

Posted  
June 2, 2023



## NOTICE OF MEETING AND AGENDA

Naples Community Redevelopment Agency  
City Hall Council Chambers  
735 8th Street South, Naples, Florida

Chair: Michael McCabe

Vice Chair: Terry Hutchison

CRA Members: Mayor Teresa Heitmann, Ted Blankenship  
Raymond Christman, Paul Perry, Beth Petrunoff

City Manager: Jay Boodheshwar • Administrator: Anita Jenkins

Clerk: Patricia L. Rambosk • General Counsel: Nancy Stuparich

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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.

### Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

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### Community Redevelopment Agency

Monday, June 5, 2023

8:30 AM

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, 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 City Council in conjunction with deliberations during this meeting will become 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 COMMENTS

5. MINUTES

5.A. Approval of the April 3, 2023 Community Redevelopment Agency (CRA) Meeting Minutes, and the April 3, 2023, Community Redevelopment Agency and Community Redevelopment Agency Advisory Board Joint Workshop Meeting Minutes.

**6. CRAAB CHAIR REPORT**

**7. RESOLUTIONS**

- 7.A. A RESOLUTION FOR THE PURPOSE OF RANKING FIRMS IN ORDER OF PREFERENCE AND THEREAFTER APPROVING A CONSTRUCTION MANAGER AT RISK CONTRACT BETWEEN THE CITY OF NAPLES COMMUNITY REDEVELOPMENT AGENCY (“CRA”), THE CITY OF NAPLES AND KAUFMAN LYNN CONSTRUCTION, INC. IN THE AMOUNT OF \$78,057.00 FOR PRE-CONSTRUCTION PHASE SERVICES, AND FOR FIVE PERCENT OF THE GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION MANAGEMENT SERVICES FOR CONSTRUCTION OF THE 1ST AVENUE SOUTH PUBLIC PARKING GARAGE; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memorandum](#)  
[Resolution](#)  
[Agreement](#)  
[Bid Analysis](#)

- 7.B. A RESOLUTION FOR THE PURPOSE OF APPROVING AN AGREEMENT WITH WALKER CONTRACTING GROUP, INC. FOR THE MAINTENANCE REPAIRS OF THE PARKING GARAGE LOCATED AT 400 8TH STREET SOUTH, IN THE AMOUNT OF \$191,458.50, PURSUANT TO CITY BID 23-024; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memorandum](#)  
[Resolution](#)  
[Agreement](#)  
[Bid Analysis](#)  
[Garage Assessment Report](#)  
[Garage Restoration Project Details](#)

**8. STATUS OF REAL ESTATE SERVICES**

- 8.A. Status of CRA Real Estate Services

[Agenda Memorandum](#)

**9. CRA DRAFT CAPITAL IMPROVEMENT PROJECTS AND POTENTIAL NEW BUDGET ITEMS**

- 9.A. Discussion and Direction of the CRA Preliminary Budget FY 2023-2024

[Agenda Memorandum](#)

**10. 1ST AVENUE SOUTH PUBLIC PARKING GARAGE**

- 10.A. 1st Ave South Public Parking Garage Site Plan Review and Recommendations to

City Council.

(Erica Martin, Director of Planning)

Agenda Memorandum

22-SP24 Resolution

22-SP24 Sufficiency Letter dated 5/2/2023

Boundary Survey prepared by Stantec, signed 9/20/2022

Architectural plans prepared by BSSW Architects, Inc., dated 4/3/2023

Civil Plans prepared by Stantec Consulting Services, Inc. dated April 2023

Planting Plans prepared by Goetz + Stropes Landscape Architects, Inc., dated 4/3/2023

Irrigation Plans Goetz + Stropes Landscape Architects, Inc., dated 4/3/2023

Lighting Plan prepared by SESCO Lighting, dated 11/4/2022

Water Quality Calculations prepared by Stantec Consulting Services, Inc., dated 10/28/2022

Traffic Impact Study prepared by Stantec Consulting Services, Inc., dated April 2023

Staff Report

Site Plan Application

Disclosure of Interest - Downtown Naples, LLC

Disclosure of Interest - Gulfshore Playhouse Inc

Credentials - Petitioner

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

Amended and Restated Public Parking Garage Agreement, as amended

Petitioner's Presentation - Architecture & Landscape

Petitioner's Presentation - Civil & Traffic

10.B. 1st Ave South Public Parking Garage Status of Property Transfer  
Agenda Memorandum

## 11. PUBLIC COMMENTS

## 12. COMMUNICATIONS FROM CRA MEMBERS AND STAFF

## 13. ADJOURNMENT

### 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 CITY COUNCIL 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.