

NAPLES
COMMUNITY
REDEVELOPMENT
AGENCY



Annual Report

2023

MARCH 31, 2024

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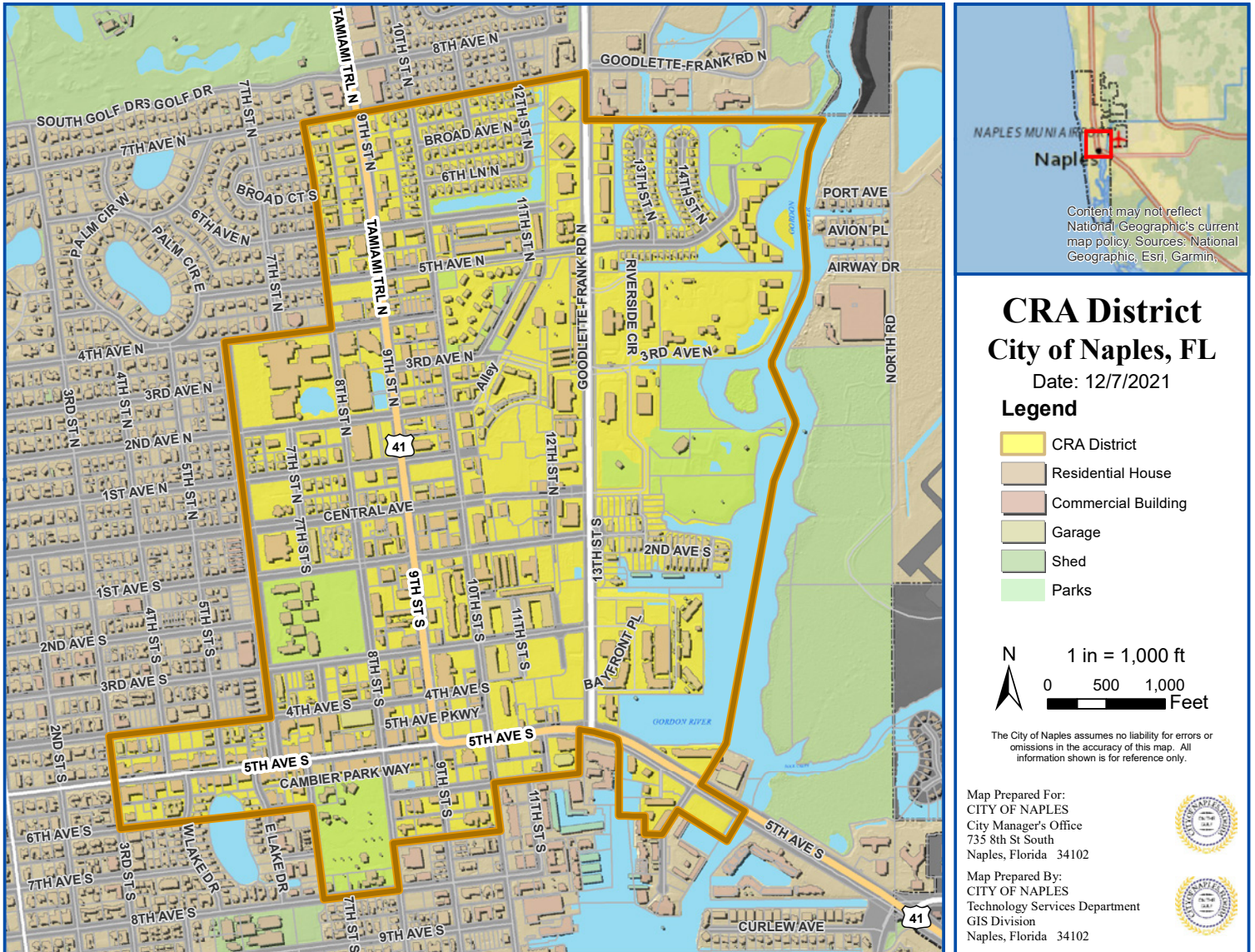
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CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Naples Community Redevelopment Agency during FY 2023 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



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City of Naples Community Redevelopment Area

MISSION STATEMENT

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.

About the CRA

The Naples CRA is a dependent special district created by the Naples City Council in 1994 by Resolutions 94-7098 and 94-7099 for the purpose of eliminating and preventing slum and blight, and the preservation or enhancement of the tax base in the redevelopment area.

On May 18, 1994, the City Council adopted Resolution 94-7202 approving the original Community Redevelopment Plan. On January 15, 2014, the City Council approved Resolution 14-13401 adopting the Redevelopment Plan as amended and modified. The Redevelopment Plan is designed to provide a workable program for using public resources to fund redevelopment initiatives and provide a broad vision of those initiatives. The CRA may decide to complete any activity consistent with the Plan; however, the CRA may not undertake any activity that is not in the Plan.

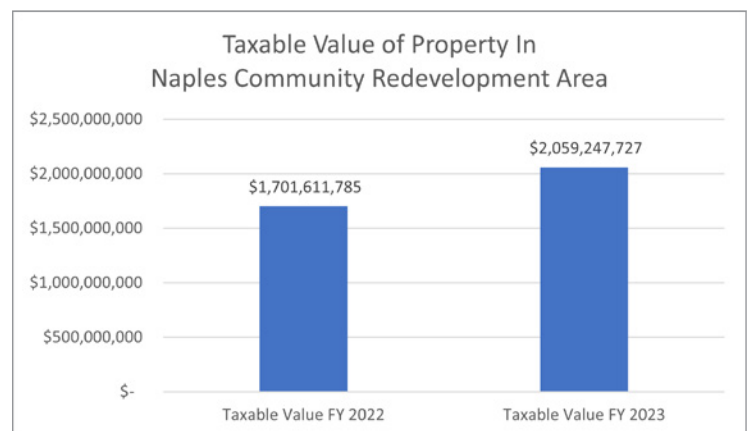
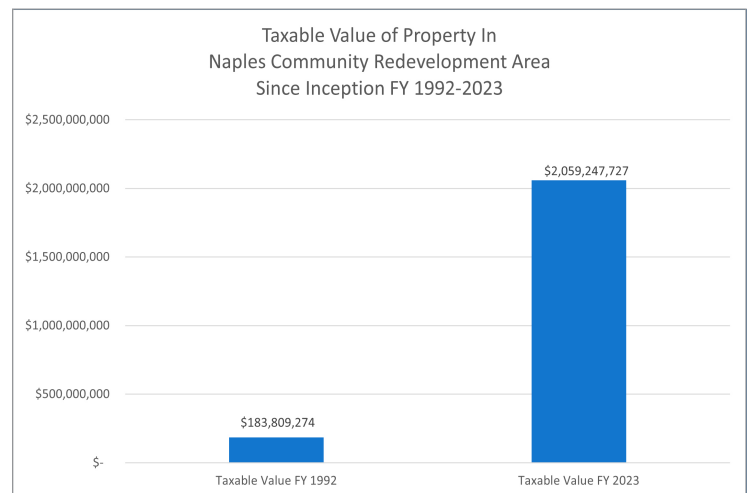
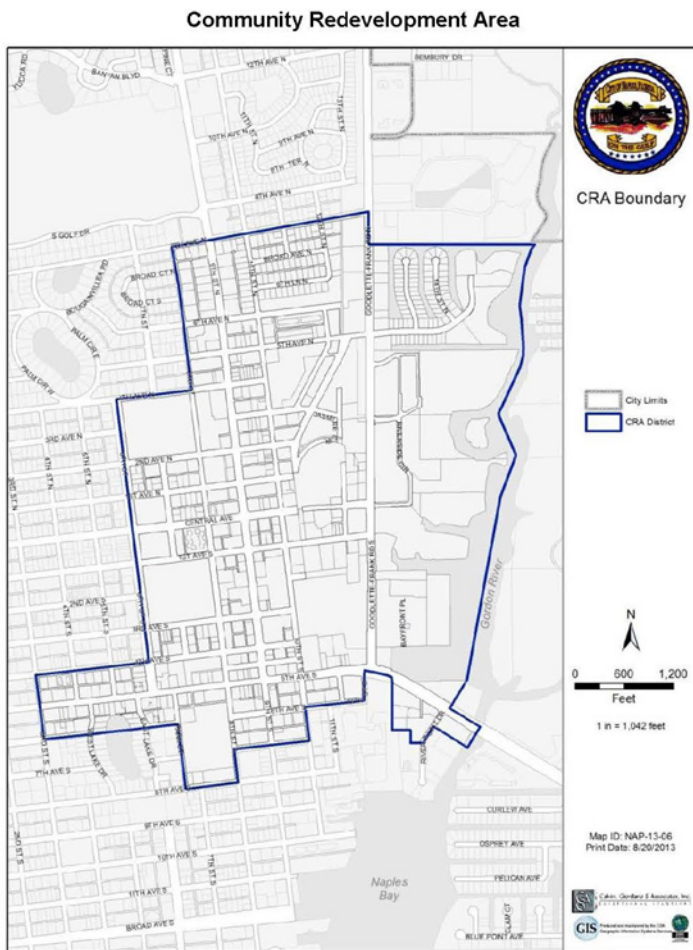
On March 17, 2021, City Council approved Resolution 2021-14616 amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA neighborhoods, and to expand the ability of the CRA to directly undertake affordable housing efforts. Upon City Council's adoption of Resolution 2021-14616, the Naples CRA will exist through the end of FY 2044, thirty years from adoption, per Section 163.362

(10) Florida Statutes. The full Redevelopment Plan can be viewed on the Naples CRA website.

The Naples CRA is comprised of approximately 550 acres with a wide range of residential and commercial properties. Approximately 25% of the existing acreage is residential and approximately 75% of the existing acreage is non-residential.

The Naples CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the "base year", and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1992. The incremental increase is deposited into the Community Redevelopment Trust fund for a steady source of funds to be used to finance the projects and programs identified in the Naples Redevelopment Plan. The 1992 tax base for the Naples CRA area was \$183,809,274. The taxable value for FY 2023 was \$2,059,247,727.

The tax value increased from \$1,701,611,785 in FY 2022 to \$2,059,247,727 in FY 2023, a taxable value increase of 21 percent.



Through the implementation of the Redevelopment Plan, Naples has achieved significant accomplishments in capital improvements. These improvements encourage investments and facilitate economic development.

Significant accomplishments of the CRA since its inception include:

- 5th Avenue Special Overlay Zoning District
- 4th Avenue Parking Garage
- 6th Avenue Parking Garage
- Enhanced landscaping and street lighting within the CRA
- Downtown District Master Plan and Downtown Zoning District
- Community Policing within the CRA
- 8th Street Improvements
- 10th Street South Improvements
- 12th Street North Improvements
- Baker Park
- Neighborhood Plans
- Naples Design District Master Plan
- Affordable Housing Study
- 1st Ave South Garage Partnership

Our Assignment:
5th Avenue Streetscape and Sugden Plaza Concept Design



8th Street Improvements



Baker Park



5th Avenue Special Overlay Zoning District



4th Avenue Parking Garage



6th Avenue Parking Garage

Housing Affordability Study
Phase Three Report
to the
**City of Naples
Community Redevelopment
Agency**

City of *Naples* Florida

from
Bright Community Trust



6 April 2022



Community Redevelopment Agency Board FY 23

On January 5, 1994, Naples City Council adopted Resolution 94-7099 expressly declaring City Council to be the Community Redevelopment Agency (CRA). The Chairman and Vice Chairman are designated by majority vote of the City Council. The terms of office of members of the CRA are concurrent with the terms of the Mayor and members of City Council.

Community Redevelopment Agency Board

- Vice Mayor Mike McCabe, Chair
- Council Member Terry Hutchison, Vice Chair
- Mayor Teresa Heitmann
- Council Member Ted Blankenship
- Council Member Ray Christman
- Council Member Paul Perry
- Council Member Beth Petrunoff



Vice Mayor Mike McCabe, Chair



Terry Hutchison, Vice Chair



Mayor Teresa Heitmann



Ted Blankenship



Ray Christman



Paul Perry



Beth Petrunoff

During FY 2023, the CRA held public meetings on:

- [October 13, 2022](#)
- [December 5, 2022](#)
- [January 30, 2023](#)
- [April 3, 2023 \(Joint meeting with CRA Advisory Board\)](#)
- [April 3, 2023](#)
- [June 5, 2023](#)
- [August 18, 2023](#)

During 2023, the CRA Board took decisive action to advance the 1st Avenue South public parking garage. The CRA and the City Council approved the final design and the site plan for the 1st Avenue South public parking garage and awarded a Construction Manager at Risk agreement with Kaufman Lynn Construction. The CRA also acted to implement other CRA projects by awarding contracts to GradyMinor for engineering and design services of three streets within the CRA; to CBRE, Inc. for real estate services within the CRA; and to DPZ CoDesign for the final design of the Design Walk pilot project.

The CRA continued to support art and culture within the CRA by partnering with the Sugden Theater; a community theater located on Naples' iconic 5th Avenue South. The theater is currently undergoing a major building renovation and the CRA agreed to partner with the theater to invest in landscape and lighting improvements within the public areas adjacent to the theater.

The CRA had another successful joint meeting with the CRA Advisory Board in 2023. Their agenda included discussion of the CRA budget and implementation strategies for the CRA, including the Naples Design District Master Plan and affordable housing.

Community Redevelopment Agency Advisory Board (CRAAB)

The CRAAB was established to assist City Council in its role as the CRA by providing public input, technical advice, and making recommendations including, but not limited to, land use, economic and cultural vitality and diversity, acquisition/condemnation/demolition of properties, funding alternatives, and staffing needs for the CRA.

In 2023, CRAAB members elected George Dondanville as Chair and Julie Dominick as Vice Chair. CRAAB members also serving included Gregory Palmer, Mark Komanecky, Maegan Evans, Natalia Hester, David Fruscione and Johnathan Levy. In March 2023, Julie Dominick, Vice Chair, and members David Fruscione and Johnathan Levy resigned from the CRAAB due to personal reasons. In April 2023, the CRAAB elected Mark Komanecky as Vice Chair. In June 2023, Anthony Matonti, Mary Waller, and Patrick Ruff were appointed to the CRAAB.

2023 CRAAB members

- George Dondanville, Chair – resident representative
- Mark Komanecky, Vice Chair – resident representative
- Gregory Palmer – business representative
- Maegan Evans – resident representative
- Natalia Hester – resident representative
- Anthony Matonti – business representative
- Mary Waller – resident representative
- Patrick Ruff, Alternate – resident representative



CRAAB Members (L to R): Greg Palmer, Mark Komanecky - Vice Chair, Natalia Hester, Mary Waller, Maegan Evans, Anthony Matonti, and Patrick Ruff.



Thank you for your service, Chair Dondanville.

During FY 2023, CRAAB held meetings on:

[December 9, 2022](#)

[January 22, 2023](#)

[February 24, 2023](#)

[March 27, 2023](#)

[April 24, 2023](#)

[June 1, 2023](#)

[August 10, 2023](#)

[September 25, 2023](#)

[September 26, 2023](#)

In 2023, the CRAAB spent significant effort to develop the Naples Design District implementation recommendations for the CRA's consideration. The CRAAB participated in a lengthy walking tour of the Naples Design District led by Anita Jenkins, CRA Administrator, and attended by representatives of multiple City Departments who provided critical information on the use of the alleyways. Following the walking tour, CRAAB spent several meetings discussing options and potential projects to recommend to the CRA. The CRAAB efforts culminated in implementation strategy recommendations to the CRA at a joint meeting held in April 2023. The CRA unanimously approved the recommendations by CRAAB to initiate a pilot project for the Design Walk.

During the year, CRAAB also heard the final report for the Affordable Housing Study and the Naples Bicycle and Pedestrian Master Plan, making priority recommendations for each. Another important responsibility of the CRAAB is to consider property owner petitions for parking allocations within the CRA. In 2023, the CRAAB heard three of these petitions and recommended approval for all three.

CRA Staff

The CRA is operated under the City Manager's Office. Three members of the City Manager's Office oversee the CRA.

CRA Administrator, **Anita Jenkins**, joined the City of Naples team in February 2022 as the Naples CRA Administrator overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. Anita is a long-time resident of the City of Naples. She holds a master's degree in urban and regional planning from the University of Florida and has over twenty-five years of planning and leadership experience within the public and private sectors. Her work has been recognized with multiple planning awards for innovation and excellence.



Anita Jenkins

CRA Executive Director, **Jay Boodheshwar**, joined the City of Naples as City Manager in May 2022. Before beginning his service to the City of Naples, Mr. Boodheshwar served in various leadership roles for the Town of Palm Beach, Florida, the City of Massillon, Ohio, the City of East Chicago, Indiana, the City of Bloomington, Indiana, and the Town of Munster, Indiana. His public service experience in local government spans over 27 years, with 23 years in senior management roles. He has also held volunteer leadership roles with numerous non-profits and professional associations.



Jay Boodheshwar

Deputy City Manager, **Mari Gallet**, joined the City of Naples in January 2023. Her responsibilities include overseeing the CRA for the City Manager’s office as well as the Planning and Building Departments, and the Code Compliance Division. Before relocating to Naples, she was Deputy City Manager for the City of Doral, Florida, providing senior leadership and overseeing Planning & Zoning, Building, Code Compliance, Parks & Recreation, and Public Works. Prior to that she was the executive director of the Business Improvement District of Coral Gables, Florida, leading the district through 10 of its most transformative years. Before entering the public sector, she held senior management roles in marketing and finance in the cruise industry for over 10 years.



Mari Gallet

In 2023, per the Redevelopment Plan, the CRA also funded three Community Police officers who provide a visible presence in the CRA and support security for businesses, residents, and visitors. Three Parks & Parkways employees are also funded by the CRA to implement the Redevelopment Plan policy to improve street and sidewalk maintenance within the CRA boundary.

CRA Projects

In FY 2023, the CRA completed a major design project, the 1st Avenue South public parking garage, and initiated another major design project, three connecting streets within the CRA area. The CRA also continued to implement projects within the Naples Design District among other projects.

Naples Design District Master Plan – Design Walk Pilot Project

In June 2022, the CRA unanimously accepted the Naples Design District Master Plan. The master plan is a planning document that provides a conceptual vision to guide the future growth and development within the Naples Design District.

In 2023 the CRAAB recommended the CRA consider a Design Walk pilot project beginning on Block D, located west of 10th Street South, between Central and 1st Avenue South. The CRA approved the recommendation and allocated funding within the CRA budget to design and construct the first Design Walk block. DPZ CoDesign was selected to prepare the final design and construction documents. It is anticipated the final design will be complete mid-2024.

1st Avenue South Public Parking Garage

The CRA took significant steps to complete the design of the 1st Avenue South Public Parking Garage and to move the project to the construction phase. In June 2023, the CRA and City Council approved the final design plans and the site plan. Through the established garage partnership, the land transaction for the garage property closed, and the City of Naples took ownership of the property. Following, a construction manager at risk agreement was approved between the CRA, the City of Naples and Kaufman Lynn Construction, Inc. The 1st Avenue South Public Parking Garage is currently under construction.



LEVERAGE THE ASSETS

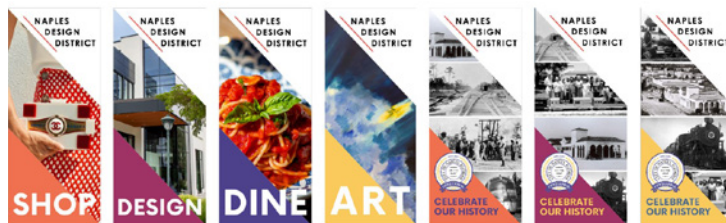
DESIGN WALK: EXISTING CONDITIONS BLOCK D, 1ST AVE S TO CENTRAL



The existing conditions for this block taken from another angle.

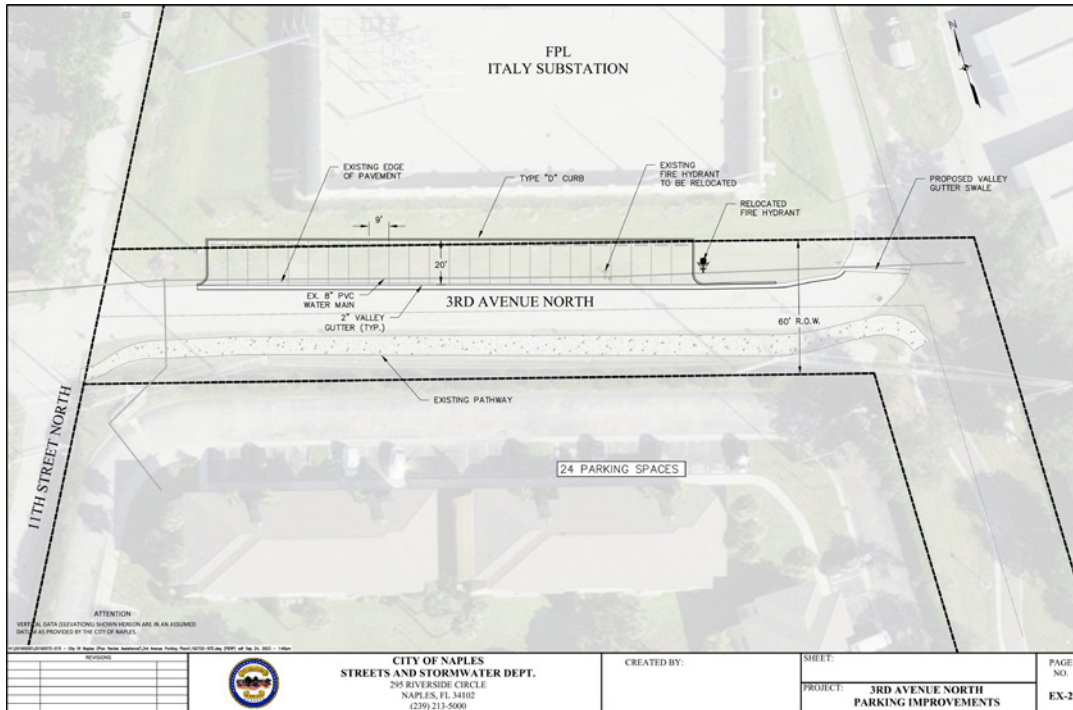
Naples Design District Banners

The CRA joined with the Naples Design District Association to celebrate Naples’ centennial year. During the celebratory event, Mayor Teresa Heitmann and Elizabeth Kurtz, Naples Design District Association President, unveiled new centennial Naples Design District banners featuring the railroad history of the area. Also in attendance were many members of the Naples Design District Association, residents and business owners, CRA Board member Paul Perry, CRAAB Board member Mary Waller, Jay Boodheshwar, City Manager, Mari Gallet, Deputy City Manager, and Anita Jenkins, CRA Administrator. The banners were a collaborative effort, designed by the Naples Design District Association and produced and installed by the CRA.



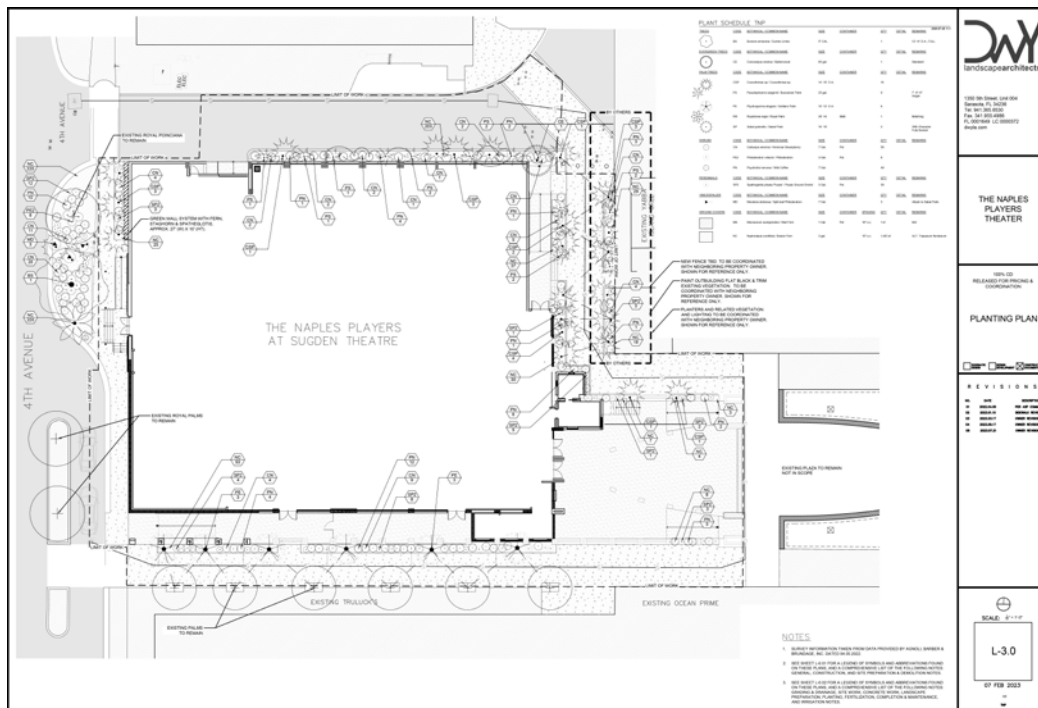
3rd Avenue North On-Street Parking

In 2023, two design options were developed for the 3rd Avenue North on-street parking improvements. The CRA discussed and considered the design options including the total number of parking spaces achieved with each option. The CRA directed staff to proceed with the construction of perpendicular on-street parking. An easement from FPL will be required to accommodate the perpendicular parking design and discussions with FPL are on-going.



Sugden Theater Landscape and Lighting

Sugden Theater, a community theater located on Naples' iconic 5th Avenue South, is undergoing a major renovation. During a CRA meeting, it was requested that the CRA partner with Sugden Theater to enhance the landscaping and lighting on public property surrounding the theater. The CRA agreed with the proposal to share in the cost for the improvements and approved funding in the budget for this purpose. The landscape and lighting plans are currently under City review.



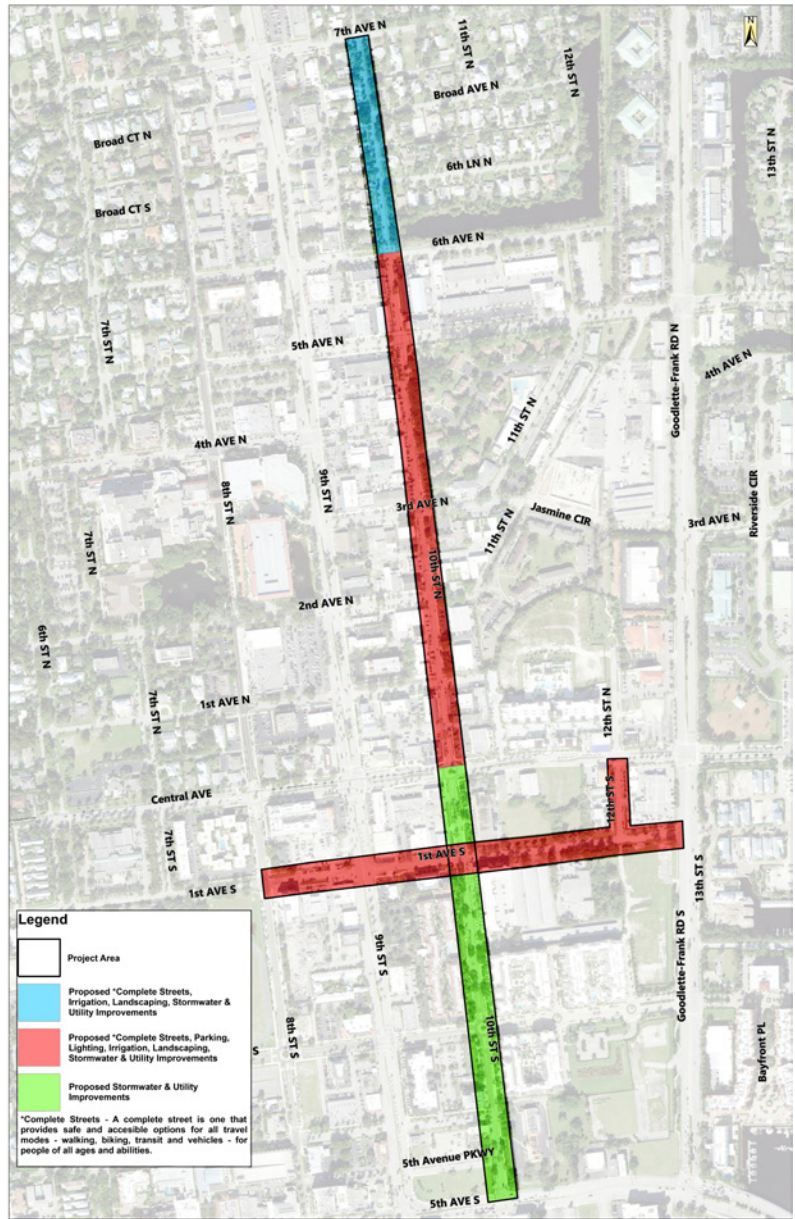
1st Avenue South, 12th Avenue South and 10th Street Corridor Design

In 2023, the CRA in partnership with the City of Naples, approved an agreement with GradyMinor for streetscape, mobility, parking, utility and stormwater design, permitting, and bidding services for three important corridors within the CRA:

- 1st Avenue South from Goodlette Frank Road to 8th Street;
- 12th Street South from 1st Avenue South to Central Avenue; and
- 10th Street from 7th Avenue North to 5th Avenue South.

The transportation objective in the Redevelopment Plan is to provide an integrated transportation system. These three corridors are located within the Naples Design District. The Naples Design District Master Plan emphasizes the importance of connecting the District with improved streets, parking, stormwater management, and utilities.

The CRA is contributing funds for street design services and the City of Naples is contributing funds for stormwater and utilities design.



Potential 1st Ave South

Private investment in the CRA

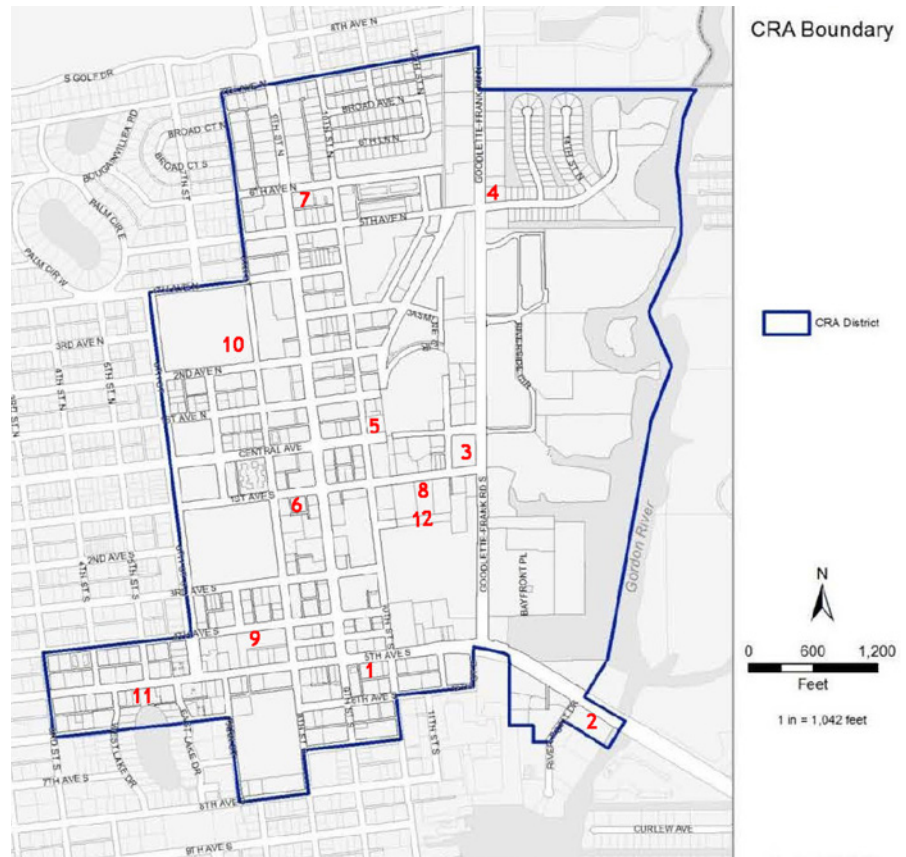
Many of the multi-story residential and commercial projects that were under construction in 2022 and featured in the annual report, remain under construction in 2023. One major project, the AC Hotel by Marriott, has been completed and is open for business.

The CRA area continues to draw interest from private investment. This is evident from the number of site plan applications that were under review. In 2023, within the CRA area, there were twelve properties under site plan review. The projects are distributed throughout the CRA area and involve a wide range of uses including commercial, mixed-use, transient lodging, and a new heart institute at Naples Community Hospital.

Naples Redevelopment Area FY 2023:

Site Plans Under Review

1. **936 5th Avenue South** – The Avenue
2. **599 River Point Drive** – The Viceroys
3. **192 Goodlette Frank Rd** – Naples Square Encore
4. **500 Goodlette Frank Rd** – Storage units
5. **20 10th Street North** – Askar mixed-use
6. **852 1st Ave South** – D-Downtown mixed-use
7. **590 9th Street North** – Transient lodging and restaurant
8. **1170 1st Avenue South** – Wynn mixed-use
9. **701 5th Avenue South** – Sugden Theater remodel
10. **350 7th Street North** – NCH Heart Institute
11. **472 5th Avenue South** – AG Naples mixed-use
12. **1st Avenue South Public Parking Garage**



Annual Budget and Financial Statements

On August 18, 2022, the CRA Board unanimously recommended the FY 2022-23 budget for the CRA. The City Council approved the FY 2022-23 budget on September 21, 2022. At the end of FY 2021-22, the City Council reappropriated uncommitted project funds from FY 2021-22 into FY 2022-23 adjusted budget. The CRA FY 2022-23 revenue budget includes estimates for incremental revenue of \$7,588,805, interest income of \$55,000, and the potential for \$9,000,000 from loan proceeds related to the parking garage partnership. The CRA reserves the right to entertain any project, funding, and supplemental appropriation throughout the year to accommodate its objectives. The tables below summarize the FY 2022-23 CRA budget.

CRA FY 2022-23 Total Budget		CRA FY 2022-23 Capital Improvement Projects	
Personnel Services	\$846,788	Parking Garage Partnership	\$13,000,000
Operating Services	\$1,013,578	Affordable Housing Projects	\$3,000,000
Debt Service	\$0	41-10 Master Plan: Design District	\$1,500,000
Capital Projects	\$18,150,000	1st Ave S Improvements	\$400,000
Total	\$20,010,366	North Garage Painting and Joint Sealing	\$250,000
		Total	\$18,150,000

The unaudited CRA financial statement for the fiscal year ended September 30, 2023, follows. Per Chapter 163.371 F.S., the audited CRA financial statement will be published on the Naples CRA website within 45 days after completion.

NAPLES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)

FINANCIAL STATEMENTS
(unaudited)

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

NAPLIES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)
STATEMENT OF NET POSITION
(unaudited)
September 30, 2023

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 15,928,643
Accrued interest receivable	<u>37,659</u>
Total Assets	<u>15,966,302</u>
LIABILITIES	
Current Liabilities	
Accounts Payable and accrued liabilities	<u>62,626</u>
Total Liabilities	<u>62,626</u>
NET POSITION	
Restricted	
Total net position	<u><u>15,903,676</u></u>

NAPLES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)
STATEMENT OF ACTIVITIES
(unaudited)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Functions/Programs	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges for</u> <u>Service</u>	<u>Operating</u> <u>Grants and</u> <u>Contribution</u>	<u>Revenue and</u> <u>Changes in</u> <u>Net Position</u> <u>Governmental</u> <u>Activities</u>
Governmental activities				
Economic environment	\$ 2,497,129	-	-	(2,497,129)
Interest and other fiscal charges	<u>0</u>	<u>0</u>	<u>0</u>	<u>-</u>
Total governmental activities	<u>\$ 2,497,129</u>			<u>\$ (2,497,129)</u>
General revenues				
Property Taxes				1,859,011
Intergovernmental revenue (not restricted to specific programs)				5,762,125
Unrestricted investment earnings				<u>473,230</u>
Total general revenues				<u>8,094,366</u>
Changes in net position				5,597,237
Net position, beginning				<u>10,306,439</u>
Net position, ending				<u>\$ 15,903,676</u>

NAPLIES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)
BALANCE SHEET
GENERAL FUND
(unaudited)
September 30, 2023

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 15,928,643
Accrued interest receivable	37,659
Total Assets	<u>15,966,302</u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	48,593
Accrued payroll	14,033
Total Liabilities	<u>62,626</u>
FUND BALANCE	
Restricted for:	
Community redevelopment	<u>15,903,676</u>
Total fund balance	<u>15,903,676</u>
Total liabilities and fund balance	<u><u>15,966,302</u></u>

NAPLIES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND
(unaudited)
September 30, 2023

REVENUES

Property taxes	\$	1,859,011
Intergovernmental - tax increment financing		5,762,125
Investment gain		473,230
Total revenues		8,094,366

EXPENDITURES

Current		
Economic environment		1,667,783
Debt Service		
Principal		-
Interest		-
Capital Outlay		829,346
Total Expenditures		2,497,129

Net change in fund balance		5,597,237
Fund balance, beginning		10,306,439
Fund balance, ending	\$	15,903,676

NAPLES COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Naples, Florida)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL-GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget Positive/(Negative)
Revenues				
Property taxes	\$ 1,859,011	\$ 1,859,011	\$ 1,859,011	\$ -
Intergovernmental	5,762,125	5,762,125	5,762,125	-
Investment gain	55,000	55,000	473,230	418,230
Total revenues	<u>7,676,136</u>	<u>7,676,136</u>	<u>8,094,366</u>	<u>418,230</u>
Expenditures				
Current				
Economic environment	1,860,366	1,921,196	1,667,783	253,413
Debt Service				
Principal	-	-	-	-
Interest	-	-	-	-
Capital Outlay	18,150,000	21,386,715	829,346	20,557,369
Total Expenditures	<u>20,010,366</u>	<u>23,307,911</u>	<u>2,497,129</u>	<u>20,810,782</u>
Excess (deficiency) of revenues over (under expenditures)	<u>(12,334,230)</u>	<u>(15,631,775)</u>	<u>5,597,237</u>	<u>21,229,012</u>
Other financing sources				
Debt proceeds	9,000,000	9,000,000	-	9,000,000
Total other financing sources	<u>9,000,000</u>	<u>9,000,000</u>	<u>-</u>	<u>9,000,000</u>
Change in fund balances	(3,334,230)	(6,631,775)	5,597,237	12,229,012
Fund balance, beginning	<u>10,306,439</u>	<u>10,306,439</u>	<u>10,306,439</u>	<u>-</u>
Fund balance, ending	<u>\$ 6,972,209</u>	<u>\$ 3,674,664</u>	<u>\$ 15,903,676</u>	<u>\$ 12,229,012</u>

**CITY OF
NAPLES**
FLORIDA



**NAPLES COMMUNITY
REDEVELOPMENT AGENCY**
ANNUAL REPORT
2023