

NOTICE OF MEETING AND AGENDA
Naples Community Redevelopment Agency
City Council Chamber, 735 8th Street South, Naples, Florida

Chair: Raymond Christman

Vice Chair: Michael McCabe

**CRA Members: Mayor Teresa Heitmann, Vice Mayor Terry Hutchison, Ted Blankenship,
Paul Perry, Gary Price**

General Counsel: James D. Fox · Clerk: Patricia L. Rambosk · Manager: Jeff Oris

Accommodation will be made to allow public comment during the meeting while maintaining social distancing.

Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Community Redevelopment Agency
Tuesday, February 2, 2021
8:30 AM

All proposed documents and information on items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual and other materials presented to the Board in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.

1. Roll Call
2. Pledge of Allegiance
3. Set Agenda
4. Public Comment

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.

5. Minutes

- 5.a. Approval of the December 1, 2020 Community Redevelopment Agency (CRA) meeting minutes.

Recommended Action: Approve as submitted.

[Agenda Memorandum](#)

[December 1, 2020 CRA minutes](#)

6. CRAAB Chair Report

- 6.a. CRAAB Chair Report.

Recommended Action: Discussion.

[Agenda Memorandum](#)

[PowerPoint](#)

7. 1st Avenue South Parking

- 7.a. D-Downtown Future Parking Demand Study Presentation.

Recommended Action: Discussion.

[Agenda Memorandum](#)

[PowerPoint](#)

[Report with Attachments](#)

[Supplemental Memorandum](#)

- 7.b. 1st Avenue South Parking Garage Potential Cost Discussion.

Recommended Action: Discussion and Direction.

[Agenda Memorandum](#)

[PowerPoint](#)

[FINFROCK -Summary of Work](#)

[Johnson Engineering Cost Estimate](#)

[Connor & Gaskins Cost Estimate](#)

[DESMAN Cost Estimate](#)

- 7.c. Memorandum of Understanding with Gulfshore Playhouse and Wynn Family for the creation of a Parking Garage on 1st Avenue South.

Recommended Action: Discussion. Recommendation that City Council approve the MOU.

[Agenda Memorandum](#)

[Proposed MOU](#)

[Exhibit A - Area Parcel Map](#)

[Exhibit B - Reconfigured Parcels](#)

[Conceptual Plan](#)

[Section 58-920 Parking Alternatives for Non-Residential Uses \(D Downtown District\)](#)

[Appendix A - Fees and Charges - Land Development Code - Zoning](#)

[Gulfshore Parcel Appraisal](#)

[Downtown Naples, LLC, Parcel Appraisal](#)

Agenda Memorandum - Analysis of CRA Capital Spending and Debt 9-1-2020

8. Affordable Housing Discussion
 - 8.a. Developing an Affordable Housing Strategy.
Recommended Action: Discussion. Motion to recommend that the City Council appropriate funding, in the amount of \$94,000, from the CRA fund balance to complete the proposed services.
[Agenda Memorandum](#)
[Housing Affordability Proposal - Bright Community Trust Final](#)
 - 8.b. Gordon River Apartments Update.
Recommended Action: Discussion and Direction.
[Agenda Memorandum](#)
[20126507 - City of Naples - Gordon River Apartments](#)
[20126508 - City of Naples - Goodlette-Frank Road Land Spreadsheet CRA TIF Projections with CIP 29 Oct 2019](#)
[CIP with Debt and Affordable Housing and Parking Garage Projections](#)
[Amortization Schedule for \\$25-million for 20 years CRA](#)
9. CRA Plan Amendment
 - 9.a. Review and recommend approval of amendments to the 2014 Naples Redevelopment Plan to the City Council.
Recommended Action: Approve a motion to transmit recommended amendments to the City Council for consideration.
[Agenda Memorandum](#)
[Resolution](#)
[Exhibit A](#)
[PowerPoint](#)
[2014 Naples Redevelopment Plan](#)
10. CRA Staffing
 - 10.a. Extension of Contracted Services with Place, Planning and Design.
Recommended Action: Motion to extend agreement with Jeff Oris through consulting firm Place, Planning and Design in the amount of \$50,000.
[Agenda Memorandum](#)
[Engagement Letter CRA Management Services Place Planning Design](#)
 - 10.b. Community Redevelopment Agency Staffing.
Recommended Action: Discussion and Direction.
[Agenda Memorandum](#)
[FY2005 CRA Budget Narrative](#)
[Resolution 1994-7099](#)
[CRA Executive Director Job Classification/Description - Current](#)

CRA MANAGER - DRAFT 1 2020

11. Future CRA Meetings

11.a. Future CRA Meetings.

Recommended Action: Discussion and Direction.

[Agenda Memorandum](#)

12. Interim CRA Manager Update

12.a. Interim CRA Manager Update.

Recommended Action: Discussion.

[Agenda Memorandum](#)

Correspondence and Communications

Adjourn