



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Special Meeting – May 6, 2026 – 5:29 p.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.

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
Jessica Hernandez, Deputy City Clerk

2) PLEDGE OF ALLEGIANCE

Chair Penniman led in the Pledge of Allegiance.

3) SET AGENDA

MOTION by Schultz to APPROVE the Agenda; 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).

4) PUBLIC COMMENT

None.

APPROVAL OF CONSENT AGENDA

MOTION by Kramer to APPROVE the Consent Agenda; 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).

5) MINUTES

5.A) Approval of the March 26, 2026 Community Redevelopment Agency (CRA) Meeting Minutes.

[Agenda Memorandum](#) 

[March 26, 2026 Minutes](#) 

6) RESOLUTIONS

6.A) *RESOLUTION 2026-0101* - A Resolution Selecting Kimley-Horn And Associates, Inc., A North Carolina Corporation, As The Top-Ranked And Most Qualified Engineering Firm To Provide Professional Services To Prepare And Submit An Economic Development Administration Disaster Supplemental Grant Application For The 5th Avenue South And Sugden Plaza Improvements; Approving A Professional Services Consultant's Agreement Between The City Of Naples Community Redevelopment Agency, The City Of Naples, And Kimley-Horn And Associates Inc., For Phase One

Services In The Amount Of \$310,702, With An Owner's Contingency Allowance Of \$20,000; Authorizing The Executive Director To Execute The Professional Services Consultant's Agreement; And Providing An Effective Date.

City Attorney Matthew McConnell read the title of the Resolution selecting Kimley-Horn and Associates as the top-ranked engineering firm to prepare and submit an Economic Development Administration Disaster Supplemental Grant application related to 5th Avenue South and Sugden Plaza improvements and approving a professional services agreement.

City Manager Gary Young clarified that, although the item was included on the consent agenda, formal action was still required due to the procedural handling of the agenda. He further explained that the Resolution is a companion item to previously approved legislation by City Council related to pursuing an Economic Development Administration grant for the 5th Avenue South and Sugden Plaza redesign project, including preliminary design and environmental work.

MOTION by Kramer to APPROVE RESOLUTION 2026-0101; 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).

[Agenda Memorandum](#) 

[Resolution](#) 

[Consultant's Agreement](#) 

[Bid Analysis](#) 

[EDADS Grant Fact Sheet](#) 

END OF CONSENT AGENDA

7) OLD BUSINESS - None

8) NEW BUSINESS - None

After discussion, the following consensus was reached:

Consensus reached to allow Chair Penniman to meet with Lodge McKee regarding the Carver Apartments property to gather additional information about potential future workforce housing plans.

9) PUBLIC COMMENT

None.

10) COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

None.

11) ADJOURN

5:37 p.m.

Linda Penniman, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Hernandez, Deputy City Clerk

Minutes prepared by:

David Horton, Executive Assistant

Minutes Approved: 6-11-2026.