



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – August 24, 2026 – 9:04 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) SWEARING IN OF NEW MEMBER

Deputy City Clerk Jessica Hernandez administered an oath of office to newly appointed Alternate Member Joseph Tornincaso.

2) ROLL CALL

Board Members Present:

Mary Waller, Chair

Anthony Matonti, Vice Chair

Keith Choff

Lee Davidson

Natalia Hester

Christopher Shucart

Liset Zelaya

Joseph Tornincaso, Alternate Member

Staff Present:

Anita Jenkins, CRA Administrator

Ali Duran, Executive Assistant

Jessica Hernandez, Deputy City Clerk

Sharon Linsner, Attorney at Dickman Law Firm

Daniel Ohrenstein, City Engineer-Stormwater Manager

3) PLEDGE OF ALLEGIANCE

Alternate Member Tornincaso led the Pledge of Allegiance.

4) SET AGENDA

MOTION by Matonti to SET THE AGENDA as presented; seconded by Zelaya and unanimously carried, all Members present and voting (Choff-yes, Davidson-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

5) PUBLIC COMMENT

None.

6) MINUTES

MOTION by Shucart to APPROVE the April 27, 2026 meeting minutes; seconded by Matonti and unanimously carried, all Members present and voting (Choff-yes, Davidson-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[April 27, 2026 CRAAB Meeting Minutes](#)

7) OLD BUSINESS

7.A) Review Status of CRA Neighborhood Plans.

CRA Administrator Anita Jenkins provided a brief history of the Community Redevelopment Agency (CRA) Neighborhood Plans, including an overview of the process used to develop the Plans in 2020. She identified the neighborhoods as: Lake Park (the portion within the CRA), River Park East, River Park West, and 41/10 Commercial/The Design District, noting that the Design District was the only area with boundary changes since the inception of its Neighborhood Plan. CRA Administrator Jenkins utilized an electronic presentation to provide a status update of the

CRA Neighborhood Plans. She overviewed critical, short-term and long-term actions for each neighborhood within the CRA and the status of each item, noting that many short-term actions had either been completed or were ongoing. CRA Administrator Jenkins noted that actions were not eligible for CRA funding pursuant to Florida Statute §163.387(6)(c), such as Educational Opportunities, Job Fairs for River Park East, and facilitating delivery of social services in River Park West. Questions were answered throughout the presentation.

A brief discussion ensued, and Members discussed options for conducting a full review of the neighborhood plans, including surveying the neighborhoods or having staff lead a smaller-scale update to save on costs.

[Agenda Memorandum Presentation](#)

8) NEW BUSINESS

8.A) Review of the FY 2026-27 CRA Budget and Recommendation to the CRA Board.

CRA Administrator Anita Jenkins presented the FY 2026-27 CRA Budget for the Board's review and recommendations, noting that it included the proposed Capital Improvement Program that was previously reviewed by the Board. She utilized an electronic presentation to provide an overview of the proposed FY 2026-27 CRA Budget, noting that the total available resources were \$23,154,750. She reported that the projected fund balance as of September 30, 2026, was \$24,880,564 and that the funds were earmarked for the construction of the 1st Avenue South/12th Street South/10th Street North Improvements project in FY 2026-27. Due to the addition of stormwater improvements, CRA Administrator Jenkins stated that the project remained in the design phase and the funds for construction would be carried over to the FY 2026-27 budget. She informed the Board that the current taxable value in the CRA is \$2,880,434,045, which is an increase of 3.7 percent from FY 2025-26. CRA Administrator Jenkins explained that the total projected revenue was \$12,604,304, which was derived from the tax increment financed by the City, the tax increment financed by the County, a developer contribution, and interest income. CRA Administrator then provided an overview of the FY 2026-27 budgeted expenses, noting that the majority of the budgeted expenses were for infrastructure projects. She explained that the operating expenses included CRA administration, community services and community policing, while the non-operating expenses encompassed capital improvement projects and a Bond Sinking Fund for the 1st Avenue South Parking Garage. Lastly, CRA Administrator Jenkins reviewed the Capital Improvement Projects. Questions were answered throughout the presentation.

Chair Waller questioned whether the City had accounted for potential impacts to the CRA's Budget if Florida's proposed Amendment 3 (The Homestead Tax Exemptions, Property Assessments, and Spending Restrictions Amendment) is passed by voters. In response, CRA Administrator Jenkins stated that staff were conducting calculations to determine the impact on the CRA if Amendment 3 were approved. Member Shucart asked for a breakdown of each area's contribution to the \$2,880,434,045 current taxable value, and that projections for future revenues be included in the budget. Member Shucart also expressed the view that the Home Improvement Program (HIP) should be included in the CIP, rather than under operational expenses. Vice Chair Matonti asked that the CIP include a column for the five-year total.

MOTION by Shucart to RECOMMEND APPROVAL of the FY 2026-27 CRA Budget; seconded by Davidson and unanimously carried, all Members present and voting (Choff-yes, Davidson-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

CRA Administrator Jenkins informed the Board that the CRA Board will be hearing this item at its September 8, 2026 meeting.

[Agenda Memorandum](#)
[CRA FY 2026-27 Proposed Budget Presentation](#)

9) CRA ADMINISTRATOR'S REPORT AUGUST 2026

CRA Administrator Anita Jenkins referred to the agenda memorandum that was provided and offered to answer any questions. The Board had no questions or comments.

[Agenda Memorandum](#)

10) PUBLIC COMMENT

None.

11) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS AND STAFF

Members thanked CRA Administrator Anita Jenkins for her informative presentations and CRA Administrator's Report. They also welcomed Alternate Member Tornincaso to the Board.

Member Choff stated he received a letter from the Army Corps of Engineers regarding the Catalina Apartment Building's intention to install 93 pilings into the canal for docks and boat slips, and asked that this portion of the development not be approved.

12) ADJOURN

10:27 a.m.

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: 09/28/2026.