



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – February 23, 2026 – 9:01 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.

1) ROLL CALL

Board Members Present:

Mary Waller, Chair
Anthony Matonti, Vice Chair

Keith Choff
Natalia Hester
Christopher Shucart
Liset Zelaya

Staff Present:

Sharon Linsner, Attorney at Dickman Law Firm
Anita Jenkins, CRA Administrator
Ali Duran, Executive Assistant

2) PLEDGE OF ALLEGIANCE

Vice Chair Matonti led the Pledge of Allegiance.

3) SET AGENDA

No changes.

4) PUBLIC COMMENT

None.

5) APPROVAL OF MINUTES

Sharon Linsner, Attorney at Dickman Law Firm, announced that the City Attorney's Office met with Ethics Commission Executive Director Michael Murawski and found that Member Shucart had no conflict of interest regarding Item 7.A) Update from the Naples Design District Association at the October 27, 2025 Board meeting. Attorney Linsner asked that Members contact staff before the meeting if they had any concerns about potential voting conflicts.

Responding to Member Shucart's request for clarification regarding the October 27, 2025 meeting minutes, CRA Administrator Anita Jenkins confirmed that the Board recommended providing new heating, air conditioning, and ventilation systems (HVAC), and raising them if needed, and allowing an emergency reimbursement of funds. She remarked that the CRA did not approve of the reimbursement of funds for HVAC systems.

MOTION by Shucart to APPROVE the October 27, 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).

MOTION by Matonti to APPROVE the January 26, 2026 meeting minutes; seconded by Zelaya and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).



[January 26, 2026 CRAAB Meeting Minutes](#)

6) OLD BUSINESS

None.

7) NEW BUSINESS

7.A) Discussion and Recommendation on CRA Performance Measures 2026.

CRA Administrator Anita Jenkins explained to the Board that it would be reviewing and providing recommendations for the 2026 CRA Goals, Objectives, and Performance Measures, which will be presented for review and approval at the March 26, 2026 CRA meeting. CRA Administrator Jenkins provided a brief historical background of the Performance Measures, remarking that they responded to a change to Section 189.0694, Florida Statutes, in 2024 that required reporting mechanisms for CRAs statewide. She noted that some of the Performance Measures aligned with requirements laid out in the CRA bylaws and suggested that they remain in the original format to maintain consistency.

The Board reviewed the 2025 Performance Measures and discussed modifying the number of CRA and Advisory Board meetings; incorporating additional language to acknowledge and enhance the connections with the Collier County trail system; adding an additional goal for safety and security to include lighting and a means to close roads quickly, updating language to remove the specific number of projects in the Standard of Goal 3.2 (Infrastructure and Capital Improvements), adding a goal to ensure the various planning documents are reviewed annually by the CRAAB; and including the Assistant City Manager as a CRA funded staff member. Following a lengthy discussion, the following motion was proffered.

MOTION by Matonti to RECOMMEND APPROVAL of the 2026 CRA Performance Measures subject to the following modifications: 1) Including the following language in Goal 3.4: Alternate Transportation Methods, include the following language at the end of the Objective, "...and connection to the City of Naples and Collier County greater alternate transportation system"; 2) Adding Goal 3.6: Safety and Security; Objective: To explore any and all options to ensure the safety and security of all property owners, businesses and visitors within the CRA area; Measurement: Address within our planning documents and to discuss at four meetings annually; 3) Adding Goal 3.7: Community Redevelopment Agency Advisory Board (CRAAB) Meetings; Objective: An annual review of all planning documents including but not limited to The Neighborhood Plans, The Naples Design District Master Plan, The Affordable Housing Report, and the 5th Avenue South Design Concept Plan; Measurement: the CRAAB shall review all plans annually; 4) Eliminating the specific number of projects under the Standard for Goal 3.2: Infrastructure and Capital Improvements; and 5) adding the Deputy City Manager as the 10th staff member under the Objective for Goal 3.3: Administration. The motion was seconded by Shucart and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

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

7.B) Election of CRAAB Chairperson and Vice Chairperson.

Member Shucart NOMINATED Waller as Chair.

There being no further nominations, the following motion was proffered.

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

Member Shucart then NOMINATED Matonti as Vice Chair.

There being no further nominations, the following motion was proffered.

MOTION by Shucart to ELECT Matonti as Vice Chair; seconded by Zelaya and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Agenda Memorandum](#) 

8) CRA ADMINISTRATOR'S REPORT

CRA Administrator Anita Jenkins presented the CRA Administrator's Report and noted that the date of December 4, 2026 should be December 4, 2025 on the second paragraph of page two. She announced that the new City Council Members were seated on February 18, 2026, and that Council Member Linda Penniman was elected as the CRA Chair and Council Member Scott Schultz was elected as the CRA Vice Chair.

Responding to questions, CRA Administrator Jenkins provided a brief explanation of project phasing that occurs with large infrastructure projects, such as the 1st Avenue South/10th Street South/12th Avenue South Design Project. She noted that the 60 percent design would be presented to the Board at its April 28, 2026 meeting. CRA Administrator Jenkins informed the Board that the City received one bid for the 5th Avenue South and Sugden Plaza Design and Permitting Project, but it substantially exceeded the budgeted amount. She informed the Board that the CRA will discuss options regarding this Project at its March 26, 2026 meeting.

Members asked to review the Naples Design District Plan and discuss how it will coincide with the various stormwater and infrastructure projects.

[Agenda Memorandum](#) 

9) PUBLIC COMMENT

None.

10) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS, AND STAFF

Member Zelaya thanked the Naples Police Department for recovering a stolen bicycle from her friend's son. She expressed her appreciation for the officer's hard work and dedication to the community.

Member Choff stated that there was a loose board hanging off the dock at Charlie C. Anthony Park and requested that it be repaired.

11) ADJOURN

10:38 a.m.

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: 03/23/20206.