



CITY OF NAPLES COMMUNITY REDEVELOPMENT AGENCY

FY 2009
ANNUAL REPORT

(OCTOBER 1, 2008 - SEPTEMBER 30, 2009)

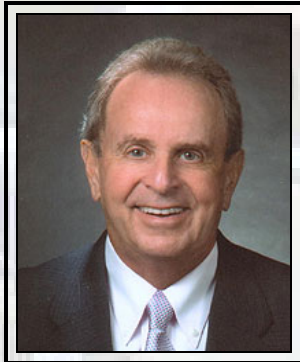
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COMMUNITY REDEVELOPMENT AGENCY COMMISSIONERS

The CRA Board Members consist of seven commissioners who are the same individuals as those serving as the City Council. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the City Council.

The Chairman and Vice-Chairman are designated by majority vote of the City Council.



Mayor Bill Barnett



Penny Taylor



Teresa Heitmann



CRA Chairman Gary Price

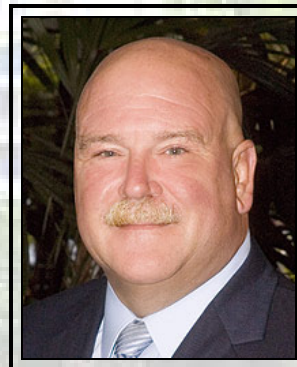
John Sorey



Margaret "Dee" Sulick



**Vice-Chairman
Bill Willkomm III**



2009
COMMUNITY REDEVELOPMENT AGENCY STAFF

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Mission:

The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Naples City Council pursuant to Chapter 163, Part III of the Florida Statutes, and to use tax increment financing (TIF) as source of funding for capital improvement projects identified in the plan and to ensure that development within the CRA district meets the quality standards consistent with the community's Vision for Naples.

City of Naples Department Directors

Building Official	Paul Bollenback
Chief of Police & Emergency Services	Tom Weschler
Community Service Director	David M. Lykins
Construction Management Director	Ronald A. Wallace
Finance Director	Ann Marie S. Ricardi
Human Resource Director	Denise Perez
Planning Director	Robin Singer
Public Works Director	Bob Middleton
Technology Services Director	Stephen A. Weeks

Other City of Naples Officials

City Attorney	Robert D. Pritt
City Clerk	Tara Norman

735 8th Street South

Naples, FL 34102



COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

Lou Vlasho – Chairman

Term: 12.7.08 - 12.16.11

Willie Anthony – Vice-Chairman

Term: 12.7.08 - 12.16.11

Robert DeCastro

Term: 12.20.08 - 12.19.11

Jacques Groenteman

Term: 12.17.08 - 12.16.11

Wynn Phillips

Term: 12.7.08 - 12.16.11

John Nocera

Term: 12.17.08 - 12.16.11

Carl Suarez

Term: 1.9.08 - 1.8.10

The purpose of the Naples Community Redevelopment Agency Advisory Board is to assist the Naples City Council in its role as the Community Redevelopment Agency by providing public input and technical advice, making recommendations including, but not limited to, land use, economic and cultural vitality and diversity, acquisition/condemnation/demolition of properties, funding alternatives, and manpower needs for the Community Redevelopment Agency.

Regular meetings are held at 9:00 a.m. on the fourth Monday of the month in the City Council Chambers unless otherwise designated in advance by the CRAAB Chairman.

INTRODUCTION

Requirement for an Annual Report

The Community Redevelopment Agency Board shall file with the City of Naples and with the Auditor General of the State of Florida, on or before March 31 of each year, a report of its activities for the proceeding fiscal year, which report shall include a complete financial statement setting forth the CRA's assets, liabilities, income and operating expenses as of the end of such fiscal year. At the time of filing this report, the CRA shall publish in a newspaper of general circulation in the City a notice to the effect that such report has been filed with the City and that the report is available for inspection during business hours in the office of the Clerk of the City.

CRA Purpose

Florida State Statute 163 allows a community redevelopment agency to be created for one or more of the following purposes: the elimination and prevention of blight; or the reduction or prevention of crime; or for the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed.

Background

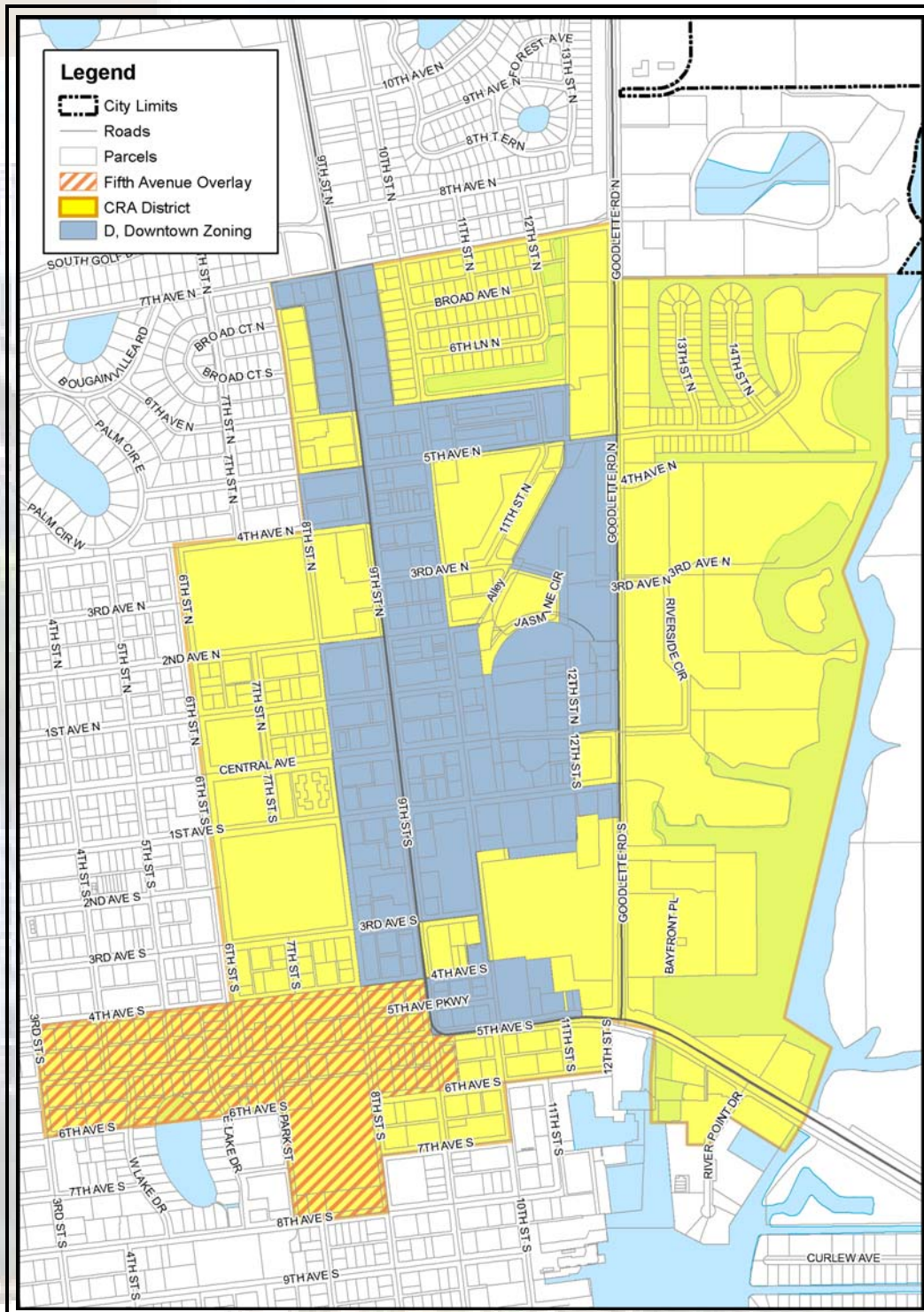
The Naples Community Redevelopment Agency (CRA) is governed by a board comprised of the members of the City Council. Under the enabling legislation for CRAs, the governing body of a local community can also serve as the [CRA Board](#). The CRA is assisted by input from the Community Redevelopment Agency Advisory Board whose members are primarily property and/or business owners from the district and appointed by City Council. The CRA was created in 1994 by resolutions 94-7098 and 94-7099. The boundaries of the CRA district were determined at that time and are shown on the [map of the CRA](#).

Tax Increment Financing (TIF)

The primary revenue earned by the CRA is Ad Valorem Taxes from Tax Increment Financing. Tax Increment Financing, or TIF, is the amount of tax specifically due to increased property values within the District. The CRA receives TIF money from the City and the County, using the 1993 property tax value as a base.

COMMUNITY REDEVELOPMENT AGENCY DISTRICT MAP

The Redevelopment area, established in 1994, is shown below in relation to the Fifth Avenue Overlay and the D. Downtown district.



**COMMUNITY REDEVELOPMENT AGENCY
CAPITAL IMPROVEMENT PROJECTS
& OTHER INITIATIVES
SYNOPSIS FY 2009**

October 1, 2008 – September 30, 2009

Capital Improvement Projects	Budget	Actual To Date As of 9.30.2009	Description
<u>New Parking Garage 8th Ave S & 6th St S</u>	\$8,600,000	\$8,445,000	Construction of the 327 space Public Parking Facility at 8 th Street South and 6 th Avenue South completed February 2009
<u>Public Art w/ New Garage</u>	\$120,000	\$100,500	Design Selection and 2 artwork Installations completed March 2009
<u>Sugden Plaza Repaving</u>	40,000	30,000	Repaving of the Plaza completed September 2009
<u>12th Street N.</u>	\$52,274	\$45,500	Improved drainage to 12 th Street N. & repaving of the street in front of the new Fun Time Nursery location completed February 2009
<u>Spring Lake Overlook</u>	\$150,000	\$51,000	Wood decking, railing, benches, decorative trellis and landscaping were built on the north end of Spring lake and completed January 2009
<u>Pathway Improvement</u>	\$100,000	\$27,000	Sidewalk connections were completed near the public library and on 6 th Ave. South completed in July 2009
Other Initiatives			
<u>Valet Service</u>	\$15,000	\$1,300	Valet service from December 2008 - April 2009 parked 2,229 cars in private lots. Valet signs cost \$3,000. Revenue was \$1,700.

Four Story Public Parking Facility Completed

In response to Vision Goal #4 "Strengthen the economic health and vitality of the City", the CRA funded and coordinated the construction of the new public parking facility located at 6th Avenue South and 8th Street South across from Cambier Park.



This new facility is the second free public parking garage in the district funded by the CRA. The first, located a block north of Fifth Avenue South on the corner of 8th Street South and 4th Avenue South is adjacent to the Sugden Theater.

In 1994 Andre Duany provided a master plan for 5th Avenue South which designated three sites as potential public parking facility sites. At the time, there was insufficient parking available to support development. Development and activities have grown considerably since then. The addition of this 327 space parking facility also addresses the ever growing parking needs in the 5th Avenue South Overlay District (see map on page 7).

Public Art for the New Public Parking Facility

In order to further the commitment of the City of Naples to the aesthetic enrichment of the community through the private and public acquisition of works of art, the City established an ordinance requiring a fee be paid to the Public Art Trust Fund for new development so that citizens and visitors to the city will be afforded an opportunity to enjoy and appreciate works of art.

The fees associated with the new public parking facility were used by the Public Art Advisory Committee to select original works of art designed to compliment the structure's architecture. There are now 2 free-standing art installations featured near the corners of the facility along 8th Street South, facing Cambier Park.



"Cambier's Quilt" by Artist Mark Fuller 2009

Sugden Plaza Repaving

The pavers for Sugden Plaza on 5th Avenue South were completely replaced and adjustments were made to the Plaza to improve drainage in this popular community meeting place nestled beneath eight mature Oak trees near the entrance to Sugden Theater.



Spring Lake Overlook

The Spring Lake Overlook is located a half block south of 5th Avenue South between East and West Lake Drives. What was once a neglected and eroding embankment has been transformed into a peaceful retreat a few steps from a bustling business area.



North End of Spring Lake September 2009

The wooden deck and railing extend out over the water and offer a wonderful view overlooking Spring Lake and the newly installed fountain. There are also benches for lingering under the trellis, newly planted with climbing, flowering vines. The banks extending out from the overlook are landscaped to prevent further erosion and to add to the tranquil park-like feeling. The Spring Lake Overlook addresses the Vision Goal to “Establish more open and green space in the City” helping to make “Naples the green jewel of southwest Florida”.

Valet Service

Nightlife on Fifth Avenue South picks up noticeably around dinnertime during the winter months when the population of Naples increases by nearly 50%. In order to make the experience more hospitable by managing the traffic flow, especially in front of restaurants, valet service was strategically located off of the main street in three convenient locations.

Bids were sought and a vendor was selected with the agreement that valet parking would be \$5 per car. The City provided the valet signs for \$3,000. A total of 2,229 cars were parked in private lots and generated revenue for the CRA of \$.75/ car or \$1,671.75. The signs are reusable and will be used again for the 2009-2010 season.

Pathways

As a part of Vision Goal 3(c) to “Enhance the mobility in the City”, areas of non-contiguous sidewalk had been previously identified and this year sidewalks were created to fill in many these areas in the CRA, notably, along Central Avenue near the library and along 6th Street South just north of 5th Avenue South.



12th Street North Improvements

The not-for-profit Funtime Nursery moved from its former location to a new building on 12th Street North. The road leading to the new building from Central Avenue was prone to flooding and required improvements. The improvements including street grading and resurfacing were completed in February 2009.



COMMUNITY REDEVELOPMENT AGENCY OPERATIONAL COSTS

Protecting and Maintaining

Part of the mandate for the CRA is to increase the security in its district. To this end, the CRA provided funding for 3 Community Police Officers who patrol on foot and on bicycles as well as in patrol cars. The budget for this was \$308,431.



The CRA also provided \$215,998 for 4 Community Services Landscape Technicians who made sure the CRA district always looked its best and functioned properly. Repairs and maintenance in the district are ongoing especially in the more heavily used commercial districts.

The CRA budgeted \$12,000 for the upgraded specialty lighting along Fifth Avenue South from 9th Street to 3rd Street South. The upgraded lights are expected to reduce the associated repair and maintenance costs.



Sugden Plaza on 5th Avenue South

Maintenance and repair projects for both of the public parking facilities in the CRA amounted to \$108,000 this year.

COMMUNITY REDEVELOPMENT AGENCY FINANCIALS

	Original budget	Final budget	Actual	Variance with Final budget positive (negative)
REVENUES				
Taxes:				
Ad valorem	\$ 778,951	778,951	778,951	-
Intergovernmental	2,359,983	2,281,571	2,281,571	(95,000)
Charges for Services	300,000	-	-	-
Interest	125,000	75,000	130,095	55,095
Miscellaneous	-	-	1,672	1,672
Total revenues	3,563,934	3,135,522	3,097,289	(38,233)
EXPENDITURES				
Current:				
Economic development	\$ 1,414,292	1,436,648	1,160,443	276,205
Capital Outlay:				
Economic development	505,000	4,510,783	4,187,878	322,905
Debt Service:				
Interest	-	-	36,617	(36,617)
Total expenditures	1,919,292	5,947,431	5,384,938	562,493
Excess of Expenditures Over revenues	1,644,642	(2,811,909)	(2,287,649)	524,260
OTHER FINANCING SOURCES				
Transfers in	12,038	12,038	6,816,910	6,804,872
Transfers out	(1,424,109)	(1,424,109)	(1,065,436)	358,673
Total other financing sources	(1,412,071)	(1,412,071)	5,751,474	7,163,545
Net changes in fund balance	232,571	(4,223,980)	3,463,825	7,687,805
Beginning Fund Balance	(271,501)	(271,501)	(271,501)	-
Ending Fund Balance	(38,930)	(4,495,481)	3,192,324	7,687,805

Figures for Actual Capital Outlay for Economic Development are primarily due to construction costs for the new garage.

Figures for Actual Transfers out reflect annual payments for the 2003 and 2008 Bonds and for Interfund loans for improvements in the CRA.

Actual Ending Fund Balance represents a best estimate of unencumbered funds remaining for use by the CRA.