



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Meeting – March 26, 2026 – 8:30 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:

Linda Penniman, Chair
Scott Schultz, Vice Chair

Berne Barton
Ted Blankenship, Vice Mayor
Teresa Heitmann, Mayor
Bill Kramer
John Krol

Staff Present:

Gary Young, City Manager
Anita Jenkins, CRA Administrator

Matthew McConnell, City Attorney
George Yilmaz, Asst. City Manager / Dir. of Critical Infrastructure
Ben Copeland, Budget and Capital Projects Manager
David Horton, Executive Assistant

Others Present:

James Whittaker
Lauren Batlle

Meg Stepanian
Liset Zelaya
Tami Bailey

2) PLEDGE OF ALLEGIANCE

Chair Penniman led in the Pledge of Allegiance.

3) SET AGENDA

No changes were announced.

MOTION by Heitmann to APPROVE the Agenda; seconded by Krol and unanimously carried, all Members present and voting (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

4) PUBLIC COMMENTS

James Whittaker welcomed the new members and encouraged the Board to maintain momentum on initiatives affecting the River Park East community. He emphasized the importance of following through on prior commitments and stated that River Park East remains in need of continued support and attention. **Lauren Batlle** welcomed the new members and encouraged the Board to follow through on commitments made to the River Park East community and to prioritize reinvestment in the neighborhood. She also suggested exploring alternatives to the use of CRA funds for parking garage maintenance in order to better support community needs and preservation efforts within River Park East.

APPROVAL OF CONSENT AGENDA

MOTION by Heitmann to APPROVE the Consent Agenda; seconded by Krol and unanimously carried, all Members present and voting (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

5) MINUTES

5.A) Approval of the December 4, 2025 Community Redevelopment Agency (CRA) Meeting Minutes.

[Agenda Memorandum](#)

[December 4, 2025 minutes](#)

6) RESOLUTIONS

6.A) Resolution 2026-0100 - A Resolution Approving The Fourth Amendment To The Professional Services Consultant's Agreement Among The City Of Naples Community Redevelopment Agency (CRA), The City Of Naples And Pape-Dawson Consulting Engineers, LLC, a Texas Limited Liability Company, Formerly Known As Q. Grady Minor And Associates, LLC, a Florida Limited Liability Company, For The Purpose Of Consenting To An Assignment Of The Agreement With Q. Grady Minor And Associates, LLC, A Florida Limited Liability Company For The 1st Avenue South, 12th Street South, And 10th Street North Streetscape Design Project; Including Additional Standardized Contract Terms Required By The City; Authorizing The CRA Executive Director To Execute The Fourth Amendment To The Professional Services Consultant's Agreement; and Providing An Effective Date.

Title to the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Fourth Amendment](#)

END OF CONSENT AGENDA

7) ANNOUNCEMENTS AND PRESENTATIONS - None.

8) OLD BUSINESS

8.A) Discussion and Adoption of the CRA's FY 2026 Goals, Objectives and Performance Measures.

CRA Administrator Anita Jenkins presented the proposed Fiscal Year 2026 Goals, Objectives, and Performance Measures for the CRA, explaining that the document is required under state reporting requirements and must be posted by December 1, 2026. She noted that the draft includes recommendations from the CRA Advisory Board (CRAAB), along with minor staff revisions.

Board discussion followed regarding the format and substance of the document. Several members expressed concern that the draft reflected general activities rather than specific, measurable goals and outcomes; they indicated a preference for a more results-oriented framework. Discussion also addressed whether additional flexibility and more detailed direction could be incorporated while still satisfying state requirements.

Mayor Heitmann stated that further discussion would be beneficial, noting that previously identified priorities, such as workforce housing, may warrant reconsideration or clarification. Vice Chair Schultz suggested that the Board provide more direct guidance regarding desired outcomes and performance measures. City Manager Gary Young noted that some concrete initiatives are already reflected through the Capital Improvement Program and stated that prior shifts in priorities had reflected resident input.

City Manager Young noted that the Board's discussion of budget priorities later in the meeting would likely determine which goals and objectives remain appropriate for inclusion in the Fiscal Year 2026 report. He explained that some previously identified priorities, including workforce housing and mobility-related items, remain in the current draft because they were included in prior

Board direction and budget allocations, but could be revised or removed depending on current Board priorities. He also clarified that certain parking-related revenues are governed by separate funding mechanisms and that any applicable revenues associated with the 1st Avenue South parking garage would return to the CRA pursuant to existing provisions.

City Attorney Matthew McConnell explained that the purpose of the annual report is for the Board to establish goals and performance measures at the beginning of the year and then later evaluate what was or was not accomplished. He stated that the discussion should focus on what the Board believes it can reasonably achieve during the current fiscal year.

Board discussion continued regarding whether the current draft accurately reflects the CRA's priorities, with several members expressing the view that infrastructure improvements in River Park East should remain the primary focus.

MOTION by Blankenship to CONTINUE the item to a future meeting; seconded by Kramer and unanimously carried, all Members present and voting (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

[Agenda Memorandum](#)

[DRAFT CRA Goals, Objectives and Performance Measurements 2026](#)

8.B) Discussion and Direction on CRA Funding for Building Demolition, Stabilization and Sodding of the Property at 170 10th Street North.

CRA Administrator Anita Jenkins presented an update on the property at 170 10th Street North, noting that the CRA previously discussed the item on December 4, 2025. She explained that the CRA had considered conceptual options for the site, including open space and parking, and directed staff to return with the cost to demolish the existing structure and stabilize the parcel. CRA Administrator Jenkins reported that the estimated cost for demolition and sodding is \$95,000.

Board discussion focused on the future use of the property, including its potential for stormwater infrastructure and the long-term value of maintaining public control of strategically located land. Vice Mayor Blankenship expressed support for selling the property and reallocating proceeds toward infrastructure improvements in River Park East. In response, CRA Administrator Jenkins explained that the building had been evaluated for leasing, but significant interior improvements would be required, and no viable long-term use had been identified. City Manager Gary Young noted that the property was originally acquired for potential parking or affordable housing purposes, neither of which had advanced, and that the structure is currently a nonperforming asset.

Several members expressed reluctance to sell the property at a loss and supported demolishing the structure and maintaining the site as a stabilized, unimproved parcel until a long-term use is determined. Members noted that this approach would preserve flexibility for potential future uses, including stormwater improvements, while avoiding unnecessary interim investment.

Chair Penniman summarized the options such as selling the property, holding it as-is, or demolishing and sodding the parcel. The Board also acknowledged that retaining the property would not preclude continued investment in River Park East infrastructure.

MOTION by Schultz to APPROVE CRA funding for demolition of the existing structure and stabilization of the property; seconded by Barton and carried 6-1, all Members present and voting (Barton-yes, Blankenship-no, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

MOTION by Barton to RECOMMEND to City Council that it authorize the demolition and stabilization of the parcel; seconded by Schultz and carried 6-1, all Members present and voting (Barton-yes, Blankenship-no, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

[Agenda Memorandum](#)

170 10th Street North Location

8.C) Presentation of an Update on Multi-basin Projects in River Park East and River Park West (CIP 26C14), and Discussion of CRA Budget Priorities.

CRA Administrator Anita Jenkins introduced the item as a discussion of both the multi-basin stormwater projects currently reflected in the CRA budget and the CRA's broader budget priorities. She explained that the item returned at the Board's request following discussion at the December 4, 2025 CRA meeting, when additional technical and financial information was requested regarding long-term infrastructure improvements in River Park East and River Park West. She then utilized an electronic presentation to provide a brief recap of projects previously completed, underway, and previously identified within the CRA's Capital Improvement Program (CIP), including 1st Avenue South, portions of 10th and 12th Streets, and previously identified stormwater improvements in River Park East, River Park West, and 6th Avenue South.

George Yilmaz, Assistant City Manager / Director of Critical Infrastructure, outlined a broader infrastructure strategy for River Park East, explaining that the City had evaluated not only stormwater improvements, but also the feasibility of a full-scale demonstration project that would replace aging water, sewer, and stormwater infrastructure at the same time road elevations and related improvements are addressed. He stated that the concept is intended to provide a more resilient, long-term solution while allowing the City to test a comprehensive neighborhood-scale approach that could inform future citywide infrastructure renewal efforts. Director Yilmaz noted that, in the short term, staff is also implementing interim operational improvements, including mobile pump units and previously approved gravity-based stormwater improvements.

Ben Copeland, Budget and Capital Projects Manager, reviewed the CRA budget implications of the various infrastructure options, explaining that the currently adopted budget includes funding assumptions for several multi-basin projects but that a full-scale demonstration project in River Park East would substantially increase the CRA's financial commitment. He outlined how projects could be restructured within the five-year CIP, including separating River Park East and River Park West into distinct projects and adjusting the timing of certain construction and design allocations.

City Manager Gary Young then discussed the broader financial implications for the CRA and the City, emphasizing that the CRA does not have independent borrowing capacity and that major CRA-funded projects must be considered in the context of overall City debt capacity and competing capital priorities. He stated that the Board would need to identify and rank its top priorities, noting that the CRA could not reasonably fund all desired projects simultaneously, including major stormwater improvements, 5th Avenue South improvements, and workforce or affordable housing initiatives, without narrowing its focus.

Tami Bailey of Kimley-Horn addressed the Board regarding potential grant opportunities that could support 5th Avenue South infrastructure improvements. She described a potential Economic Development Administration (EDA) disaster supplemental grant opportunity that could assist with design and construction costs for public infrastructure improvements tied to economic recovery and disaster resilience, as well as newly reopened Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) funding opportunities for stormwater and related resiliency projects. She explained that 5th Avenue South could be a strong candidate due to its significance as an economic driver and its documented storm-related impacts.

Ms. Bailey stated that preparation of a grant application would take approximately 60 days, with award determination by the EDA potentially taking up to nine months. She encouraged members and the public to submit letters of support to state and federal representatives. She added that documenting the economic impacts of Hurricane Ian, including tourism and workforce effects, would strengthen the application. In response to the Board, she stated that the grant cap is approximately \$20 million, with flexibility for larger requests.

City Manager Young stated that staff could issue a partial notice to proceed for preliminary design, environmental coordination, and grant support while preserving flexibility on full project funding. He noted that staff could return with contract authorization and, if necessary, request a special CRA meeting to avoid delays.

Public Comment: Meg Stepanian, of the Fifth Avenue South Business Improvement District, emphasized the economic importance of 5th Avenue South and urged the Board to maintain resilience projects as a priority, whether through grant funding or future CRA support. Lauren Battle and Liset Zelaya, both River Park East residents, urged the Board to prioritize long-overdue infrastructure and resiliency improvements in River Park East and emphasized the neighborhood's vulnerability to future flooding and storm impacts.

Consensus reached to approve the use of the budgeted 5th Avenue South design funds, in whole or in part, to pursue grant opportunities through the Economic Development Administration and BRIC programs.

Recess: 10:32 a.m. to 10:46 a.m. It is noted for the record that the same Members were present when the meeting reconvened.

Following a brief recess, Board discussion resumed regarding project prioritization. City Manager Young stated that the 1st Avenue South, 10th and 12th Street improvement project remains a logical near-term priority due to its advanced design status and prior CRA investment. He further stated that the Board's remaining prioritization discussion should focus on River Park East, 5th Avenue South, and other long-range CRA commitments in order to guide future budget planning.

Member Kramer expressed support for removing the annual \$2 million affordable housing allocation, stating that infrastructure had become the more immediate priority based on recent community input. Vice Mayor Blankenship clarified that the discussion was not intended to suggest that affordable housing was unimportant, but rather that the CRA's immediate emphasis should be on protecting existing neighborhoods and addressing infrastructure needs before pursuing new affordable housing acquisitions. He stated that the previously discussed \$2 million allocation would not be sufficient to make a meaningful impact and that, within the CRA context, resources should instead be directed toward more immediate priorities during the current five-year planning period.

MOTION by Kramer to MOVE FORWARD with the full-scale demonstration project in River Park East and to remove the annual \$2 million affordable housing allocation from the CRA budget for the remaining four years of the five-year planning period; seconded by Schultz and unanimously carried, all Members present and voting (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

Board discussion continued regarding the Naples Design District funding placeholder. City Manager Young advised that the \$3 million currently shown was not expected to be spent in the current year, as no specific project was ready to proceed and related work remained tied to the timing of the 1st Avenue South, 10th and 12th Street project. He explained that the funding could remain as a placeholder and be shifted to a future year without immediate Board action. CRA Administrator Jenkins clarified that the funding was intended to support implementation of the Design Walk and other elements of the Design District Master Plan adopted in 2022.

Board discussion reflected support for retaining 5th Avenue South improvements as a priority while grant and other outside funding opportunities are pursued, with members emphasizing the importance of coordinating future improvements with underlying infrastructure work.

City Manager Young then requested Board consideration of CRA participation in funding permanent security improvements at Cambier Park. He explained that a prior CRA capital request for bollards had been deferred while River Park East funding remained unresolved but suggested that the CRA and City could now share the cost.

MOTION by Barton to PROPOSE to use CRA funds to help defray the cost of security improvements at Cambier Park; seconded by Blankenship and unanimously carried, all Members present and voting (Barton-yes,

Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

Director Yilmaz and CIP Manager Copeland then provided a status update on procurement for the CRA's primary infrastructure projects. CIP Manager Copeland reported that the 1st Avenue South project is expected to reach 60 percent design within weeks and final design by January 2027, with construction procurement anticipated before summer 2027. He also noted that River Park West and River Park East design procurement are expected to return before the end of the fiscal year. CRA Administrator Jenkins clarified that the Public Works pump station project would return to the City Council because no CRA funds are proposed.

[Agenda Memorandum Presentation](#)

9) NEW BUSINESS - None.

10) CRA ADMINISTRATOR'S REPORT

10.A) CRA Administrator's Report March 2026.

CRA Administrator Anita Jenkins provided an overview of the Home Improvement Program, which is funded annually at \$200,000 and is available to homesteaded, income-qualified properties in River Park East. She reported that six applications have been completed to date, including improvements such as driveways, windows, exterior paint, and partial funding of a home elevation project. She noted that three additional applications are currently under evaluation and that the program will be brought back to the Board during the next budget cycle for consideration of continued funding.

Board discussion followed regarding the effectiveness and future of the program. Mayor Heitmann suggested that the program be reevaluated in light of the CRA's increased focus on infrastructure improvements. Board Members Kramer and Barton expressed support for continuing the program, noting its benefit to income-qualified residents, while acknowledging that adjustments to program parameters may be appropriate. Discussion also included consideration of prioritizing certain types of improvements, such as structural or resiliency-related items.

Consensus was reached to continue the Home Improvement Program while providing ongoing updates to the Board as applications are received and evaluated.

Additional discussion was given to the Naples Design District Design Walk Pilot project. City Manager Gary Young and CRA Administrator Jenkins advised that agreements with participating property owners would be required for the pilot project area and that additional details, including any required agreements, would be presented to the Board at the 60 percent design stage in coordination with the 1st Avenue South project.

Mayor Heitmann inquired about the status of the proposed partnership funding for the roundabout improvement on 3rd Avenue North. CRA Administrator Jenkins stated that the item had been proposed by Public Works as a potential future CRA capital improvement project but had not been approved by the CRA to date. City Manager Young stated that staff would coordinate with Public Works and provide a follow-up report to the City Council regarding the status of the proposal.

Board discussion also included seawall considerations in relation to stormwater improvements. George Yilmaz, Assistant City Manager / Director of Critical Infrastructure, stated that staff is evaluating seawall elevations and long-term resiliency standards, noting that future analysis would inform potential policy decisions regarding investment levels and coordination with infrastructure improvements. Members emphasized the importance of addressing seawall conditions in conjunction with stormwater investments to ensure overall system effectiveness. Member Kramer questioned whether construction or repair of seawalls on private property falls within the City's responsibility or authority, noting that the issue is complex and has been raised repeatedly by residents. He stated that, while the City is not simply in a position to build private seawalls, it may be appropriate to explore ways for seawall improvements to occur in coordination with planned public infrastructure improvements, potentially through a shared or neighborhood-based implementation approach.

[Agenda Memorandum](#)

11) PUBLIC COMMENTS

None.

12) COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

Member Krol acknowledged progress on long-term infrastructure planning and appreciation for staff's efforts.

Mayor Heitmann inquired whether the 5th Avenue South hardscape and landscape palette previously approved by the City is being implemented in current redevelopment projects. CRA Administrator Anita Jenkins confirmed that the palette has been codified within the Fifth Avenue South overlay and is applied to private redevelopment projects.

13) ADJOURN

11:45 a.m.

Linda Penniman, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

David Horton, Executive Assistant

Minutes prepared by:
David Horton, Executive Assistant

Minutes Approved: 5/06/2026.