



**COMMUNITY REDEVELOPMENT AGENCY**  
**FINANCIAL SUMMARY**  
**FISCAL YEAR 2021-22**

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|  |            |                                  |
|--|------------|----------------------------------|
| <b>Fund Balance as of September 30, 2020</b>           |            | <b>\$4,434,070</b>               |
| Projected Revenues FY 2020-21                          |            | 6,171,641                        |
| Projected Expenditures FY 2020-21                      |            | 6,604,746                        |
| Net Increase/(Decrease) in Net Unrestricted Assets     |            | <u>(433,105)</u>                 |
| <br>   |            |                                  |
| <b>Expected Fund Balance as of September 30, 2021</b>  |            | <b>\$4,000,965</b>               |
| <b>Add Fiscal Year 2021-22 Budgeted Revenues</b>       |            |                                  |
| Tax Increment Financing City 1.1500                    | 1,520,417  |                                  |
| Tax Increment Financing County 3.5645                  | 4,712,633  |                                  |
| <i>Based on tax increment value of \$1,391,686,557</i> |            |                                  |
| Transfers In (Parking Fund)                            | 0          |                                  |
| Loan Proceeds  | 4,000,000  |                                  |
| Interest Income  | 55,000     |                                  |
|  |            | <u>10,288,050</u>                |
| <br>   |            |                                  |
| <b>TOTAL AVAILABLE RESOURCES:</b>                      |            | <b>\$14,289,015</b>              |
| <br>   |            |                                  |
| <b>Less Fiscal Year 2021-22 Expenditures</b>           |            |                                  |
| Personal Services                                      | 729,144    |                                  |
| Operating Expenses                                     | 867,686    |                                  |
| Capital Improvements                                   | 10,500,000 |                                  |
| Transfer out for Bonded Debt                           | 264,117    |                                  |
|  |            | <u>12,360,947</u>                |
| <br>   |            |                                  |
| <b>BUDGETED CASH FLOW</b>                              |            | <b>(2,072,897)</b>               |
| <br>   |            |                                  |
| <b>Projected Fund Balance as of September 30, 2022</b> |            | <b><u><u>\$1,928,068</u></u></b> |



# Community Redevelopment Agency

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## Community Redevelopment Agency (Fund 180)

### **Mission Statement:**

The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Naples City Council and to guide private and public initiatives in the Redevelopment Area to facilitate economic development, improve physical characteristics, and encourage investment, thus improving the quality of life for residents of the Redevelopment Area and the City of Naples.

### **Fund Description**

The Community Redevelopment Agency (CRA) is a dependent special district governed by a Board comprised of the members of City Council. The Board is assisted by the Community Redevelopment Agency Advisory Board (CRAAB), consisting primarily of property and business owners from the redevelopment area and appointed by City Council. The CRA was originally established in 1994 by Resolutions 94-7098 and 94-7099. The Redevelopment Area is approximately the area south of 7<sup>th</sup> Avenue North, west of the Gordon River, north of 8<sup>th</sup> Avenue South, and east of 3<sup>rd</sup> Street South. The actual boundaries are defined within the enabling legislation. On January 15, 2014, Resolution 14-13401 was approved, amending, and modifying the Redevelopment Plan. The plan amendment extends the sunset date to September 30, 2044. Tax Increment Revenue is the primary funding source for redevelopment projects specified in the Redevelopment Plan. Florida Statutes confer broad authority to the CRA to undertake and carry out community redevelopment and related activities within the redevelopment area while placing certain statutory restrictions on the use of tax increment revenue.

### **2020-21 Department Accomplishments**

- Construction of the second phase of 8<sup>th</sup> Street improvements, from Central Avenue to 7<sup>th</sup> Avenue North, began in April 2020 and was substantially completed and opened to all traffic on December 23, 2020.
- Adopted the 2020 CRA Neighborhood Plans for River Park East, River Park West, that portion of Lake Park within the CRA, and The Design District. Completed a Neighborhood Planning process, with the input of residents, business owners, and property owners, for the River Park-East, River Park-West, Lake Park, and 41/10 commercial neighborhoods. The process included one-on-one meetings, group meetings, surveys, and walking audits. It is anticipated that the suggestions and ideas of the community will culminate in the identification of specific capital improvement projects.
- Worked with Streets and Stormwater to fund new streetlighting in River Park East and River Park West. The City was approved for \$111,000 in U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds through Collier County and were authorized to utilize an additional \$27,610.24 remaining from the previously awarded and implemented project to install crosswalks at the intersections of 5<sup>th</sup> and 7<sup>th</sup> Avenues North at Goodlette-Frank Road. The CRA anticipated having to fund this project itself but will now only have to work with Streets and Stormwater to fund the remaining needs for the project beyond what is available through the CDBG funding.
- Commenced design on a landscape maintenance project for 1<sup>st</sup> thru 5<sup>th</sup> Avenues North between US-41 and 10<sup>th</sup> Street North as well as on 10<sup>th</sup> Street North from 1<sup>st</sup> through 5<sup>th</sup> Avenues North. It is anticipated this landscaping project will commence before the beginning of FY 2021-22.
- Commenced design for the 1<sup>st</sup> Avenue South Improvement Project. This project will improve safety, drainage, infrastructure, and aesthetics in the 1<sup>st</sup> Avenue South right-of-way between 8<sup>th</sup> Street South and Goodlette-Frank Road.

# Community Redevelopment Agency

## Community Redevelopment Agency (continued)

- Commenced efforts to prepare a Master Plan for the 41-10 district of the Redevelopment Area to address zoning, public spaces, roadways, utilities, economic development, and promotion of the district.
- Commenced a study to provide an affordable housing strategy for the CRA area to include an inventory of affordable housing, strategies to create new affordable housing units and maintain existing units, and potential funding strategies. The study is anticipated to be completed around the end of FY2020-21.
- Entered into a partnership agreement with the Gulfshore Playhouse and Naples Downtown, LLC (the Wynn Family) to provide land and construct a public parking garage near the site of the new Gulfshore Playhouse on 1<sup>st</sup> Avenue South.
- Worked with the Design District Association to purchase and install 61 banners within the Design District area.
- Continued an enhanced level of right-of-way maintenance in the Redevelopment Area.
- Continued Community Policing throughout the Redevelopment Area.

### 2021-22 Departmental Goals and Objectives

**As part of the Community Vision Goal to maintain an extraordinary quality of life for residents through improving City amenities for residents, enhancing community health, mobility, and public safety**

- Commence construction of 1<sup>st</sup> Avenue North improvements to improve safety, drainage, infrastructure, and aesthetics while providing additional mobility options for residents and visitors.
- Commence construction of a public parking garage in the 1<sup>st</sup> Avenue South Corridor in accordance with the partnership agreement with Gulfshore Playhouse and Downtown Naples, LLC.
- Complete the CRA Affordable Housing Strategy and take steps to implement recommendations contained within the study.
- Continue to implement recommendations of the CRA Neighborhood Plans for River Park East, River Park West, Lake Park, and The Design District.
- Complete the work plan of the CRA as approved by the CRA Board and included in the adopted FY2021-22 budget.
- Implement the capital improvement plan as approved by the CRA Board in the FY2021-22 budget approval process.
- Ensure the Redevelopment Area is maintained to a high standard of aesthetics, code compliance, and public safety.
- Continue Community Policing throughout the CRA.

**As part of the Community Vision Goal to strengthen the economic health and vitality of the City by maintaining the viability of local businesses.**

- Cooperate with the Fifth Avenue South Business Improvement District to stabilize and enhance the business district and ensure that budgets and reports are timely and appropriate.
- Complete the 41-10 Master Plan and begin to implement recommendations provided in the plan once completed and continue to explore options for stabilizing and enhancing the business district within the 41-10 corridor in the Redevelopment Area.

**As part of the Community Vision Goal to maintain and enhance governance capacity for public service and leadership through enacting strategies to ensure a well-run local government and providing leadership on larger issues that impact the quality and future of Naples**

- Engage residents, property owners, and merchants in the redevelopment area to increase involvement with City and CRA decisions.

# Community Redevelopment Agency

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## Community Redevelopment Agency (continued)

### 2021-22 Significant Budgetary Issues

This budget was prepared by the City Manager's Office, with the cooperation of the Police and Community Services Departments. The accounts of the CRA are divided into the following three Divisions to improve accountability:

- CRA Administration (Division 1501)
- CRA Maintenance (Division 1517)
- CRA Law Enforcement (Division 1520)

The CIP Budget provides \$10,500,00 for various projects including \$400,00 to begin design on the 1<sup>st</sup> Ave. S. improvements between 8<sup>th</sup> St. S. and Goodlette Frank Rd. and \$9 million to construct the proposed parking garage that would be developed in partnership with the Gulfshore Playhouse project. In addition, \$350,000 is provided to undertake painting, joint sealing and other maintenance at the North garage (8<sup>th</sup> St. South/4<sup>th</sup> Ave. South).

The CIP budget also provides \$250,000 to continue Neighborhood Planning Projects contained in the CRA's 2020 Neighborhood Plans document that will include:

1. Design and Installation of on-street parking on the 1100 block of 3<sup>rd</sup> Avenue North (just south of the FPL facility) - \$130,000.
2. Other Improvements to be identified by the CRA Board during the FYr - \$120,000.

The CIP Budget also provide \$500,000 for capital projects that may be identified in the 41-10 Master Plan that is anticipated to be completed in the middle of FY 2021-22. This funding will allow the CRA to immediately undertake projects recommended by the plan and approved by the CRA.

The CRA Board may increase funding for Neighborhood projects or projects identified in the 41-10 Master Plan during the fiscal year through supplemental appropriations should additional funding be needed to meet the CRA Board's goals for the fiscal year. For example, in the event the CRA Board desires to acquire property for additional parking in the 41-10 commercial district north of Central Avenue, or undertake affordable housing initiatives, substantial additional funding would be required.

### Revenues

Budgeted revenues are \$10,288,050, a \$4,151,409 increase from the adopted FY2020-21 budget. The primary revenue earned by the CRA is an amount equal to the ad valorem taxes collected on the value of the Tax Increment. The Tax Increment is the amount of taxes generated from increased property values within the District in excess of the base year. The CRA receives these revenues from the City and the County, based on the increase over the 1993 property tax value (\$183,809,274).

The taxable value of property in the District is \$1,575,495,831, (compared to FY 2020-21 value of \$1,492,363,927). Taxable value increased 5.5%. The budget was based on a total tax increment of \$1,391,686,557, using a tax rate of 1.15 from the City and 3.5645 from the County, to bring in \$1,520,417 and \$4,712,633, respectively. State law requires that the tax increment revenues be distributed to CRAs by January 1.

In addition to the tax increment revenue, the fund is budgeted to receive approximately \$55,000 in interest income. FY 2021-22 does not include a transfer of \$230,176 from the 5<sup>th</sup> Avenue South

# Community Redevelopment Agency

## Community Redevelopment Agency (continued)

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parking fund normally applied to the debt service payment for the parking garage at 801 6<sup>th</sup> Avenue South as this borrowing has only a minimal final payment during the FY.

Loan proceeds in the amount of \$4,000,000 are included as borrowing will be necessary to help fund the significant capital projects in the FY, should construction of a parking garage within the CRA be authorized by the Board.

### **Total Expenditures**

The work program for the CRA is represented in this budget. Total expenditures for the FY 2021-22 budget are \$12,360,947, which is an increase of \$6,986,075 from the budget of FY 2020-21. The budget includes \$10,500,000 in capital improvement projects and a debt service payment of \$264,117.

The appropriation for capital projects included in this budget include \$8,000,000 for construction of the 1<sup>st</sup> Avenue South Parking Garage and \$400,000 to begin the design on construction of 1<sup>st</sup> Avenue South Improvements, \$350,000 for painting and sealing at the North Parking Garage, \$250,000 for Neighborhood Plan projects, and \$500,000 for projects contained in the 41-10 Master Plan.

During CRA Board meetings in FY 2020-21 there was significant conversation regarding developing and/or maintaining affordable housing in the CRA. There are currently no identified opportunities for such though the CRA will complete an Affordable Housing Strategy in FY 2021-22, thus an unfunded line for Affordable Housing is contained in the CIP. Should an opportunity arise or specific projects be listed in the Affordable Housing Strategy that the CRA wishes to implement, the CRA Board will have the option to appropriate additional funds from the available fund balance.

### **Personal Services**

The number of employees funded by the CRA increases from 6.3 to 7.05 with this budget. There is an addition of one position, Community Redevelopment Administrator, designed to take over and expand day-to-day operations and of the CRA, activities previously handled by the Deputy City Manager. The Deputy City Manager will continue to oversee the CRA and thus expenses for the Deputy City Manager has been reduced from .28 to .05 of the position's cost. The other 6 positions the CRA continues to fund 3 community police officers and 3 landscape technicians. The total employees funded by the CRA are budgeted to cost \$ a \$729,144, an increase of \$66,899 over the FY2020-21 budget.

### **Administration Division**

The Administrative division is responsible for the implementation of capital projects and payment of debt obligations. Operating and non-operating expenses are budgeted at \$11,434,527 in the Administration division's budget. The budget of this Division includes \$10,500,000 in capital improvement projects and a debt service payment of \$264,117. This is \$6,992,628 more than the FY20-21 adopted budget. This is primarily due to an increase in capital expenses.

The debt outstanding for the CRA was refinanced in FY 2018 to an interest rate of 1.72584%, increased from the prior rate of 1.42%. The annual debt service payment for the CRA is budgeted at \$264,117. This represents the final payment on debt outstanding at the beginning of FY 2021-22.

# Community Redevelopment Agency

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## Community Redevelopment Agency (continued)

### **Maintenance Division**

The Maintenance division's budget of \$538,928 is a \$43,122 increase from the FY2020-21 budget. The increase of \$27,700 in the Other Contractual Services line item is for landscape maintenance services, primarily related to the maintenance of the completed improvements on 8<sup>th</sup> St. N & the addition of \$15,000 for Holiday lights.

### **Law Enforcement Division**

The Law Enforcement division's budget consists primarily of the salary and benefits of the three police officers assigned to the CRA. The budget of \$387,492 represents a reduction of \$49,674 from the FY2020-21 adopted budget. This is reflective of decreases in personal services expense due to changes in identified officers assigned. These expenses may vary over time as police officer assignments change over time.



**CITY OF NAPLES  
COMMUNITY REDEVELOPMENT AGENCY FUND  
REVENUE SUMMARY**

|   | FY 18-19<br>ACTUAL  | FY 19-20<br>ACTUAL  | FY 20-21<br>ADOPTED<br>BUDGET | FY 20-21<br>ESTIMATED<br>ACTUAL | FY 21-22<br>PROPOSED<br>BUDGET |
|---|---------------------|---------------------|-------------------------------|---------------------------------|--------------------------------|
| City Tax Increment  | 1,057,953           | 1,228,623           | 1,434,656                     | 1,434,656                       | 1,520,417                      |
| <i>Based on increment value of \$1,391,686,557, \$1.15 millage rate &amp; 95%</i> |                     |                     |                               |                                 |                                |
| Transfer from Parking Funds   | 980,000             | 0                   | 230,176                       | 230,176                         | 0                              |
| <i>Parking Fund 185 was used for debt service related to parking garages</i>      |                     |                     |                               |                                 |                                |
| County Tax Increment  | 3,195,822           | 3,711,379           | 4,446,809                     | 4,446,809                       | 4,712,633                      |
| <i>Based on increment value of \$1,391,686,557, 3.5645 millage rate @ 95%</i>     |                     |                     |                               |                                 |                                |
| Loan Proceeds   | 0                   | 0                   | 0                             | 0                               | 4,000,000                      |
| Interest Income   | 92,059              | 101,621             | 25,000                        | 60,000                          | 55,000                         |
| <b>TOTAL REVENUES</b>   | <b>\$ 5,325,834</b> | <b>\$ 5,041,623</b> | <b>\$ 6,136,641</b>           | <b>\$ 6,171,641</b>             | <b>\$ 10,288,050</b>           |

**FUND 180: COMMUNITY REDEVELOPMENT FUND**

**FISCAL YEAR 2021-22**

| <b>2020<br/>Adopted</b>                        | <b>2021<br/>Adopted</b> | <b>2022<br/>Proposed</b> | <b>JOB TITLE</b>                      | <b>FY 2022<br/>Proposed</b> |
|--|-------------------------|--------------------------|---------------------------------------|-----------------------------|
| <b>Administration (1501)</b>                   |                         |                          |                                       |                             |
| 0.28   | 0.28                    | 0.05                     | Deputy City Manager*                  | 8,264                       |
| 0  | 0                       | 1                        | Community Redevelopment Administrator | 120,000                     |
| <u>0.28</u>                                    | <u>0.28</u>             | <u>1.05</u>              |                                       | <u>120,000</u>              |
| <b>Parks &amp; Parkways Maintenance (1517)</b> |                         |                          |                                       |                             |
| 3  | 3                       | 3                        | Landscape Technician                  | 118,243                     |
| <u>3</u>                                       | <u>3</u>                | <u>3</u>                 |                                       | <u>118,243</u>              |
| <b>Law Enforcement (1520)</b>                  |                         |                          |                                       |                             |
| 3  | 3                       | 3                        | Community Police Officer              | 208,293                     |
| <u>3</u>                                       | <u>3</u>                | <u>3</u>                 |                                       | <u>208,293</u>              |
| <b>6.28</b>                                    | <b>6.28</b>             | <b>7.05</b>              | <b>Regular Salaries</b>               | <b>454,800</b>              |
|  |                         |                          | <b>State Incentive Pay</b>            | <b>3,480</b>                |
|  |                         |                          | <b>Overtime</b>                       | <b>9,992</b>                |
|  |                         |                          | <b>Personal Leave Payouts</b>         | <b>10,500</b>               |
|  |                         |                          | <b>Holiday Pay</b>                    | <b>6,600</b>                |
|  |                         |                          | <b>Other Payroll Expenses</b>         | <b>243,772</b>              |
|  |                         |                          | <b>Total Personal Services</b>        | <b>\$ 729,144</b>           |

\*95% of the Deputy City Manager is in General Fund/City Manager Department.



**FISCAL YEAR 2021-22  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
FUND SUMMARY**

FUND 180

|                                       | FY 19-20<br>ACTUAL  | FY 20-21<br>ADOPTED<br>BUDGET | FY 20-21<br>ESTIMATED<br>ACTUAL | FY 21-22<br>PROPOSED<br>BUDGET | CHANGE<br>FROM<br>FY 20-21 |
|---------------------------------------|---------------------|-------------------------------|---------------------------------|--------------------------------|----------------------------|
| <b><u>PERSONAL SERVICES</u></b>       |                     |                               |                                 |                                |                            |
| 510200 REGULAR SALARIES & WAGES       | 394,135             | 392,527                       | 405,668                         | 454,800                        | 62,273                     |
| 510300 LONGEVITY & SPECIALTY PAY      | 7,318               | 7,000                         | 7,000                           | 6,000                          | (1,000)                    |
| 510305 PERSONAL LEAVE PAYOUTS         | 2,410               | 16,198                        | 13,000                          | 10,500                         | (5,698)                    |
| 510320 STATE INCENTIVE PAY            | 3,390               | 3,120                         | 2,220                           | 3,480                          | 360                        |
| 510400 OVERTIME                       | 3,251               | 11,423                        | 6,876                           | 9,992                          | (1,431)                    |
| 510420 HOLIDAY PAY                    | 2,475               | 7,935                         | 6,632                           | 6,600                          | (1,335)                    |
| 525100 FICA                           | 30,377              | 32,729                        | 35,789                          | 37,014                         | 4,285                      |
| 525030 RETIREMENT CONTRIBUTIONS       | 95,631              | 100,165                       | 104,359                         | 96,202                         | (3,963)                    |
| 525040 LIFE/HEALTH INSURANCE          | 68,235              | 91,147                        | 102,308                         | 104,556                        | 13,409                     |
| <b>TOTAL PERSONAL SERVICES</b>        | <b>\$607,222</b>    | <b>\$662,245</b>              | <b>\$683,852</b>                | <b>\$729,144</b>               | <b>\$66,899</b>            |
| <b><u>OPERATING EXPENSES</u></b>      |                     |                               |                                 |                                |                            |
| 530000 OPERATING EXPENSE              | 39,295              | 63,551                        | 49,551                          | 66,500                         | 2,949                      |
| 530010 CITY ADMINISTRATION            | 130,680             | 127,690                       | 127,690                         | 125,120                        | (2,570)                    |
| 531010 PROFESSIONAL SERVICES          | 147,820             | 250,000                       | 197,895                         | 205,500                        | (44,500)                   |
| 531020 INVESTMENT ADVISORY FEES       | 3,061               | 1,500                         | 1,500                           | 1,500                          | 0                          |
| 532040 OTHER CONTRACTUAL SERVICES     | 107,809             | 154,200                       | 166,254                         | 211,900                        | 57,700                     |
| 540000 TRAVEL AND PER DIEM            | 149                 | 5,500                         | 3,500                           | 16,600                         | 11,100                     |
| 541000 COMMUNICATIONS                 | 0                   | 1,500                         | 1,500                           | 3,100                          | 1,600                      |
| 543010 ELECTRICITY                    | 22,103              | 39,000                        | 29,000                          | 40,560                         | 1,560                      |
| 545220 SELF INSURANCE CHARGE          | 56,065              | 60,958                        | 60,958                          | 67,678                         | 6,720                      |
| 546000 REPAIR & MAINTENANCE           | 66,581              | 111,000                       | 116,048                         | 111,500                        | 500                        |
| 547020 ADVERTISING-NON LEGAL          | 491                 | 500                           | 500                             | 500                            | 0                          |
| 549020 TECHNOLOGY SVC CHARGE          | 1,640               | 1,640                         | 1,640                           | 1,690                          | 50                         |
| 551000 OFFICE SUPPLIES                | 0                   | 1,940                         | 1,940                           | 1,000                          | (940)                      |
| 552000 OPERATING SUPPLIES/MINOR EQUIP | 2,345               | 2,500                         | 6,500                           | 6,500                          | 4,000                      |
| 552070 UNIFORMS                       | 1,983               | 2,000                         | 2,000                           | 3,500                          | 1,500                      |
| 552090 OTHER CLOTHING                 | 1,813               | 1,887                         | 2,024                           | 2,538                          | 651                        |
| 554010 MEMBERSHIPS                    | 1,420               | 1,500                         | 1,500                           | 2,000                          | 500                        |
| <b>TOTAL OPERATING EXPENSES</b>       | <b>\$ 583,255</b>   | <b>\$ 826,866</b>             | <b>\$ 770,001</b>               | <b>\$ 867,686</b>              | <b>\$ 40,820</b>           |
| <b><u>NON-OPERATING EXPENSES</u></b>  |                     |                               |                                 |                                |                            |
| 560200 BUILDINGS                      | 0                   | 1,000,000                     | 1,000,000                       | 0                              | (1,000,000)                |
| 560300 IMPROVEMENTS O/T BUILDING      | 2,693,605           | 1,850,000                     | 3,115,131                       | 10,500,000                     | 8,650,000                  |
| 560400 MACHINERY & EQUIPMENT          | 87,961              | 0                             | 0                               | 0                              | 0                          |
| 591210 BOND SINKING FUND              | 990,669             | 1,035,761                     | 1,035,761                       | 264,117                        | (771,644)                  |
| <b>TOTAL NON-OPERATING EXPENSES</b>   | <b>\$ 3,772,235</b> | <b>\$ 3,885,761</b>           | <b>\$ 5,150,892</b>             | <b>\$10,764,117</b>            | <b>\$ 6,878,356</b>        |
| <b>TOTAL EXPENSES</b>                 | <b>\$ 4,962,713</b> | <b>\$ 5,374,872</b>           | <b>\$ 6,604,746</b>             | <b>\$12,360,947</b>            | <b>\$ 6,986,075</b>        |

**FISCAL YEAR 2021-22  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
ADMINISTRATION**

180-1501-552

|  | FY 19-20<br>ACTUAL  | FY 20-21<br>ADOPTED<br>BUDGET | FY 20-21<br>ESTIMATED<br>ACTUAL | FY 21-22<br>PROPOSED<br>BUDGET | CHANGE<br>FROM<br>FY 20-21 |
|--|---------------------|-------------------------------|---------------------------------|--------------------------------|----------------------------|
| <b><u>PERSONAL SERVICES</u></b>  |                     |                               |                                 |                                |                            |
| 510200 REGULAR SALARIES & WAGES  | 45,714              | 46,157                        | 86,157                          | 128,264                        | 82,107                     |
| 525010 FICA  | 3,125               | 2,994                         | 6,054                           | 9,812                          | 6,818                      |
| 525030 RETIREMENT CONTRIBUTIONS  | 4,016               | 4,148                         | 8,342                           | 16,674                         | 12,526                     |
| 525040 LIFE/HEALTH INSURANCE   | 1,622               | 552                           | 11,713                          | 15,572                         | 15,020                     |
| <b>TOTAL PERSONAL SERVICES</b>   | <b>\$ 54,476</b>    | <b>\$ 53,850</b>              | <b>\$ 112,266</b>               | <b>\$ 170,322</b>              | <b>\$ 116,472</b>          |
| <b><u>OPERATING EXPENSES</u></b>   |                     |                               |                                 |                                |                            |
| 530000 OPERATING EXPENDITURES  | 559                 | 5,000                         | 1,000                           | 5,000                          | 0                          |
| 530010 CITY ADMINISTRATION   | 130,680             | 127,690                       | 127,690                         | 125,120                        | (2,570)                    |
| 531010 PROFESSIONAL SERVICES   | 147,820             | 250,000                       | 197,895                         | 205,500                        | (44,500)                   |
| <i>CRA Statistically Valid Survey, General Design services, Audit Statement</i>    |                     |                               |                                 |                                |                            |
| 531040 OTHER CONTRACTUAL SERVICES  | 0                   | 0                             | 0                               | 30,000                         | 30,000                     |
| 531220 INVESTMENT ADVISORY FEES  | 3,061               | 1,500                         | 1,500                           | 1,500                          | 0                          |
| 540000 TRAVEL AND PER DIEM   | 149                 | 1,500                         | 1,500                           | 8,600                          | 7,100                      |
| 541000 COMMUNICATIONS  | 0                   | 1,500                         | 1,500                           | 1,500                          | 0                          |
| 545220 SELF INSURANCE CHARGE   | 56,065              | 60,958                        | 60,958                          | 67,678                         | 6,720                      |
| 546000 REPAIR AND MAINTENANCE  | 17,103              | 50,000                        | 50,000                          | 50,000                         | 0                          |
| <i>Specialty 5th Ave maintenance</i>   |                     |                               |                                 |                                |                            |
| 547020 ADVERTISING (NON LEGAL)   | 491                 | 500                           | 500                             | 500                            | 0                          |
| <i>Annual Report as required</i>   |                     |                               |                                 |                                |                            |
| 549020 TECHNOLOGY SERVICE CHARGE   | 1,640               | 1,640                         | 1,640                           | 1,690                          | 50                         |
| 551000 OFFICE SUPPLIES   | 0                   | 500                           | 500                             | 1,000                          | 500                        |
| 554010 MEMBERSHIPS   | 1,420               | 1,500                         | 1,500                           | 2,000                          | 500                        |
| <i>FRA Dues, State fees, etc</i>   |                     |                               |                                 |                                |                            |
| <b>TOTAL OPERATING EXPENSES</b>  | <b>\$ 358,989</b>   | <b>\$ 502,288</b>             | <b>\$ 446,183</b>               | <b>\$ 500,088</b>              | <b>\$ (2,200)</b>          |
| <b><u>NON-OPERATING EXPENSES</u></b>   |                     |                               |                                 |                                |                            |
| 560200 BUILDINGS   | 0                   | 1,000,000                     | 1,000,000                       | 0                              | (1,000,000)                |
| 560300 IMPROVEMENTS O/T BUILDING   | 2,693,605           | 1,850,000                     | 3,115,131                       | 10,500,000                     | 8,650,000                  |
| 560400 MACHINERY & EQUIPMENT   | 87,961              | 0                             | 0                               | 0                              | 0                          |
| 591210 BOND SINKING FUND   | 990,669             | 1,035,761                     | 1,035,761                       | 264,117                        | (771,644)                  |
| <i>Transfer to the Debt Service Fund for principal and interest on fund's debt</i> |                     |                               |                                 |                                |                            |
| <b>TOTAL NON-OPERATING EXPENSES</b>  | <b>\$ 3,772,235</b> | <b>\$ 3,885,761</b>           | <b>\$ 5,150,892</b>             | <b>\$10,764,117</b>            | <b>\$ 6,878,356</b>        |
| <b>TOTAL EXPENSES</b>  | <b>\$ 4,185,701</b> | <b>\$ 4,441,899</b>           | <b>\$ 5,709,341</b>             | <b>\$11,434,527</b>            | <b>\$ 6,992,628</b>        |

**FISCAL YEAR 2021-22  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
COMMUNITY SERVICES MAINTENANCE**

180.1517.552

|   | FY 18-19<br>ACTUAL | FY 20-21<br>ADOPTED<br>BUDGET | FY 20-21<br>ESTIMATED<br>ACTUAL | FY 21-22<br>PROPOSED<br>BUDGET | CHANGE<br>FROM<br>FY 20-21 |
|---|--------------------|-------------------------------|---------------------------------|--------------------------------|----------------------------|
| <b><u>PERSONAL SERVICES</u></b>   |                    |                               |                                 |                                |                            |
| 510200 REGULAR SALARIES & WAGES   | 121,839            | 118,447                       | 120,011                         | 118,243                        | (204)                      |
| 510400 OVERTIME   | 760                | 3,876                         | 3,876                           | 3,992                          | 116                        |
| 525010 FICA   | 8,981              | 9,007                         | 9,007                           | 8,883                          | (124)                      |
| 525030 RETIREMENT CONTRIBUTIONS   | 16,744             | 16,853                        | 16,853                          | 16,820                         | (33)                       |
| 525040 LIFE/HEALTH INSURANCE  | 31,366             | 33,985                        | 33,985                          | 44,492                         | 10,507                     |
| <b>TOTAL PERSONAL SERVICES</b>  | <b>\$ 179,690</b>  | <b>\$ 182,168</b>             | <b>\$ 183,732</b>               | <b>\$ 192,430</b>              | <b>\$ 10,262</b>           |
| <b><u>OPERATING EXPENSES</u></b>  |                    |                               |                                 |                                |                            |
| 530000 OPERATING EXPENSES   | 38,735             | 58,551                        | 48,551                          | 61,500                         | 2,949                      |
|   |                    |                               |                                 |                                |                            |
| <i>Plants, site furniture maintenance/replacement, trash bags</i>                                 |                    |                               |                                 |                                |                            |
| 531040 OTHER CONTRACTUAL SERVICES   | 107,809            | 154,200                       | 166,254                         | 181,900                        | 27,700                     |
|   |                    |                               |                                 |                                |                            |
| <i>Landscape maint., elevator maintenance, pressure washing, alarms, window cleaning</i>          |                    |                               |                                 |                                |                            |
| <i>Increase in FY21-22 of \$15,000 for Holiday Lights on 10th St per CRA Board recommendation</i> |                    |                               |                                 |                                |                            |
| 543010 ELECTRICITY  | 22,103             | 39,000                        | 29,000                          | 40,560                         | 1,560                      |
|   |                    |                               |                                 |                                |                            |
| <i>Two Parking Garages</i>  |                    |                               |                                 |                                |                            |
| 546000 REPAIR & MAINTENANCE   | 49,022             | 60,000                        | 65,048                          | 60,000                         | 0                          |
|   |                    |                               |                                 |                                |                            |
| <i>Holiday lights, paver repair, lighting repairs</i>   |                    |                               |                                 |                                |                            |
| 552090 OTHER CLOTHING   | 1,813              | 1,887                         | 2,024                           | 2,538                          | 651                        |
| <b>TOTAL OPERATING EXPENSES</b>   | <b>\$ 219,482</b>  | <b>\$ 313,638</b>             | <b>\$ 310,878</b>               | <b>\$ 346,498</b>              | <b>\$ 32,860</b>           |
| <b>TOTAL EXPENSES</b>   | <b>\$ 399,172</b>  | <b>\$ 495,806</b>             | <b>\$ 494,610</b>               | <b>\$ 538,928</b>              | <b>\$ 43,122</b>           |

**FISCAL YEAR 2021-22  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
LAW ENFORCEMENT**

180.1520.552

|                                      | <b>FY 19-20<br/>ACTUAL</b> | <b>FY 20-21<br/>ADOPTED<br/>BUDGET</b> | <b>FY 20-21<br/>ESTIMATED<br/>ACTUAL</b> | <b>FY 21-22<br/>PROPOSED<br/>BUDGET</b> | <b>CHANGE<br/>FROM<br/>FY 20-21</b> |
|--------------------------------------|----------------------------|--|--|---|-------------------------------------|
| <b><u>PERSONAL SERVICES</u></b>      |                            |  |  |   |                                     |
| 510200 REGULAR SALARIES & WAGES      | 226,583                    | 227,924                                | 199,500                                  | 208,293                                 | (19,631)                            |
| 510300 LONGEVITY & SPECIALTY PAY     | 7,318                      | 7,000                                  | 7,000                                    | 6,000                                   | (1,000)                             |
| 510305 PERSONAL LEAVE PAYOUTS        | 2,410                      | 16,198                                 | 13,000                                   | 10,500                                  | (5,698)                             |
| 510320 STATE INCENTIVE PAY           | 3,390                      | 3,120                                  | 2,220                                    | 3,480                                   | 360                                 |
| 510400 OVERTIME                      | 2,491                      | 7,547                                  | 3,000                                    | 6,000                                   | (1,547)                             |
| 510420 HOLIDAY PAY                   | 2,475                      | 7,935                                  | 6,632                                    | 6,600                                   | (1,335)                             |
| 525010 FICA                          | 18,271                     | 20,728                                 | 20,728                                   | 18,319                                  | (2,409)                             |
| 525030 RETIREMENT CONTRIBUTIONS      | 74,871                     | 79,165                                 | 79,165                                   | 62,708                                  | (16,457)                            |
| 525040 LIFE/HEALTH INSURANCE         | 35,247                     | 56,610                                 | 56,610                                   | 44,492                                  | (12,118)                            |
| <b>TOTAL PERSONAL SERVICES</b>       | <b>\$ 373,055</b>          | <b>\$ 426,226</b>                      | <b>\$ 387,855</b>                        | <b>\$ 366,392</b>                       | <b>\$ (59,834)</b>                  |
| <b><u>OPERATING EXPENSES</u></b>     |                            |  |  |   |                                     |
| 540000 TRAINING & TRAVEL COSTS       | 0                          | 4,000                                  | 2,000                                    | 8,000                                   | 4,000                               |
| 541000 COMMUNICATIONS                | 0                          | 1,440                                  | 1,440                                    | 1,600                                   | 160                                 |
| 546000 REPAIR & MAINTENANCE          | 456                        | 1,000                                  | 1,000                                    | 1,500                                   | 500                                 |
| 552000 OPERATING SUPPLIES            | 2,345                      | 2,500                                  | 6,500                                    | 6,500                                   | 4,000                               |
| 552070 UNIFORMS                      | 1,983                      | 2,000                                  | 2,000                                    | 3,500                                   | 1,500                               |
| <b>TOTAL OPERATING EXPENSES</b>      | <b>\$ 4,785</b>            | <b>\$ 10,940</b>                       | <b>\$ 12,940</b>                         | <b>\$ 21,100</b>                        | <b>\$ 10,160</b>                    |
| <b><u>NON-OPERATING EXPENSES</u></b> |                            |  |  |   |                                     |
| 560400 MACHINERY AND EQUIPMENT       | 0                          | 0                                      | 0  | 0                                       | 0                                   |
| <b>TOTAL NON-OPERATING EXPENSES</b>  | <b>\$0</b>                 | <b>\$0</b>                             | <b>\$0</b>                               | <b>\$0</b>                              | <b>\$0</b>                          |
| <b>TOTAL EXPENSES</b>                | <b>\$ 377,840</b>          | <b>\$ 437,166</b>                      | <b>\$ 400,795</b>                        | <b>\$ 387,492</b>                       | <b>\$ (49,674)</b>                  |

**CAPITAL IMPROVEMENT PROJECTS  
COMMUNITY REDEVELOPMENT AGENCY - FUND 180**

| <b>CIP<br/>NUMBER</b> | <b>PROJECT<br/>DESCRIPTION</b>           | <b>Requested<br/>2021-22</b> | <b>2022-23</b>   | <b>2023-24</b>   | <b>2024-25</b>   | <b>2025-26</b> |
|-----------------------|--|------------------------------|------------------|------------------|------------------|----------------|
| 21C02                 | 1st Ave S Improvements                   | 400,000                      | 4,000,000        | 0                | 0                | 0              |
| 22C15                 | Parking Garage Partnership               | 9,000,000                    | 0                | 0                | 0                | 0              |
| 22C03                 | North Garage Painting and Joint Sealing  | 350,000                      | 250,000          | 0                | 0                | 0              |
| 22C14                 | Neighborhood Plan Project Funding        | 250,000                      | 0                | 0                | 0                | 0              |
| 22C04                 | 41-10 Master Plan Improvements           | 500,000                      | 1,500,000        | 0                | 0                | 0              |
|                       | Affordable Housing Projects              | 0                            | 0                | 0                | 0                | 0              |
|                       | Sugden Plaza Improvements                | 0                            | 0                | 1,500,000        | 0                | 0              |
|                       | 6th Avenue South Improvements            | 0                            | 0                | 0                | 800,000          | 0              |
|                       | South Garage Painting and Sealing        | 0                            | 0                | 0                | 0                | 350,000        |
|                       | Land Acquisition/Parking Lot Development | 0                            | 0                | 3,000,000        | 0                | 0              |
|                       | 5th Avenue South Streetscape             | -                            | 0                | 0                | 4,000,000        | 0              |
| <b>TOTAL CRA FUND</b> |  | <b>10,500,000</b>            | <b>5,750,000</b> | <b>4,500,000</b> | <b>4,800,000</b> | <b>350,000</b> |

**CITY OF NAPLES**  
**PUBLIC SERVICE TAX REVENUE NOTE, SERIES 2013**

Authorized and Issued: \$14,000,000  
 Dated: February 27, 2013  
 Final Maturity: December 1, 2021  
 Principal and Interest Payment: Monthly  
 Interest Rate: 1.72584%  
 Revenue Pledged: Non-Ad Valorem Revenues

| <b>CRA Portion</b> | <b>Principal</b> | <b>Interest</b> | <b>Total</b> | <b>Balance</b> |
|--------------------|------------------|-----------------|--------------|----------------|
| FY 2021-22         | 263,355          | 762             | \$ 264,117   | 0              |
|                    | 2,244,422        | 46,125          | 2,290,547    |                |

|   |             |
|---|-------------|
| <b>Total CRA Balance Remaining at 9/30/2022</b> | <b>\$ 0</b> |
|---|-------------|