



City of Naples
City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Meeting – June 11, 2026 – 8:32 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.

ROLL CALL

CRA Members Present:

Linda Penniman, Chair
Scott Schultz, Vice Chair

Berne Barton
Ted Blankenship, Vice Mayor
Teresa Heitmann, Mayor
John Krol
Bill Kramer (arrived at 8:48 a.m.)

Staff Present:

Gary Young, City Manager	Matthew McConnell, City Attorney
Anita Jenkins, CRA Administrator	Daniel Ohrenstein, City Engineer
George Yilmaz, Assistant City Manager /	Dave Horton, Executive Assistant
Public Works Director	

Others Present:

Daniel Flynn
Brenda Greer

2) PLEDGE OF ALLEGIANCE

Mayor Heitmann led the Pledge of Allegiance.

3) SET AGENDA

MOTION by Barton to SET THE AGENDA; seconded by Schultz and carried 6-0 (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-absent, Krol-yes, Schultz-yes, Penniman-yes,).

4) PUBLIC COMMENT

None.

5) MINUTES

5.A) Approval of the May 6, 2026 Community Redevelopment Agency Special Meeting Minutes.

MOTION by Schultz to APPROVE the May 6, 2026 Special Meeting minutes; seconded by Barton and carried 6-0 (Barton-yes, Blankenship-yes, Heitmann-yes, Kramer-absent, Krol-yes, Schultz-yes, Penniman-yes).

[Agenda Memorandum](#)

[May 6, 2026 Community Redevelopment Agency Meeting Minutes](#)

6) ANNOUNCEMENTS AND PRESENTATIONS

7) OLD BUSINESS

It is noted for the record that Member Kramer arrived during Item 7.A discussions.

7.A) Presentation and Discussion of the 1st Avenue South, 12th Street South and 10th Street Project 60 Percent Design.

CRA Administrator Anita Jenkins introduced City Engineer Daniel Ohrenstein and Consultant Daniel Flynn from Pape-Dawson to present the 60 Percent Design Update for the 1st Avenue South, 12th Street South, and 10th Street Complete Streets Project. Consultant Flynn utilized an

electronic presentation to review the project scope, design modifications, stormwater improvements, traffic calming measures, landscape concepts, and construction phasing. He noted that the project includes improvements with varying levels of complete streets, utility, and stormwater enhancements depending on corridor conditions.

Consultant Flynn reported that two previously proposed roundabouts were determined to be infeasible because of lift station impacts and right-of-way constraints. The intersections, he said, were redesigned as raised intersections, with additional raised crosswalks proposed throughout the corridor. Other improvements, he said, include narrowed travel lanes, curb extensions, sidewalk enhancements, and conversion of west-side perpendicular parking on 10th Street to parallel parking. Consultant Flynn pointed out that the redesign results in a net loss of 45 parking spaces. Members discussed the parking impacts, with some expressing concern about the adequacy of replacement parking, while City Engineer Ohrenstein emphasized that the changes were driven primarily by safety considerations and supported by recently added public parking resources, including the newly constructed 1st Avenue South Parking Garage.

Consultant Flynn continued the presentation by reviewing landscape and lighting concepts. He stated that the existing Royal Palms on the northern portion of 10th Street are proposed for replacement, with staff requesting consideration of shade trees. Mayor Heitmann raised concerns regarding lighting impacts near residential areas, and Consultant Flynn confirmed that lighting is not proposed in the residential segment and that photometric analysis would guide fixture placement elsewhere.

Consultant Flynn described significant stormwater improvements added to the project following analysis of the stormwater basin, which includes rerouted drainage away from the public works pump station, incorporation of three outfalls, substantial upsizing of drainage infrastructure, and installation of a large box culvert along Goodlette-Frank Road. He added that modeling indicated significant reductions in flooding during a 10-year, 1-hour storm event. Members discussed future rainfall assumptions and the effectiveness of the proposed gravity-based stormwater drainage system, while City Engineer Ohrenstein pointed out that a separate citywide Pump Station Evaluation Study is underway.

Mayor Heitmann asked how the project would coordinate with Florida Department of Transportation's (FDOT) planned U.S. 41 drainage improvements. Consultant Flynn stated that the design assumes existing drainage conditions, while City Manager Gary Young added that the project addresses local flooding and streetscape improvements but cannot resolve the broader U.S. 41 drainage issues, which remain under FDOT's jurisdiction.

Members discussed stormwater design details, permitting requirements, construction phasing, water quality treatment opportunities, project cost estimates, and future flooding resilience. Members also discussed parking impacts, drainage system capacity, and coordination with Collier County and other permitting agencies.

Consultant Flynn concluded by reporting that the current 60 Percent Design estimate is approximately \$21.1 million, including \$18.5 million in CRA-funded improvements. He set a Final Design completion target date of December 1, 2026, with construction beginning in summer 2027.

George Yilmaz, Assistant City Manager / Public Works Director stated that the project is intended to improve transportation, stormwater, utilities, and public safety infrastructure. He noted that the 90 Percent Design phase will further address stormwater management, water quality treatment, system reliability, and future redevelopment needs, while ensuring the infrastructure can accommodate future growth.

Public Comment: Brenda Greer, Naples Square Homeowners' Association President, expressed concerns regarding recurring flooding near the 1st Avenue South Parking Garage and

Gulfshore Playhouse walkway, parking reductions, and the potential effects of future development on the stormwater system.

Members discussed the proposed loss of parking spaces associated with the Complete Streets Project. Council Member Kramer stated that the parking impacts had been thoroughly evaluated and encouraged addressing any remaining concerns before construction begins to avoid delays later in the project. Member Barton acknowledged concerns regarding parking reductions but stated that the project's benefits, including improved pedestrian safety, stormwater infrastructure, and streetscape enhancements, outweighed the impacts and would require some adjustment in parking habits.

[Agenda Memorandum](#)  [Presentation](#) 

Recess: 10:18 a.m. to 10:29 a.m. It is noted for the record that the same Members were present when the meeting reconvened.

7.B) Discussion and Approval of the CRA 2026 Goals, Objectives and Performance Measures.

CRA Administrator Anita Jenkins reviewed the revised FY 2026 CRA Goals, Objectives, and Performance Measures, explaining that they had been revised in response to direction from the Board at its March 26, 2026 meeting to make the performance measures more performance-driven and concrete, and applying all measurements to a December 1, 2026 statutory deadline.

CRA Administrator Jenkins then utilized an electronic presentation to review the CRA's Fiscal Year (FY) 2026–2027 goals and performance measures. Infrastructure objectives, she said, included completing the 100 Percent Design Phase for the 1st Avenue South, 12th Street South, and 10th Street project; initiating the River Park East Infrastructure Renewal Project and River Park West Stormwater Improvement Project through consultant service agreements; and pursuing funding opportunities for the 5th Avenue South Renewal Project, for which a grant application had already been submitted. CRA Administrator Jenkins stated that affordable housing objectives were focused on completing three approved home improvement projects. Public safety objectives, she said, included installing security bollards around Cambier Park, installing security cameras at Charlie C. Anthony Park, and call boxes and security cameras at the 4th Avenue South Parking Garage.

CRA Administrator Jenkins reviewed park improvement objectives, which included completion of the River Park Aquatic Facility repairs and replacement of the Anthony Park Playground. She explained that the final goal for the year, recommended by the Community Redevelopment Agency Advisory Board (CRAAB), calls for an annual review of the Naples Design District Master Plan and Neighborhood Plans. She stated that the CRAAB would review those documents and bring forward any recommendations for CRA Board consideration.

Vice Mayor Blankenship requested that future goal cycles incorporate interim milestones throughout the year rather than clustering all measurements at the December 1st deadline.

MOTION by Blankenship to ADOPT the 2026 CRA Goals, Objectives, and Performance Measures; seconded by Barton 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 2026 Goals and Performance Measurements](#) 

8) NEW BUSINESS

- 8.A) [Resolution 2026-0102](#) - A Resolution of The Community Redevelopment Agency (CRA) of the City Of Naples, Florida, Approving Funding for the Purchase and Installation of a Playground at Charlie C. Anthony Park in the Amount of \$655,545.27; Recommending that the City Council Approve a Piggyback Agreement with Playcore Wisconsin, Inc. D/B/A Gametime C/O Dominicia Recreation Products Inc, a Wisconsin Corporation, Authorized to Conduct Business in Florida, Pursuant to the**

Omnia Partners/U.S. Communities Contract No. 2017001134; Providing for Scrivener's Errors and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. Community Services Director Chad Merritt utilized an electronic presentation to offer an overview of the playground replacement project at Charlie C. Anthony Park. He noted that the existing playground was installed in 2001 and has exceeded its expected 20-year service life in a coastal environment. Playground replacement, he said, represents the final element of a multi-year effort to revitalize Anthony Park, which has included a new shelter, shade structures, walkway improvements, and the installation of a multi-use field. Director Merritt noted that the original budget appropriation was \$750,000. Through negotiation and scope refinement, he said the contract was reduced to \$655,545.27, saving approximately \$94,000.

Director Merritt stated that the playground design was selected through a community input process that included an in-person meeting at River Park to ensure broad participation, and noted that members of the Anthony family participated and expressed support for the design. He said a total of 377 community members voted on the design, which includes a large-kid structure, small-kid structure, and swings in the same footprint as the existing equipment, as well as inclusive components for children of varying abilities.

Vice Mayor Blankenship expressed concern about approving the expenditure given the projected revenue reductions from the potential State Property Tax Referendum and the CRA's significant forthcoming infrastructure commitments, including funding for the Complete Streets Project and River Park utility improvements. He suggested deferring the item until after the fall budget cycle and the November Referendum outcome. In response, Director Merritt cautioned that deferral carries cost escalation risks. In addition, he cautioned that failure to proceed with the project could ultimately result in removal of the playground because of its deteriorating condition.

City Manager Gary Young noted that the funds are already budgeted and that, if the CRA proceeds, staff could offset the expense by reducing funding allocated to other projects, such as the Cambier Park contribution.

MOTION by Barton to APPROVE RESOLUTION 2026-0102; seconded by Krol 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](#)  [Resolution](#)  [GameTime Quote](#) 

[Charlie C. Anthony Park New Playground Images](#) 

8.B) Discussion and Direction on the FY 2027 CRA Capital Improvement Projects.

CRA Administrator Anita Jenkins presented the preliminary FY 2027 Capital Improvement Program (CIP), noting that all projects are consistent with Chapter 163, the Community Redevelopment Plan, and are located within the redevelopment area.

CRA Administrator Jenkins then utilized an electronic presentation to review major project allocations, including \$18.5 million in CRA funding for construction of the 1st Avenue South, 12th Street South, and 10th Street Complete Streets Project, with the remaining project costs funded through the Utility Fund. She also highlighted \$3 million allocated for Naples Design District improvements, a placeholder for design work associated with the 5th Avenue South/Sugden Plaza Project, River Park East and West infrastructure improvements, and \$250,000 for continued implementation of Neighborhood Plans, with an emphasis on Lake Park.

CRA Administrator Jenkins reported that the Economic Development Administration grant application for the 5th Avenue South/Sugden Plaza project had been submitted and remained under review. She explained that portions of the Design Walk concept are being incorporated into the Complete Streets Project and that remaining Design District funds provide flexibility for future improvements and potential construction contingencies. She also outlined the CRA's financial capacity to advance the River Park East and West infrastructure projects over multiple years using available tax increment revenues and internal financing mechanisms.

The Board discussed the potential impact of proposed State property tax changes on CRA revenues. City Manager Gary Young estimated that the increase in the Homestead Exemption could reduce CRA revenues by approximately \$200,000 to \$300,000 in the first year, with larger impacts possible in subsequent years. Members discussed the broader implications for local government revenues and Home Rule authority. City Manager Young advised that the City Council would receive additional information during the upcoming budget and maximum millage discussions. Following discussion, the following consensus was reached.

Consensus reached to advance the preliminary FY 2027 Capital Improvement Program for formal consideration at the August CRA meeting.

[Agenda Memorandum](#)

[Preliminary FY 2027 CRA Capital Improvement Projects](#) [Presentation](#)

9) CRA ADMINISTRATOR'S REPORT

9.A) CRA Administrator's Report June 2026.

CRA Administrator Anita Jenkins presented the June 2026 CRA Administrator's Report, included in the meeting packet. She noted one correction to the report: the vote on the demolition of the City-owned building located at 178 10th Street South was stated as unanimous but was in fact a 6-to-1 vote. The record was corrected accordingly.

[CRA Administrators Report June 2026](#)

10) PUBLIC COMMENT

None.

11) COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

Member Barton offered remarks on the Property Tax Referendum from a citywide governance perspective, emphasizing that the City already runs a lean operation and that any revenue reduction will require difficult choices. He stated that if the Homestead Exemption changes are approved, residents should expect corresponding adjustments, potentially including millage rate increases.

Mayor Heitmann asked CRA Administrator Anita Jenkins to gather data on business openings and vacancies along 5th Avenue South and the Downtown Design District corridor for future CRA review, and noted that the Fifth Avenue South Business Improvement District (FASBID) would be presenting its annual report at an upcoming meeting.

Vice Chair Schultz noted ongoing conversations with Collier County commissioners about the scale of projected revenue losses and cautioned that the softening real estate market, evidenced in part by residents leaving flood-affected neighborhoods such as Aqualane Shores, may mean assessed values are not fully reflective of current market conditions.

Member Krol raised concerns about the State Legislature's pattern of preempting local authority, citing several recent bills, and encouraged residents to engage with their State Representatives on these issues.

City Manager Gary Young closed by reinforcing the evolving fiscal mindset the Board must adopt, noting that projects which previously saw budget growth (such as Cambier Park rising from \$2 million to \$2.7 million) will require strict budgetary control going forward. He confirmed that the stormwater and streetscape work underway is consistent with the City's Public Safety, Environmental Sustainability, Economic Vitality, and Resiliency (PEER) program framework and that all future outfall designs will incorporate water quality treatment components.

12) ADJOURN

12:03 p.m.

Linda Penniman, Chair

Patricia L. Rambosk, City Clerk
Meeting clerked by:

Dave Horton, Executive Assistant

Minutes prepared by:
David Horton, Executive Assistant

Minutes Approved: 09/08/2026.