



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – September 28, 2026 – 9:01 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

Board Members Present:

Mary Waller, Chair
Anthony Matonti, Vice Chair

Christopher Shucart
Liset Zelaya

Board Members Absent:

Keith Choff
Natalia Hester

Lee Davidson
Joseph Tornincaso, Alternate Member

Staff Present:

Anita Jenkins, CRA Administrator

Sharon Linsner, Attorney at Dickman Law Firm
Ali Duran, Executive Assistant

2) PLEDGE OF ALLEGIANCE

Member Zelaya led the Pledge of Allegiance.

3) SET AGENDA

MOTION by Shucart to SET the agenda as presented; seconded by Matonti and carried 4-0 (Choff-absent, Davidson-absent, Hester-absent, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

4) PUBLIC COMMENT

None.

5) MINUTES

5.A) Approval of the August 24, 2026 Community Redevelopment Agency Advisory Board Meeting Minutes.

MOTION by Zelaya to APPROVE the August 24, 2026 meeting minutes; seconded by Shucart and carried 4-0 (Choff-absent, Davidson-absent, Hester-absent, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[August 24, 2026 Meeting Minutes](#) 

6) OLD BUSINESS

None.

7) NEW BUSINESS

7.A) Discussion of the Fiscal Year 2026-27 Home Improvement Program.

CRA Administrator Anita Jenkins stated that the CRA Board approved the Fiscal Year (FY) 2026-27 Home Improvement Program (HIP) with a funding cap of \$200,000. She asked the Board to review the Program's eligibility requirements and eligible improvement projects and provide recommendations for the FY 2026-27 HIP. CRA Administrator Jenkins noted that a large stormwater management improvement project was recently approved for the area and asked that the construction be considered in the recommendations to the CRA Board. CRA Administrator Jenkins answered questions and Members made the following suggestions:

- 1) include nonstructural stucco/exterior wall repairs, if needed, with exterior paint projects;
- 2) roll over unused program funds to the next fiscal year;
- 3) expand the program to any eligible homesteaded property within the CRA;
- 4) add the repair or replacement of gutters and downspouts;
- 5) temporarily pause all driveway repairs until the stormwater infrastructure project was completed, unless there were life safety concerns; and
- 6) maintain the allocated amount of \$40,000 per application.

CRA Administrator Jenkins stated that she would provide a revised copy of the Home Improvement Program with the proposed changes for the Board to review at its October 26, 2026 Meeting.

[Agenda Memorandum](#) [Home Improvement Program FY 2025-26](#)

[Adopted FY 2026-27 CRA Budget](#)

8) CRA ADMINISTRATOR'S REPORT

CRA Administrator Anita Jenkins referred to the agenda memorandum that was provided and offered to answer questions.

[Agenda Memorandum](#)

9) PUBLIC COMMENT

None.

10) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS AND STAFF

Member Shucart proposed a program for commercial properties within the CRA, similar to the Home Improvement Program (HIP), with the CRA and participating businesses each funding half of the costs. Vice Chair Matonti concurred, noting that businesses were also affected by storm events and flooding. Member Zelaya added to the idea by suggesting a similar plan for residential investment properties, excluding short-term rental properties. Members discussed potential program requirements, including a registration system for investment properties. CRA Administrator Anita Jenkins stated that she would review the Redevelopment Plan to determine whether the proposed programs would align with the CRA's goals. Chair Waller asked that the proposed programs return for discussion at the Board's October 26, 2026 meeting.

11) ADJOURN

10:08 a.m.

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: _____.