

**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: Nancy Stuparich · Clerk: Patricia L. Rambosk · Manager: Jeff Oris**

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

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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.

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**Community Redevelopment Agency**

**Thursday, June 10, 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. Set Agenda
3. Public Comment
4. Minutes

**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.**

4.a. Approval of the February 2, 2021 Community Redevelopment Agency (CRA) Board Meeting Minutes.

Recommended Action: Approve Minutes.

[Agenda Memorandum](#)

[February 2, 2021 CRA Minutes](#)

5. CRAAB Chair Update

Update by CRAAB Chair Quenby Tyler

5.a. CRAAB Chair Update Presentation.

Recommended Action: Receive presentation.

[Agenda Memorandum](#)

[PowerPoint](#)

6. Award of Contract for the 41-10 Master Plan

6.a. 1. Recommend that City Council appropriate \$200,000 from the CRA fund balance for the 41-10 Master Plan.

2. Award of Contract for 41-10 Mixed Use Area Master Plan (21-026) contingent upon the City Council appropriating \$200,000 as recommended by the CRA Board.

Recommended Action: 1. Motion to recommend that the City Council appropriate funding, in the amount of \$200,000, from the CRA fund balance to the CRA Administration – Professional Services to fund the agreement with DPZ CoDesign for 41-10 Mixed Use Area Master Planning Services.

2. Motion to authorize the CRA Chair and CRA Executive Director to enter into an agreement with DPZ CoDesign, LLC, in an amount not to exceed \$300,000 to provide professional services to prepare a 41-10 Area Master Plan contingent upon the City Council appropriating funding in the amount of \$200,000 as recommended by the CRA Board.

[Agenda Memorandum](#)

[Agreement - DPZ CoDesign LLC](#)

[21-026 Bid Analysis](#)

[21-026 Submittal- DPZ CoDesign](#)

7. 1st Avenue South Parking Garage

7.a. 1st Avenue South Parking Garage Size and Cost Discussion.

Recommended Action: Review information and determine appropriate size for proposed garage.

[Agenda Memorandum](#)

[MHK Concept Design](#)

[Finrock 20-2059 City of Naples Garage Summary of Work 2021.04.16 - Latest](#)

[12-21-20 - Report with Attachments v2](#)

[12-21-20 - Parking Demand Study Supplemental-memo](#)

[Revenue Note Series 2020 15MM 002](#)

[Revenue Note Series 2020 10MM 003](#)

[PowerPoint](#)

- 7.b. Agreement for Transfer of Property for the 1st Avenue South Parking Garage.  
Recommended Action: Consider the agreement.

[Agenda Memorandum](#)

[DRAFT Public Parking Garage Agreement](#)

[Resolution 2021-14598 - MOU with appraisals](#)

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

8. FY2021-2022 Proposed CIP Budget

- 8.a. Proposed CRA Capital Improvements Plan for FY 2021-22 Budget.  
Recommended Action: Review and discuss proposed CIP for FY 2021-22.

[Agenda Memorandum](#)

[CRA 2021-22 CIP Memorandum](#)

[CRA Updated Millage and CIP Budget](#)

[PowerPoint](#)

9. Request to add meeting in September or October.

- 9.a. Consider adding a meeting on September 29, 2021 or October 10, 2021.  
Recommended Action: Discussion and direction.

[Agenda Memorandum](#)

10. Interim CRA Manager's Report  
Update of on-going CRA projects.

- 10.a. Interim CRA Manager's Report.  
Recommended Action: No action required.

[Agenda Memorandum](#)

Correspondence and Communications

Adjourn