



NOTICE OF MEETING AND AGENDA

POSTED
October 12, 2023

**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**

Executive Director: Jay Boodheshwar • Administrator: Anita Jenkins

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

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.

**Community Redevelopment Agency
Thursday, October 12, 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. APPROVAL OF CONSENT AGENDA**

5.A. A Resolution for the Purpose of Ratifying a Professional Services Agreement Between the Naples Community Redevelopment Agency (CRA), The City Of Naples and CBRE, Inc. for the Provision of Annual Professional Real Estate Services Required by the City Of Naples in an Annual Amount Not-To-Exceed

\$100,000.00 Through Fiscal Year 2025-2026; Authorizing the CRA Executive Director to Execute the Agreement; and Providing an Effective Date.
(Mari Gallet, Deputy City Manager)
[Agenda Memorandum](#)
[Resolution](#)
[CBRE Agreement Addendum](#)
[Resolution 2023-15176 with attached Agreement](#)
[Bid Analysis](#)

6. MINUTES

- 6.A. Approval of the August 18, 2023 Community Redevelopment Agency (CRA) Meeting Minutes
[August 18, 2023 CRA Draft Meeting Minutes](#)

7. OLD BUSINESS

- 7.A. Discussion and Direction of the 3rd Avenue North Parking Design
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[3rd Ave North Parking Parallel Arrangement and Cost Estimate](#)
[3rd Ave North Parking Perpendicular Arrangement and Cost Estimate](#)

8. NEW BUSINESS

- 8.A. A Resolution for the Purpose of Approving an Amendment to the Construction Manager at Risk Contract Between the City Of Naples Community Redevelopment Agency ("CRA"), the City Of Naples and Kaufman Lynn Construction, Inc. for Construction of the 1st Avenue South Public Parking Garage at a Guaranteed Maximum Price of \$17,219,706; Authorizing the CRA Executive Director to Execute the Amendment to the Construction Agreement; and Providing an Effective Date. (Agenda item documents not ready at time of publishing. A supplement will be issued Monday, October 9th with associated documents for this item.)
(Bob Middleton, Director of Public Works)
- 8.B. Discussion and Direction of Potential Criteria for the CRA's 2023-24 Residential Improvement Program
[Agenda Memorandum](#)
- 8.C. A Resolution For The Purpose of Waiving Competitive Bidding Requirements; Approving a Professional Services Agreement Between the Naples Community Redevelopment Agency (CRA) And DPZ CoDesign for the Final Design and Construction Bid Documents for the Design Walk Pilot Project in an Amount of \$155,000.00; Authorizing the CRA Executive Director to Execute the Agreement; and Providing an Effective Date. (A supplement will be issued Monday, October 9th with additional documents for this item.)
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[Resolution](#)

8.D. A Resolution For The Purpose Of Awarding A Task Order To CBRE, Inc. For Professional Real Estate Services For The Acquisition Of Real Estate (And Related Incidental Costs And Expenses Not To Exceed \$20,000); And Providing An Effective Date.

(A supplement will be issued Monday, October 9th with additional documents for this item.)

(Mari Gallet, Deputy City Manager)

[Agenda Memorandum](#)

[CBRE Fee Schedule](#)

8.E. A Resolution For The Purpose Of Approving A Purchase & Sale Agreement To Purchase Approximately 0.68 Acres Located In The Community Redevelopment Agency Area Boundary At 160-190 10th Street North, Naples, Florida, 34102, With An Approximate 8,960 Square Foot Building For \$4.9 Million Contingent Upon Obtaining Two Appraisals At Or Above \$4.9 Million; Authorizing The CRA Executive Director To Execute The Agreement; And Providing An Effective Date. (A supplement will be issued Monday, October 9th with additional documents for this item.)

(Mari Gallet, Deputy City Manager)

[Agenda Memorandum](#)

[Design District Master Plan Final Report \(Excerpt p. 25\)](#)

[Letter of Intent to Purchase](#)

[Listing Report](#)

9. PUBLIC COMMENTS

10. COMMUNICATIONS FROM CRA CHAIR, BOARD MEMBERS AND STAFF

11. ADJOURN

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.