



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Meeting – September 8, 2026 – 1:01 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; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; and 3) added attachments are referenced in red as "Added Attachment".

1) ROLL CALL

CRA Members Present:

Linda Penniman, Chair
Scott Schultz, Vice Chair

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

Council Members Absent:

Berne Barton

Staff Present:

Anita Jenkins, CRA Administrator
Ali Duran, Executive Assistant

Gary Young, City Manager
Matthew McConnell, City Attorney
Daniel Ohrenstein, City Engineer-Stormwater Manager

Others Present:

Jonathan Haigh

2) PLEDGE OF ALLEGIANCE

Member Krol led the Pledge of Allegiance.

3) SET AGENDA

None.

4) PUBLIC COMMENT

None.

5) MINUTES

5.A) Approval of the June 11, 2026 Community Redevelopment Agency (CRA) Regular Meeting Minutes.

MOTION by Kramer to APPROVE the June 11, 2026 meeting minutes; seconded by Krol and carried 6-0 (Barton-absent, Blankenship-yes, Heitmann-yes, Krol-yes, Kramer-yes, Schultz-yes, Penniman-yes).

[Agenda Memorandum](#)  [June 11, 2026 Regular Meeting Minutes](#) 

6) ANNOUNCEMENTS AND PRESENTATIONS

None.

7) OLD BUSINESS

7.A) Update on the 1st Avenue South, 12th Street South, 10th Street Project (CIP 25C02).

CRA Administrator Anita Jenkins introduced City Engineer-Stormwater Manager Daniel Ohrenstein who provided an update regarding the 1st Avenue South/12th Street South/10th Street South Project. He informed the Board that the design process was proceeding as scheduled, with 90 percent design plans expected to be completed by mid-October 2026, and 100 percent design plans to be completed by the end of 2026. City Engineer Ohrenstein noted that the permitting process was underway, but the United States Army Corps of Engineers (USACE) asked for additional information regarding the proposed mangrove removal at the headwall along Goodlette-Frank Road, and the South Florida Water Management District (SFWMD) determined that the project would be considered a modification to an existing permit, which required a more thorough review.

Responding to questions, City Engineer Ohrenstein informed the Board that the mangrove that needed removal were located near a stormwater outfall pipe in a headwall along Goodlette-Frank Road and that increasing the outfall size would require the mangroves to be removed. He then stated that staff was waiting for the USACE comments regarding the environmental impacts of the mangrove removal. City Engineer Ohrenstein also noted that the SFWMD was determining the environmental impact of the project and that the City was waiting for results to determine if a more thorough species review would be necessary before commencing. Vice Mayor Blankenship suggested either replacing the mangrove or moving them to a different location.

Responding to Mayor Heitmann, City Engineer Ohrenstein explained that the intent of this project was to help drain the surrounding area in the event of a heavy rain event, not protect the area during a storm surge, and that there were no viable alternatives available other than draining the excess water into the bay.

Chair Penniman provided closing remarks, expressing the Board's support for retaining the mangroves or at least moving them nearby.

7.B) Update on the 5th Avenue South and Sugden Plaza Project (CIP 25C07).

CRA Administrator Anita Jenkins introduced the item. City Engineer-Stormwater Manager Daniel Ohrenstein explained that the City initiated a Request for Proposal (RFP) for services to apply for an Economic Development Administration (EDA) Grant for the 5th Avenue South and Sugden Plaza Project. He noted that Kimley-Horn and Associates was selected as the top-ranked firm, and an Agreement was approved in May of 2026.

Jonathan Haigh, Project Manager at Kimley-Horn, utilized an electronic presentation to provide an update of the 5th Avenue South and Sugden Plaza Project. He explained that the EDA Grant application was submitted on June 2, 2026 with a request of \$21 million which was currently under review. Mr. Haigh stated that the preliminary engineering report was submitted to the City in August and that the project would replace all pavement and sidewalk in the right-of-way and water and sewer infrastructure; improve stormwater management; enhance walkability and accessibility; increase tree canopy coverage; and maximize pedestrian spaces. He then provided an overview of preliminary solutions to address drainage and infrastructure concerns, design and construction constraints, the cost comparatives between the 2020 design and the Kimley-Horn design, and the anticipated five-year implementation schedule. Mr. Haigh noted that Kimley-Horn was waiting for authorization to conduct geotechnical engineering, subsurface utility exploration, and surveys, in order to provide a more in-depth engineering report to the City.

City Manager Gary Young provided a historical overview, noting that the project originally started as a streetscape project, but it was determined that the need for infrastructure

upgrades was also necessary. He explained that progress was methodically slow due to current funding being focused on the 1st Avenue South/12th Street South/10th Street South Project, and the River Park East Infrastructure Project, as well as waiting to see if CRA funds would be affected by the potential passage of the State of Florida Amendment 3 at the November 2026 election.

Responding to questions, Mr. Haigh stated that project permitting could take approximately 10 months. CRA Administrator Jenkins explained that the EDA grant application was submitted in response to impacts from Hurricanes Milton and Helene. City Manager Young assured Members that the proposed design would not increase outdoor dining and that the CRA would review the streetscape plan prior to finalizing the design.

Member Krol expressed concern that the design called for outdoor dining directly adjacent to the street. Regarding Sugden Plaza, Member Krol expressed the view that the renderings gave the appearance as an outdoor event space due to the amount of hardscape and the removal of the fountains. He also mentioned that the landscape should be replaced and there was not enough space for the trees.

City Manager Young noted that he was working with the Fifth Avenue South Business Improvement District (FASBID) to strategize a phased construction process so that 5th Avenue South would not be completely closed to vehicular access.

Mayor Heitmann asked whether the Tababulia trees would remain and asked for further discussion regarding the 6th Street South/5th Avenue South intersection, permeable pavers, and mobility enhancements in the future.

[Agenda Memorandum](#) [Presentation](#)
[Preliminary Engineering Report to Support Grant Application](#)

8) NEW BUSINESS

8.A) **Resolution 2026-0104** - A Resolution of the Naples Community Redevelopment Agency (CRA) of the City of Naples, Florida, Approving the CRA Budget for Fiscal Year 2026-27; Recommending that the Naples City Council Adopt the CRA Budget; and Providing an Effective Date.

CRA Administrator Anita Jenkins introduced the item, noting that the Community Redevelopment Agency Advisory Board (CRAAB) reviewed the proposed budget at its August 24, 2026 meeting and recommended approval. She utilized an electronic presentation to provide an overview and noted a typographical error on the third slide of the presentation, stating that the total available resources should be \$37,484,868 rather than \$24,154,750.

CRA Administrator Jenkins explained that the amount of total available resources depended on the millage rate of both Collier County and the City. She reported that the project 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; the current taxable value within the CRA is \$2,880,434,045, which is an increase of 3.7 percent from FY 2025-26; and 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 Jenkins explained that the developer contribution was derived from a construction project within Naples Square that required a stormwater easement. In lieu of the easement, the developer contributed \$500,000 to the 1st Avenue

South/12th Street South/10th Street North Improvements Project for stormwater management, she said. CRA Administrator Jenkins 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 (recommended budget of \$25,146,247), community services (recommended budget of \$317,398) and community policing (recommended budget of \$718,252), while the non-operating expenses encompassed capital improvement projects and a Bond Sinking Fund for the 1st Avenue South Parking Garage.

CRA Administrator Jenkins reviewed Capital Improvement Projects (CIP) that would be addressed for FY2026-27 including, the 1st Avenue South/12th Street South/10th Street North Improvements (CIP 25C02), Naples Design District Improvements (CIP 25C04), 5th Avenue South and Sugden Plaza Improvements (CIP 25C07), and Neighborhood Plans Projects (CIP 27C14). CRA Administrator Jenkins stated that the River Park East and River Park West Streets and Stormwater Improvements projects were expected to begin in FY 2027-28, and that a short-term loan may be needed to help offset costs, depending on the design.

City Manager Gary Young explained that the \$3,000,000 allocated for the Naples Design District Improvements (CIP 25C04) was retained because the improvements were components of the 1st Avenue South/12th Street South/10th Street North Improvements Project (CIP 25C02), and it could be used as a contingency should the \$18,500,000 be insufficient to complete the project. He informed the Board that the timing of the projects in the CIP was prudent in determining the funding, and that the current CIP schedule guaranteed that only a short-term loan would be necessary to complete the projects, provided no other projects were added.

Responding to Member Blankenship, City Manager Young stated that Economic Development (EDA) Grants were not grants where the monies are spent and then reimbursed after but could be done by draws and applications. He further responded that a legislative appropriation request would be submitted for the River Park East Infrastructure Improvements Project in the next fiscal year. CRA Administrator Jenkins added that the legislative appropriation request would be presented to City Council for approval at a future meeting.

Public Comment: None.

MOTION by Kramer to APPROVE RESOLUTION 2026-0104, subject to City Council approval; seconded by Krol and carried 6-0 (Barton-absent, Blankenship-yes, Heitmann-yes, Krol-yes, Kramer-yes, Schultz-yes, Penniman-yes).

[Agenda Memorandum](#)

[Resolution](#)

[Fiscal Year 2026-27 CRA Proposed Budget](#)

[Presentation](#)

[Updated Presentation \(Staff Added Attachment\)](#)

9) CRA ADMINISTRATOR'S REPORT

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

CRA Administrator Anita Jenkins presented the CRA Administrator's Report, informing the Board that the Naples Design District Association expressed interest in establishing a Business Improvement District (BID). She provided information to the Naples Design District Association, stating that if the Association decided to pursue establishing a BID after conducting its research, the matter would be presented to City Council for review and approval.

Regarding the River Park East Infrastructure Project, CRA Administrator Jenkins explained that the City received two proposals during the bidding process and that the Evaluation Committee recommended selection of Pape-Dawson to perform the infrastructure project work. She stated that the agreement was received by the City Attorney's Office for review that day. CRA Administrator Jenkins then requested that the CRA schedule a special meeting on September 14, 2026 to review and act upon the Pape-Dawson agreement. City Manager Gary Young concurred that should the CRA approve the agreement at the special meeting, then the City Council could consider approving it at its September 16, 2026 meeting.

MOTION by Blankenship to SCHEDULE A SPECIAL MEETING on September 14, 2026, at 3:00 p.m. or immediately following the City Council Workshop; seconded by Kramer and carried 6-0 (Barton-absent, Blankenship-yes, Heitmann-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-yes).

CRA Administrator Jenkins informed the Board that staff would begin requesting bid proposals for the River Park West Multi Basin Stormwater Improvement Project (CIP 26C14).

[Agenda Memorandum](#) 

10) PUBLIC COMMENT

None.

11) COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

None.

12) ADJOURN

2:10 p.m.

Linda Penniman, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: _____