, stormwater management, and parking. In response, she said staff engaged consultant Grady Minor to prepare draft conceptual designs to demonstrate scale, feasibility, and potential configurations, including future stormwater facilities and a pump station.

Administrator Jenkins then utilized an electronic presentation to review multiple conceptual layouts showing varying balances of open space and parking, with open space ranging from approximately 58 percent to 78 percent of the site and parking capacity ranging from approximately 14 to 31 spaces, depending on configuration.

Chair Christman summarized prior CRA discussions, noting that the property had been evaluated for affordable housing and later retained for potential interim uses aligned with CRA goals, including resiliency and stormwater infrastructure, parking, open space, and long-term flexibility.

Member Petrunoff suggested reconsidering the sale of the property in light of newly established priorities for River Park East resiliency and infrastructure funding. Members clarified that the earlier decision to retain the property was based not only on avoiding a financial loss but also on the site's strategic value for stormwater management and potential pump station placement. Administrator Jenkins confirmed that a Phase I Environmental Site Assessment had been completed at acquisition and there were no recommendations for further testing at that time.

Vice Chair Penniman supported a phased approach, suggesting initial focus on stormwater improvements to mitigate flooding impacts, with future decisions on other uses deferred. Member Barton stated that, given the prior motion to reprioritize CRA expenditures, no action involving funding should be taken until broader budget priorities are reviewed.

CRA Member Kramer supported retaining the property for resiliency purposes, expressed concerns regarding permanent structures such as a pavilion, and suggested maximizing green space and stormwater capacity while minimizing cost. Vice Mayor Hutchison cautioned against disposing of the property, citing its potential role in addressing localized flooding and protecting nearby residential and lower-income housing areas.

Members discussed whether to move forward with action related to the subject property while acknowledging that River Park East remains the priority area for CRA investments. Chair Christman expressed concern that selling the property could result in future market-rate condominium development, which would not align with CRA objectives. City Manager Gary Young advised that obtaining cost estimates would position the Board to make informed decisions when overall CRA priorities are discussed. Administrator Jenkins clarified that authority to demolish the building rests with the City Council and that any action by the Board would be advisory in nature.

MOTION by Petrunoff to DIRECT staff to obtain the cost to demolish the structure, and scrape and seed the lot at 170 10th Street North, and present the findings to City Council for further direction; seconded by Kramer and unanimously carried, all Members present and voting (Barton-yes, Heitmann-yes, Hutchison-yes; Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#) [Conceptual Site Plans](#)

8.C) Update on Multi-Basin Projects and an Emergency Pump Station Within the River Park Area.

CRA Administrator Anita Jenkins provided an update on Capital Improvement Program (CIP) projects within River Park East, noting that City Council identified the area as the first neighborhood plan during budget discussions. She stated that approximately \$1.725 million is allocated for River Park East projects and that funding is in place to proceed.

Dr. George Yilmaz, Director of Critical Infrastructure, stated that the River Park East site is planned and configured to accommodate a future pump station and stormwater pretreatment facilities capable of meeting or exceeding Outstanding Florida Waters discharge standards, producing water quality comparable to the City's reclaimed water. He stated that future basin designs will address both 72-hour steady rainfall events and short-duration peak flows. He added that routine maintenance remains critical, particularly debris removal to ensure gravity system performance, and noted that three locations in River Park East have been identified for gravity system upgrades.

Chair Christman clarified that the presentation addressed multiple, distinct initiatives underway in River Park East. He explained that three longer-term infrastructure projects are part of the approved Multi-Basin Study and represent permanent system upgrades. Separate from those efforts, but related, he said the City is advancing short-term emergency improvements, including mobile pump stations, to reduce flood risk ahead of the upcoming hurricane season. He emphasized the importance of clearly distinguishing between long-term infrastructure investments and near-term emergency actions.

Regarding the short-term emergency improvements, Director Yilmaz reported that a mobile pump station will be deployed at 1390 5th Avenue North, by April 1, 2026 to test hydraulic conditions and gravity driven valves before hurricane season. He stated the unit will handle between 2,000 and 8,000 gallons per minute and will allow equipment and valves to be tested and checked based on lessons learned from the first pilot project on 17th Avenue.

Director Yilmaz stated that two additional temporary pump stations are planned for 1324 5th Avenue North and 541 14th Avenue North. Both locations, he said, will be capable of deployment within 72 hours of a rain event. At 1390 5th Avenue North, he said an existing undersized pipe will be replaced with a larger pipe to improve flow. He noted that all pumps form a pilot program intended to reduce flooding during Category 1 and 2 storm events.

City Manager Gary Young confirmed that operational costs will be funded through the Stormwater Fund, while installation and capital costs will be shared with the CRA. Director Yilmaz stated that all three temporary pump stations are scheduled to be operational prior to the 2026 hurricane season.

Director Yilmaz explained that stormwater normally flows to the bay through hydrostatic pressure, but during high or king tides, gravity flow can slow or stop. Mobile pumps, he said, restore flow by creating artificial pressure regardless of elevation. He described the temporary pump stations as short-term, mobile responses comparable to emergency wastewater pumping, reflecting a shift toward managing stormwater with similar urgency due to environmental impacts.

Turning to long-term solutions, Director Yilmaz stated that permanent pump stations will include pretreatment systems to improve discharge quality to Naples Bay. He confirmed that the long-

term River Park East strategy includes full replacement of water, sewer, and stormwater infrastructure and will serve as a citywide demonstration project.

Director Yilmaz noted that River Park East is well suited for a demonstration project due to its manageable size and available staging areas. He stated that lessons learned will inform broader citywide infrastructure upgrades and help avoid costly errors as the City prepares for a potential \$250 to \$500 million investment.

Director Yilmaz confirmed that automation of lake weirs and stormwater modeling will be included, with funding shared across enterprise funds and the CRA. When asked about timelines, he referenced a similar county project at Isles of Capri that took approximately 26 months from design through construction and stated that a design-build approach could shorten the River Park East timeline by six to eight months.

Director Yilmaz reported that approximately 30 percent of the design is complete and that construction could begin within three to six months if a design-build procurement method is used.

Recess: 10:52 a.m. to 11:10 a.m. It is noted for the record that the same CRA Members were present when the meeting reconvened.

Director Yilmaz provided an update on the River Park Multi-Basin projects. He stated that the CRA has reprioritized up to \$1.7 million to accelerate critical infrastructure design and confirmed that mobile emergency pump stations are expected to be deployed before Easter, with two additional units operational by June 1, 2026 to provide interim flood protection while permanent improvements are finalized.

Director Yilmaz reported that internal scope development for projects E1, E2, and E5 is approximately 30 percent complete and anticipated to be ready for procurement shortly after December 2025. Chair Christman clarified that these projects were originally ranked lower in the Multi-Basin Study but were moved into the CRA scope to accelerate progress.

Director Yilmaz emphasized that coordinated funding among enterprise funds, the CRA, and reserves will allow the City to test procurement, financing, and implementation strategies before broader citywide deployment. Chair Christman requested additional technical and financial detail at the next prioritization meeting.

Public Comments: Lauren Battle, resident of River Park, expressed appreciation to Member Petrunoff for her support and urged the CRA to schedule a special meeting before the upcoming election. She raised concerns about past prioritization decisions in the multi-basin report and asked that the Residential Improvement Program cap be raised to allow residents to afford necessary home upgrades like impact windows.

Vice Chair Penniman referenced the August 25, 2025 meeting and asked whether Director Yilmaz's previously proposed full-scope infrastructure upgrade for River Park East, including water, wastewater, stormwater systems, lift stations, hydrants, backflow prevention, and utility undergrounding, was intended to serve as a demonstration project. Director Yilmaz confirmed that it is. She then asked if the project was solely under CRA authority. City Manager Young clarified that the approach is holistic and cross-funded, similar to the 1st and 10th Street project. He emphasized equitable cost-sharing among enterprise funds and CRA when roads are opened. When asked how to formalize the approach, City Manager Young said a detailed funding and implementation strategy must come first, with joint CRA and City Council review to follow.

In response to a question about a project timetable, Director Yilmaz estimated that construction on the full-scale River Park East infrastructure improvements could begin within 18 to 24 months. He emphasized that identifying funding sources and associated tradeoffs is a prerequisite. City Manager Young reiterated that stormwater, water, sewer, road, and utility components will be assessed together wherever possible. While some areas may not support all improvements, analysis should occur before decisions are made.

Member Petrunoff added that while the policy direction supports prioritizing River Park East, funds have not yet been allocated. She cited CRA budget projections showing zero dollars for River Park East in years One to Five. She anticipated adjustments would be made once the full plan and cost are known. City Manager Young confirmed a funding plan will accompany any future project proposal and will account for all necessary funding sources and existing commitments.

Vice Mayor Hutchison stressed the importance of a deliberate, strategic plan to guide CRA investments over the next 5–10 years, rather than relying on incremental or reactive decisions. He recommended scheduling a CRA special meeting to clearly define the proposed full-scale demonstration project for River Park East, identify its scope, estimated cost, and timeline, and determine how it fits into CRA priorities. He noted this step is essential before budget reallocations or related City Council actions.

Chair Christman agreed to coordinate with City Manager Young and CRA Administrator Jenkins to schedule a special meeting, noting the holiday schedule and accelerated City Council calendar. He noted that with the next CRA meeting set for March 26, and suggested that an earlier session is needed. He emphasized the meeting should review current CRA budget allocations and explore reprogramming funds for River Park East, while also maintaining the CRA's legal and financial compliance to avoid potential state sanctions.

[Agenda Memorandum](#)  [Temp Pump Locations](#)  [Church Site](#) 
[Multi-Basin Projects within the CRA - August 28, 2025 Presentation](#) 

8.D) Discussion Regarding Water Service Lines in River Park East and Lake Park (*ADDED ITEM*).

Chair Christman introduced the item. Dr. George Yilmaz, Director of Critical Infrastructure, explained that under updated Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) regulations, the City must replace any galvanized or lead service lines it owns to protect water quality. He noted this work is already part of the City's broader infrastructure upgrades under the City Public Utilities Renewal Effort (PURE) program. He noted that a full inventory of service line materials is underway and will be delivered to the City Manager within 4 to 5 days, identifying at-risk connections by address and folio number. These replacements will be incorporated into the River Park East demonstration project, he added. Chair Christman clarified that the discussion of galvanized service line replacement and associated water quality concerns is a citywide issue and initially falls under City Council jurisdiction rather than CRA. City Manager Gary Young confirmed that the topic be added to the March City Council Workshop agenda, following an internal inventory effort.

Director Yilmaz stated there is no imminent health risk from existing lines due to corrosion controls and water treatment, but affirmed that the City is committed to proactively replacing all at-risk infrastructure within its service area.

Vice Mayor Hutchison emphasized the need to clearly define the scope of the River Park East demonstration project, align it with budget priorities, and determine appropriate City Council and CRA roles. He called for a special CRA meeting to define the project's elements, timeline, cost, and funding plan. Chair Christman agreed, noting the extensive staff preparation required and committed to coordinating with City Manager Young and CRA Administrator Jenkins to schedule the meeting.

Member Kramer raised a technical issue encountered during the public water line material self-reporting process. He noted that the City's system does not notify users when information has already been submitted for a property, which may lead to confusion.

Director Yilmaz concluded by previewing the Enterprise Asset Management system currently in development. The GIS-based tool will allow the City and City Council to view the condition and location of all critical infrastructure citywide and support long-term planning for repairs and replacements.

9) NEW BUSINESS

9.A) Discussion of Current and Future Opportunities to Partner with Habitat for Humanity of Collier County to Purchase and Rebuild Single-Family Affordable Workforce Housing within the Redevelopment Area.

CRA Administrator Anita Jenkins introduced the item, a discussion regarding a potential partnership with Habitat for Humanity of Collier County. She announced that several River Park East homes recently entered foreclosure and were listed for around \$400,000. While most were quickly purchased, she said one remained. She reported that Habitat for Humanity approached the CRA with an idea: partner to acquire such homes, demolish them, and build new, resilient homes to current code for affordable homeownership. She suggested that buyers could be prioritized from city staff, first responders, or school employees.

CRA Administrator Jenkins emphasized this opportunity aligns with CRA's goals for affordable housing. She acknowledged, however, that public entities are limited in how quickly they can act due to required appraisals and board approvals. Chair Christman echoed this, noting the recent opportunity window was too short for CRA action. He suggested exploring a structured program with a pre-approved budget and flexible process to enable timely responses in the future, and emphasized the importance of community input.

Derek Hatch, Vice President of Real Estate and Construction at Habitat for Humanity, shared the organization's deep roots in Collier County, having built or revitalized over 2,700 homes. He noted past partnerships with the CRA, including a home in Lake Park (2012) and another on 13th Street North (2017). He stressed that affordable homeownership, not rental housing, builds long-term community stability. He also raised concerns that redevelopment could displace longtime residents, which Habitat for Humanity's model seeks to prevent.

Member Barton expressed support for further exploration, highlighting the proposal's alignment with resiliency goals and the ability to prioritize key city workers. He emphasized this would both preserve affordability and improve housing safety in storm-prone areas.

Member Kramer raised a concern about what would occur if a city employee who benefits from the program later leaves their job. Vice President Hatch acknowledged that while Habitat for Humanity homes include deed restrictions and resale conditions to maintain affordability, the organization does not currently impose employment-based requirements. He suggested that the issue could be explored further through policy or partnership agreements.

Chair Christman stated that the proposal aligned with CRA goals and could merit further consideration if staff capacity allowed.

Member Petrunoff inquired whether Habitat for Humanity elevates existing homes and could partner with the City on such efforts. In response, Vice President Hatch stated that each property is evaluated individually and that elevation is possible using specialized contractors, with Habitat for Humanity serving as general contractor. He explained that Habitat for Humanity homes are subject to Area Median Income qualifications and recorded deed restrictions to ensure long-term affordability.

Member Petrunoff expressed concern regarding the use of limited CRA funds. Vice President Hatch stated that each property requires a cost-benefit analysis and that demolition and reconstruction may, in some cases, be more cost-effective than elevation. He added that recent River Park East properties sold quickly, demonstrating that opportunities may arise with limited response time.

CRA Administrator Jenkins stated that affordable housing is an eligible CRA expenditure and that direction would be based on Board priorities. Chair Christman stated that the concept was worthy of future consideration but expressed a preference to defer the matter and revisit it after additional budget clarity. Other Members expressed similar concerns regarding timing and staff workload.

Public Comment: Joan Baez was not present when called.

[Agenda Memorandum](#) 

Recess: 12:49 p.m. to 1:19 p.m. It is noted for the record that the same CRA Members were present when the meeting reconvened.

9.B) A Resolution of the Community Redevelopment Agency (CRA) of the City of Naples, Florida, Adopting the CRA Fiscal Year 2025-26 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; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution adopting the Fiscal Year 2025–26 Home Improvement Program for owner-occupied properties within the River Park East neighborhood, with total funding not-to-exceed \$200,000 and a maximum of \$40,000 per application.

CRA Administrator Anita Jenkins reported that the Community Redevelopment Agency Advisory Board (CRAAB) reviewed the program on October 27, 2025 and recommended approval with modifications, which staff incorporated into the redlined version presented. She summarized key revisions, including expanding eligible improvements to include interior and exterior work required by a building permit, including improvements related to home elevation; reinstating air conditioning systems as eligible improvements; renaming the program from the Residential Improvement Program to the Home Improvement Program; removing the requirement for bank statements as a form of income verification; and shifting contractor selection and project management to the homeowner with required competitive bids.

CRAAB Recommendations (AGM) for clarity:

1. Add eligible improvements for any items, exterior or interior, that are related to the elevation of a home.
2. Add eligible improvements for air conditioning system replacement and elevation.
3. Change the name of the Program to Home Improvement Program or Home Enhancement Program.
4. Remove the application requirement for submitting bank statements.
5. Revise the Program to allow residents to obtain estimates and coordinate directly with contractors.
6. Allow for reimbursement funding in cases of emergency, such as air conditioning system failure.
7. Annually roll forward any unspent Program funds into the subsequent fiscal year.

CRA Administrator Jenkins reported that staff did not recommend allowing reimbursement for emergency repairs already completed. She noted that flood barriers were removed as an eligible improvement based on prior staff review. In addition, she confirmed funding remains budgeted at \$200,000, with a maximum of \$40,000 per application.

Chair Christman proposed reviewing the recommended changes individually. CRA Administrator Jenkins clarified eligibility would be limited to improvements required by a building permit to ensure verification and administration.

Vice Mayor Hutchison requested clarification regarding prior elevation-related grants. CRA Administrator Jenkins explained a previously approved \$25,000 grant was specific to one property and was not a standalone program, and confirmed the \$40,000 application cap includes elevation-related improvements. In addition, she clarified that eligible improvements must relate to the issuance of a building permit, and the CRA must decide whether to allow improvements tied generally to elevation or only when connected to a building permit.

In response to Chair Christman, CRA Administrator Jenkins confirmed that the previous \$25,000 grant was contingent on obtaining a certificate of occupancy. She noted that staff recommended tying improvements to permits and occupancy, whereas CRAAB had proposed broader eligibility. Vice Mayor Hutchison supported the staff recommendation, noting it ensured completion.

Consensus reached to direct staff to require that all eligible improvements under the Residential Improvement Program be tied to the issuance of a building permit and the successful receipt of a certificate of occupancy.

Mayor Heitmann asked why the per-application cap increased from \$20,000 to \$40,000. CRA Administrator Jenkins explained that window replacement drove the higher limit. She noted that the overall program budget remains at \$200,000, and applicants may request up to \$40,000, depending on the improvement.

In response to Member Petrunoff, CRA Administrator Jenkins confirmed that exterior painting, including caulking, does not require a building permit but remains eligible under a separate category.

Public Comment: Tanda Lawson stated that she previously used the Residential Improvement Program to repair her driveway. She asked to increase the individual application amount up to \$300,00/\$400,000, citing challenges she would face to elevate her River Park home, which has both wood and cement foundations. She cited emotional and financial barriers and advocated increasing available funds, up to \$300,000 /\$400,000, or offering alternatives to elevation. Ms. Lawson noted that she has been a long-time resident of the neighborhood and stated that, as property values continue to rise, investment should be made in an equitable manner.

Chair Christman continued the discussion by requesting consensuses on the following items.

Consensus reached to include air conditioning system replacement and elevation as eligible improvements under the program.

Consensus reached to rename the program from the Residential Elevation Program to the Home Improvement Program.

Consensus to remove the application requirement for bank statements.

On whether to allow residents to obtain estimates and coordinate directly with contractors, Members expressed concerns about liability and construction quality. The Board emphasized the importance of using licensed, insured, and qualified professionals. CRA Administrator Jenkins noted that general contractor fees are excluded from grant reimbursements and confirmed the \$40,000 cap applies to hard costs only.

Consensus to retain the current requirement that the City coordinate contractor selection and cost estimating, in order to ensure use of licensed, insured, and qualified professionals.

Regarding emergency reimbursements, such as air conditioner repair and/or replacement, members agreed the program should remain proactive and not allow retroactive funding.

Members affirmed the CRA's authority to roll forward unspent program funds annually, with CRA Administrator Jenkins clarifying that only encumbered funds are formally committed. Members agreed to maintain the existing rollover approach.

CRA Administrator Jenkins confirmed that \$200,000 is allocated for FY25-26, with a \$40,000 per-application maximum. Members supported keeping these levels due to limited past demand and noted the program would continue to be marketed in River Park.

Mayor Heitmann requested that the Home Improvement Program be evaluated to determine its benefits and efficacy.

Public Comment: The following comments were presented during discussion of Item 8C. **Jackie Dean**, resident of 508 13th Street North, shared her experience with a successful home elevation.

She expressed hope that other River Park East homes receive the same support and thanked the CRA for its efforts. **Penny Taylor** requested that the CRA consider lessons learned during the elevation process, such as site unknowns and structural surprises in older homes. She advocated for expanding the elevation program and exploring public-private partnerships to accelerate the pace.

MOTION by Hutchison to APPROVE RESOLUTION 2025-0098 subject to removing the following sentence on Page 4 “Applicants must provide two estimates from licensed contractors for the requested improvements, along with a copy of the contractor’s license and liability insurance.” Motion seconded by Penniman and carried 6-1 (Barton-yes, Heitmann-no, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Christman-yes).

[Agenda Memorandum](#)  [Resolution](#) 

[Residential Improvement Program FY 2026](#) 

[Pictures \(Jackie Dean Added Attachment\)](#) 

9.C) A Resolution Approving a Contractor’s Services Agreement Between the Community Redevelopment Agency (CRA) of the City Of Naples, Florida, and Deja Blue Custom Pools and Spas LLC, to Replace the River Park Aquatic Center Pool Plaster and Pool Tiles in the Amount of \$76,918; Authorizing the Community Redevelopment Agency Executive Director to Execute the Contractor’s Services Agreement; Providing for Scrivener’s Errors and Providing an Effective Date.

CRA Administrator Anita Jenkins introduced the item and noted that the \$100,000 project had been approved in the previous year’s Capital Improvement Program (CIP) and carried forward, with the selected bid coming in under budget. Mayor Heitmann expressed support but inquired about the bid process and vendor selection. Recreation Superintendent Jason Collins explained that three bids were received and staff performed due diligence on the low bidder, including reference checks. He added that efforts were made to engage local companies, but only one submitted a bid, which was significantly over budget. Discussion followed regarding the significant differences in bid amounts, with Members noting that higher bids often reflect low contractor availability or disinterest in the project.

MOTION by Hutchison to APPROVE RESOLUTION 2025-0099; seconded by Kramer 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](#)  [Contractor’s Agreement](#) 

[ITB 25-031 Bid Tabulation](#) 

9.D) Acceptance of the CRA Performance Measures Annual Report 2025.

CRA Administrator Anita Jenkins provided a summary of the statutorily required Goals, Objectives, and Performance Measures for Fiscal Year 2025, which had been adopted in January, 2024 and successfully met. She noted that the report was posted to the City’s website by the December 1st deadline as required. She also presented the proposed goals for Fiscal Year 2026 and invited feedback from Members regarding any desired changes.

Discussion followed regarding language under Goal 3.2, with Member Petrunoff expressing concern that the stated minimum of nine CRA projects may not reflect actual activity and suggesting the removal of a fixed number. Members discussed other goals, including affordable and workforce housing (Goal 3.1), alternative transportation methods (Goal 3.4), and quarterly meeting frequency, noting the need for realistic and achievable benchmarks. CRA Administrator Jenkins clarified that the performance measures document is distinct from the Redevelopment Plan, which governs project eligibility. In addition, she offered clarification regarding staffing figures in Goal 3.3, with Members recommending revision to accurately reflect ten funded positions or adjust the goal accordingly. Mayor Heitmann raised questions regarding the CRA’s bylaws and the establishment of the Community Redevelopment Agency Advisory Board (CRAAB), both of which CRA Administrator Jenkins confirmed could be revisited at the CRA’s direction. Based on the feedback received, Members agreed to defer adoption of the FY 2026

Goals, Objectives, and Performance Measures to a future meeting, allowing staff time to incorporate suggested edits.

City Attorney Matthew McConnell reminded Members that, as discussion continued regarding the Fiscal Year 2026 Goals and Objectives, Florida Statutes require the CRA to also identify and publicly report any goals or objectives that were not met. He emphasized that such information must be posted on the City's website when applicable. In response, it was clarified that all goals and objectives for Fiscal Year 2025 were met. City Attorney McConnell advised the CRA to remain mindful of this statutory requirement when establishing goals for Fiscal Year 2026 and to ensure that performance measures are clearly defined and achievable to allow for accurate reporting.

[Agenda Memorandum](#)  [FY 2025 CRA Goals and Performance Measurements](#) 

10) CRA ADMINISTRATOR'S REPORT

10.A) CRA Administrator's Report December 2025.

CRA Administrator Anita Jenkins provided an update on CRA projects that were not discussed earlier in the meeting that day, noting that the projects are in various stages of design, bidding, construction, or completion. She noted that the Design Walk project is fully designed at the conceptual level and will be brought back for consideration of construction funding in coordination with the 1st Avenue South improvements once the 60 percent design is presented; anticipated in March, 2026. She added that the 1st, 10th, and 12th Street projects are nearing 60 percent design and includes additional stormwater components and a river outfall. She also reported that the 5th Avenue South and Sugden Plaza Project was advertised for bid twice, with one bid received, and that staff is currently negotiating a contract. In addition, she said the 3rd Avenue North On-street Parking Project is under construction and anticipated to be completed by mid-December, 2025. She said the 4th Avenue South public parking garage painting project, was completed, with minor landscape updates remaining. Upcoming projects, she noted, include security cameras at Anthony Park and the 4th Avenue South garage, Anthony Park playground equipment, which will be reviewed by CSAB in early 2026, and the Baker Park pavers and restroom project, which is currently in design.

[Agenda Memorandum](#) 

11) PUBLIC COMMENT

None.

12) COMMUNICATIONS FROM CRA CHAIR, MEMBERS, AND STAFF

Vice Chair Penniman expressed concern regarding canal dredging, noting that the issue continues to resurface within the community and that residents associate canal conditions with flooding, particularly given that portions have reportedly not been dredged since 1929. City Manager Gary Young and City Attorney Matthew McConnell responded that the matter is being evaluated within the broader River Park East and stormwater planning efforts, including legal responsibility, and emphasized that canal dredging has previously been determined to fall under the City's purview rather than the CRA.

Mayor Heitmann stated that flooding affects multiple areas of the City and referenced the severe impacts of Hurricane Ian, noting that resiliency decisions must consider the entire community while acknowledging that River Park East has been historically underserved. She commended the City Council and staff for prioritizing River Park East and noted that other areas of the City address canal dredging through special taxing districts or property assessments paid by affected owners. She stated that if canal dredging and seawalls are determined to be City responsibilities and are eligible for CRA funding, then the City may need to reconsider its policy approach, reevaluate CRA priorities, and potentially amend the CRA plan. She emphasized that recurring questions about dredging and seawalls underscore the need for clear policy decisions and viable alternatives. Mayor Heitmann discussed the appropriate role of advisory boards, emphasizing that boards should be directed by the City Council and CRA on specific issues to study, rather than independently advancing recommendations that shape policy or funding priorities. While expressing appreciation for the time and service of CRA Advisory Board members, she noted that unsolicited proposals, even when well intentioned, can disrupt adopted priorities and strain limited resources. She stated that any recommendations should be brought forward only after City

Council direction and approval. She requested a future review of the CRA Advisory Board's bylaws, duties, and practices to ensure its work remains clearly focused, efficient for staff, and aligned with City Council and CRA objectives.

Additional discussion addressed the role and scope of the CRAAB, with members emphasizing the importance of aligning advisory board recommendations with CRA priorities, funding capacity, and statutory responsibilities, particularly given the CRA's sunset in 2045 and potential long-term debt considerations.

Mayor Heitmann expressed concerns regarding lighting conditions along the 10th Street Corridor, including reports of outages during a recent event. CRA Administrator Anita Jenkins advised that the matter would be reviewed with Florida Power and Light. City Manager Young said follow-up information will be provided to the City Council. Mayor Heitmann raised concern regarding holiday lighting funding, with CRA Administrator Jenkins clarifying that such expenditures are now included in the City's General Fund operational budget rather than the CRA budget. Mayor Heitmann expressed concern that holiday lighting costs may be disproportionately allocated to a shopping district with its own taxing mechanism and requested that Council revisit and clarify the funding structure, including whether 10th Street was intended to be included.

Members discussed the need to clarify standards and procedures for murals and public art. City Manager Young explained that, following City Council action sunsetting the Public Art Advisory Committee (PAAC), murals are reviewed by the Design Review Board (DRB) under City Code, regardless of whether CRA funds are involved. He also clarified that murals funded through the CRA would be treated as façade improvements on private property, not public art, and therefore require DRB approval. Members expressed concern about the lack of clearly defined criteria for murals and requested a future City Council discussion to establish policies and standards, noting that consideration of CRA funding for the proposed mural project had been tabled.

Member Kramer stated that staff and consultants have consistently advised that dredging the canals would not reduce flooding or be a contributing factor to flooding, despite continued public skepticism. He noted that although he is not opposed to dredging, its benefits relate to navigation and potential property value impacts rather than flood mitigation, as confirmed by expert analysis.

Vice Mayor Hutchison emphasized the importance of balancing reinvestment in River Park East with continued attention to other CRA areas. He also highlighted the need for clear performance metrics, baseline data, and balanced prioritization to measure redevelopment success, equity impacts, and long-term outcomes. Chair Christman emphasized that resiliency projects, including the 1st Avenue South and 10th Street Corridor Project, should continue alongside new investments in River Park East, noting the broad social and economic benefits.

13) ADJOURN

3:08 p.m.

Ray Christman, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes prepared by:

David Horton, Executive Assistant

Minutes Approved: 3-26-26