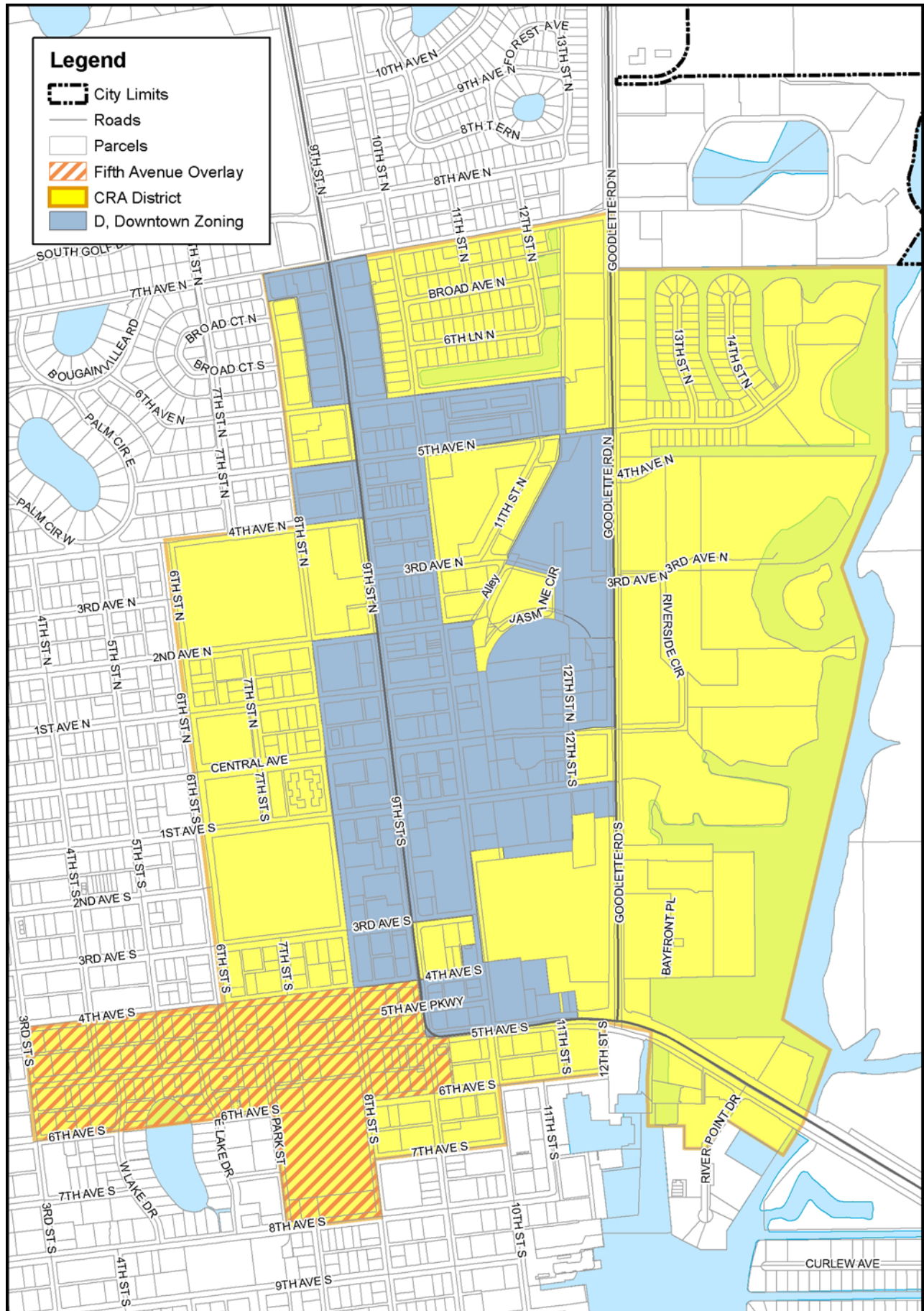


City of Naples  
Community Redevelopment Agency  
2007 Annual Report  
As of September 30, 2007



2007  
Naples Community Redevelopment Agency

Board Members

William R. MacIlvaine, Chairman

Bill Barnett  
Johnny Nocera  
William Willkomm III  
John F. Sorey III  
Penny Taylor  
Gary B. Price II

Executive Director

Russ Adams

City Manager

Dr. Robert E. Lee

City Attorney

Robert D. Pritt

City Clerk

Tara Norman

Community Redevelopment Agency Advisory Board

Willie Anthony  
Jacques Groenteman  
Fred Hirschovits  
Paul Lindabury  
Alexander Pezeshkan  
Alan Ryker- Vice Chairman  
Lou Vlasho – Chairman

Department Officials

Chief of Police	Victor Morales
Community Development Director	Robin Singer
Community Service Director	David M. Lykins
Construction Management Director	Ronald A. Wallace
Finance Director	Ann Marie S. Ricardi
Human Resource Director	Denise Perez
Public Works Director	Dan E. Mercer

## **Naples Community Redevelopment Agency**

### **Requirement for an Annual Report**

The Naples' Community Redevelopment Agency (CRA) is required by its by-laws to submit an annual report to the City of Naples. The report is also required to include a complete financial statement with assets, liabilities, income and operating expenses. The following report is presented for the year ending September 30, 2007

### **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
- the provision of affordable housing
- the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed

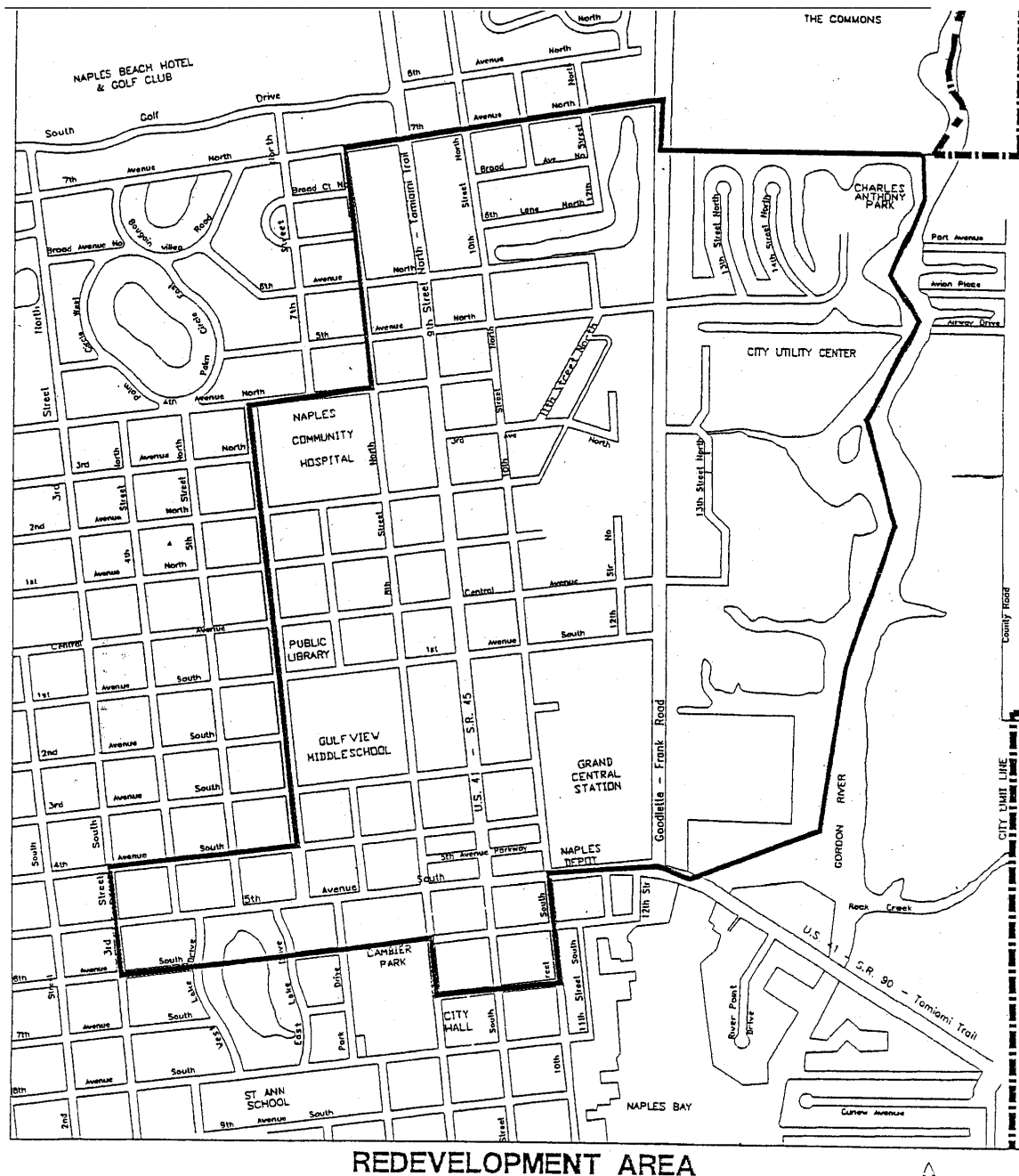
The Naples Community Redevelopment Agency includes all of these in its overall purpose.

## Background

The genesis of the City of Naples' Community Redevelopment Agency (CRA) was in February 1992 when the City Council created the Redevelopment Task Force (RTF). The Redevelopment Task Force concluded that the incentives provided to property owners and developers would protect and enhance the quality of life for the citizens of Naples.

Of most concern to the RTF was the Redevelopment Area: bounded on the north by 7<sup>th</sup> Avenue North, on the east by the Gordon River, and on the south by 6<sup>th</sup> Avenue South, and on the west by 3<sup>rd</sup> Street South. The boundaries of the CRA remain as they were initially established as shown in the CRA Boundary Map below.

### CRA DISTRICT BOUNDARY MAP



The CRA was eventually established by City Council on January 5, 1994. The CRA members quickly collaborated to create the Community Redevelopment Plan which was developed by the noted “New Urbanist” Andres Duany. The plan was approved by City Council less than 5 months later on May 18, 1994. Efforts were well underway to preserve the distinctive beauty and charm that were already the hallmarks of the City of Naples.

Major projects of the Community Redevelopment Area were first accomplished in the 5<sup>th</sup> Avenue South District. A free parking garage, street front parks, and major streetscaping, including walkways, plantings and general beautification encouraged development and subsequently developed 5<sup>th</sup> Avenue South into an upscale, shopping and dining destination.

By 1999, the City Council had established the D-Downtown Zoning District as shown on the map below with its 5 setback zones. D-Downtown is a more concentrated district within the Redevelopment Area. This zoning district continues to be the area of significant focus for the CRA and other City of Naples Residents.

D-DOWNTOWN

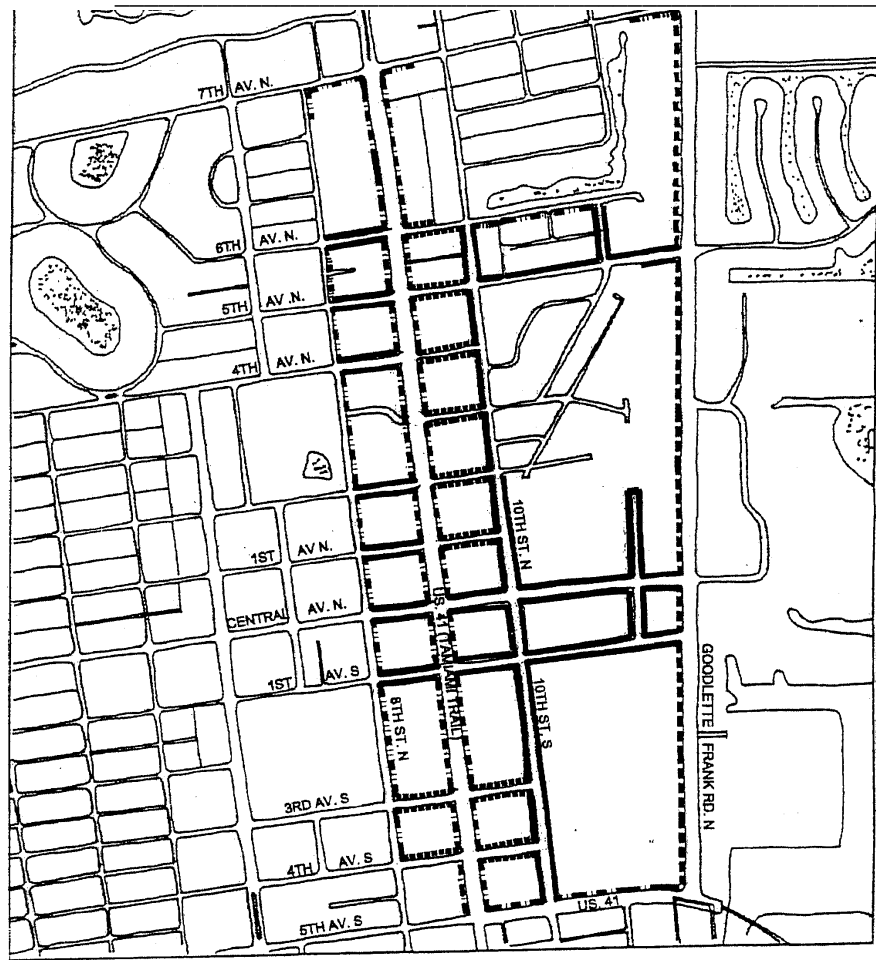


DIAGRAM 1  
DOWNTOWN DISTRICT SETBACK ZONES

- SETBACK ZONE A
- SETBACK ZONE B
- SETBACK ZONE C
- SETBACK ZONE D
- SETBACK ZONE G



As a result of the numerous active and planned projects for the CRA District, a Community Redevelopment Agency Advisory Board (CRAAB), comprised primarily of the district's business and property owners, was established in June of 2003 by City Council and a CRA Manager was hired to bring focus to the Downtown CRA Area.

In June of 2007 the CRA Manager position was changed to a CRA Executive Director reporting directly to the CRA.

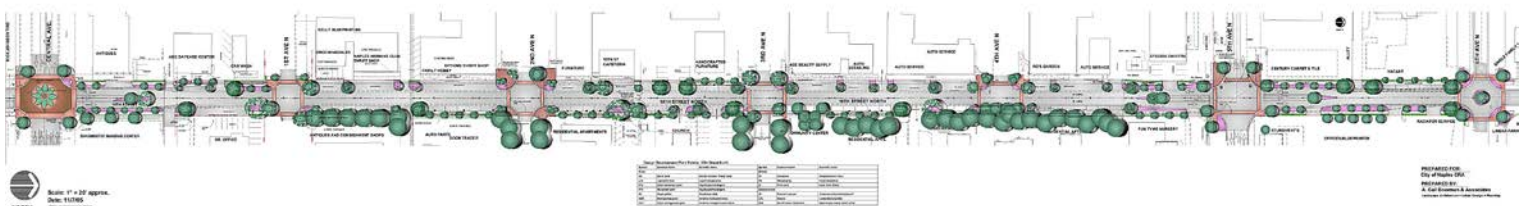
The cohesive effort of the City Council, the CRA, CRAAB, City Staff and community residents will ensure the continuing proclamation by many residents and visitors that our city is one of the most beautiful in the United States.

## 2007 CRA Projects

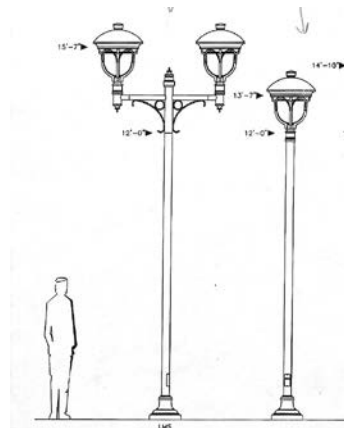
### 10<sup>th</sup> Street Streetscaping

The second half of the 10th Streetscape Improvements Project will continue in FY 2008 until the entire one mile length of 10th Street South and North are completed. The scope of the project includes new landscaping, street paving, curbs, parking spaces, sidewalks, street lights, benches and trash receptacles. The total cost of the project is \$1.2 million.

TENTH STREET NORTH  
DESIGN DEVELOPMENT STREETScape PLAN: PHASE ONE



### Lighting



### Landscaping





### **New Benches and Trash Receptacles on 5th Avenue South and 10th Street**

64 benches and 64 trash receptacles were purchased for 5<sup>th</sup> Avenue South and 10th Street.

**Benches**



**Trash Receptacles**



### **River Park “Needs Assessment”**

A “Needs Assessment” for the River Park was published May 31, 2006 by the Urban League of Miami and the Cobalt Group, Inc. of Cleveland, Ohio. Findings were in the following categories:

- Housing
- Parks/Recreation and Green Space
- Youth Development
- Workforce Investment
- Physical Improvements
- Commercial /Retail Development
- Support Services and Neighborhood Well-being
- People and Relationship Needs

These findings will be incorporated into the CRA Plan Update to be completed in May of 2008 and ultimately into a River Park Community Master Plan Update.

### **CRA Plan Update**

The Iler Planning Group of West Palm Beach was selected to update the 663 acres CRA Plan. This is the first update since 1994. Thirteen adopted plans will be reviewed and integrated into the update:

- *Comprehensive Plan/Evaluation and Update*
- *Citywide Pathways*
- *City Visioning Program*
- *River Park Needs Assessment*
- *Preferred Four Corners Needs Assessment*
- *41-10 Master Plan*
- *Park Street Redevelopment Plan*
- *Four Corners Origin/Destination Traffic Study*
- *City Capital Improvement Plan*
- *5<sup>th</sup> Avenue South Master Plan*
- *5<sup>th</sup> Avenue South Parking Capacity Report*
- *5<sup>th</sup> Avenue South/ U.S.41 Urban Design Charrette*
- *CRA Plan*

The update will lay out the framework for more detailed plans to be created and updated like the River Park Neighborhood Master Plan, Four Corners and 41-10 (the north-south corridor between US Highway 41 and 10th Street South). The update is scheduled to be completed in May 2008.



### **Four Corners**

The Four Corners Design Competition in 2006 generated enormous interest and excitement. Two designs were selected of the seventy-one entries. A display of the of the entries was hosted by the von Liebig Art center and the public voted on a very dramatic design as the People's Choice while the jury of urban design and planning professionals made a separate selection.

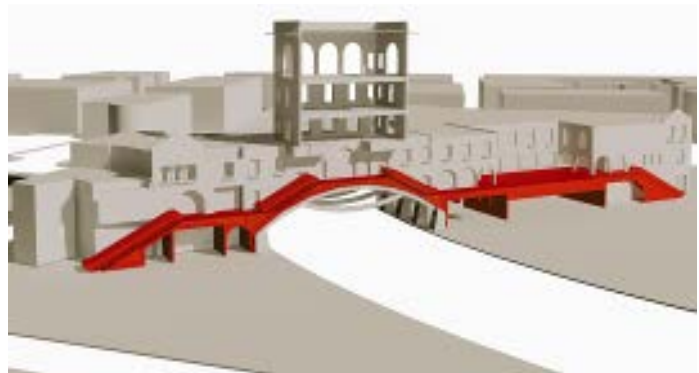
In recognition, in part, for his leadership of this competition, Chet Hunt, CRA Manager, was awarded the Achievement in Excellence Award by the Southwest Florida Chapter of the American Institute of Architects (AIA).

### **PEOPLE'S CHOICE**

**Diagonal Pedestrian Bridge**



**Multifunctional Structure**

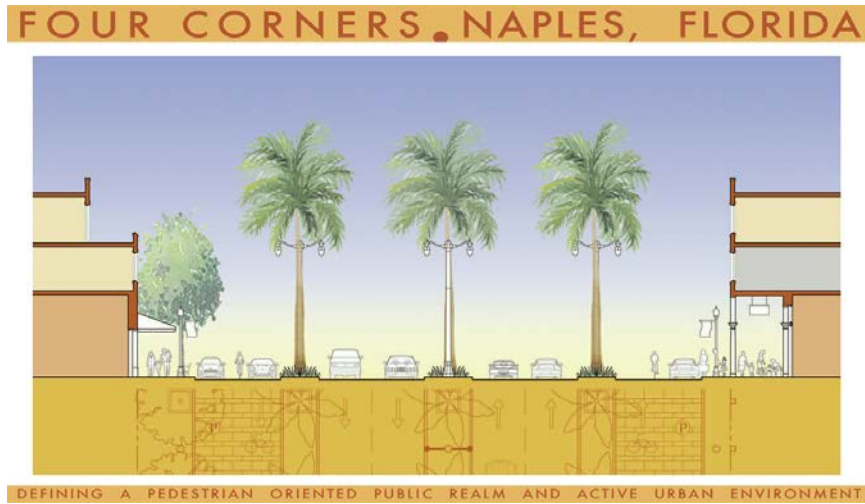


### **JURY'S CHOICE**

**NE Aerial View with Pedestrian Bridge on U.S. 41**



## Section through Boulevard

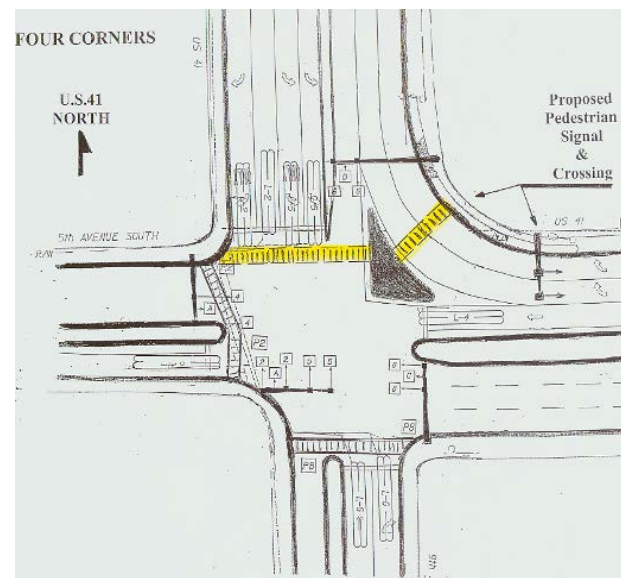


An ad hoc Four Corners Committee of local architects and engineers have volunteered to develop more detailed designs built on the “Jury’s Choice” that will be included in the CRA Plan Update due to be completed in May of 2008.

The central challenge addressed by both designs is how to create a comfortable, protected flow of pedestrians across Route U.S. 41-9<sup>th</sup> Street South along the north side of 5<sup>th</sup> Ave South. This area is now occupied by vacant lots and vacant buildings. Allowing this easterly flow of pedestrian traffic will greatly enhance the prospects for new commercial development.

To this end, a shorter term solution is being evaluated by the City Staff as well as Collier County and the Florida Department of Transportation, which would provide an at-grade pedestrian crossing protected by stop lights, as shown below. For a relatively minor investment this project could potentially “jump start” development at “Four Corners.”

## Proposed Short Term Pedestrian Crosswalk with New Traffic Lights

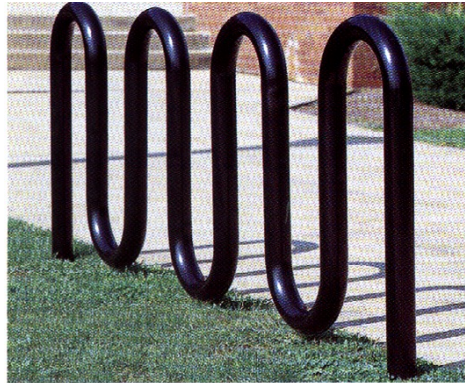


### Nineteen New On-Street Parking Spaces Created

Parking continues to be a critical matter for building out 5<sup>th</sup> Avenue South. Nineteen new on-street parking spaces were created on the north side of the existing City garage along 4<sup>th</sup> Avenue South and along East Lake and West Lake.

### Pathways

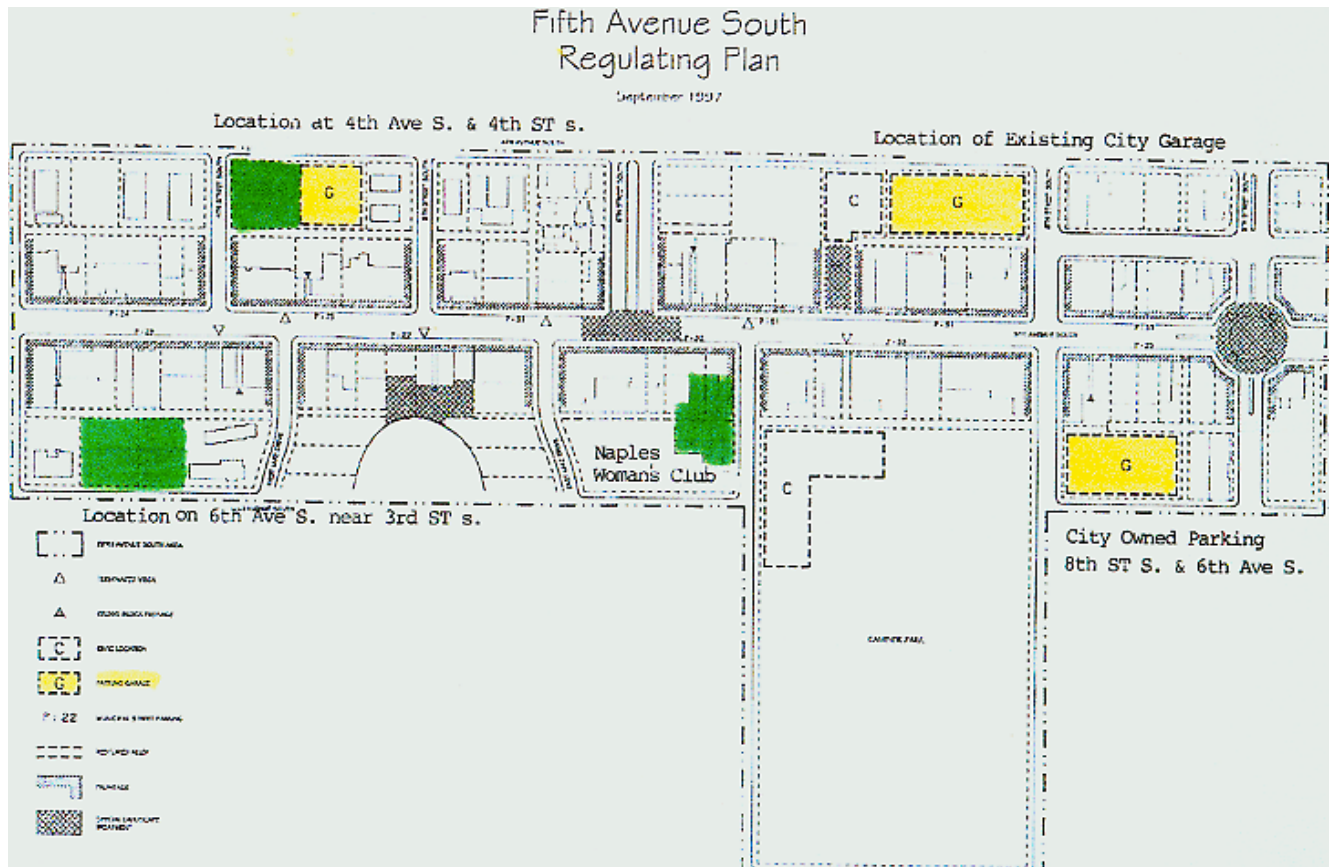
In support of the Pathways Plan, 12 bike racks have been installed along 10<sup>th</sup> Street and 5<sup>th</sup> Ave. South. In the spring of 2008 12 more bike racks will be installed.



### New Parking Garage

In the original Duany CRA Plan, three sites were identified for constructing parking garages:

- Northeast corner of 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South
- Southwest corner of 6<sup>th</sup> Avenue South and 8<sup>th</sup> Street South
- Mid-block on 4<sup>th</sup> Avenue South between 4<sup>th</sup> and 5<sup>th</sup> Street South





**Note:** The three areas shown in green were additional potential sites suggested in the 5<sup>th</sup> Avenue South Parking Capacity Report prepared in January 2005:

- Northwest Corner of 4<sup>th</sup> Avenue South and 4<sup>th</sup> Street South
- 6<sup>th</sup> Avenue South between 3<sup>rd</sup> Street South and West Lake Drive
- The Naples Woman's Club on Park Street

In 1998, a free parking garage was built on the first of these three sites at 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South.

A design contract for a second garage at 6<sup>th</sup> Avenue South and 8<sup>th</sup> Street South was awarded to the same architectural firm that designed the existing garage. The new garage will have many of the same architectural features as the original design, but the designers will also evaluate many “green” features for potential inclusion in the project such as solar panels and a stormwater cistern system.

The garage is scheduled to be ready for parking in December 2008.



## **Private Sector Projects within the CRA District**

Below are examples of new structures in the CRA District which will add taxable value and increase revenue to the CRA in the near future.

### **Townhomes Development at 5<sup>th</sup> Street and 4<sup>th</sup> Avenue South**



### **Commercial Building at US 41 between 1<sup>st</sup> and 2<sup>nd</sup> Avenue South**



### **Single Family Home at 6<sup>th</sup> Street and 4<sup>th</sup> Avenue**



### **Future CRA Projects**

- River Park Master Plan and Implementation
- Spring Lake Overlook Structure
- Continuing Search to Create More On-Street Parking
- 12<sup>th</sup> Street Improvements
- Pedestrian/Bike Underpass Improvements US 41 at Gordon River
- Central Avenue Improvements
- D-Downtown Parking Structure and Land
- Pathway Improvements for Pedestrian and Bike Traffic
- 5<sup>th</sup> Avenue South Lighting Design and Implementation
- Park Street Project
- 3<sup>rd</sup> Avenue South Improvements
- Goodlette-Frank Streetscaping
- 5<sup>th</sup> Avenue South Shared Parking Facility

### **Financial Statements**

The financial position of the CRA remained strong through 2007 with an expected fund balance at fiscal year-end of \$4,453,506. Financial Statements are attached.

The future fund balance and the CRA/TIF bonding capacity available for projects may be significantly reduced by a combination of reduced tax revenue through new property tax legislation and because of the Florida Supreme Court's Strand Decision. This decision requires any bonds that will be repaid with TIF funds to be approved through a referendum. This could make TIF bonding much more difficult to obtain; however, later in 2008, there is a possibility that the ruling may be clarified to exclude TIF bonds associated with CRAs.



**CITY OF NAPLES, FLORIDA**  
**Balance Sheet**  
**Community Redevelopment Fund**  
**September 30, 2007**  
(with prior year results for comparison purposes)

	<u>2006</u>	<u>2,007</u>
<b>Assets:</b>		
Cash and investments	\$ 5,951,855	\$ 4,332,126
Receivables (net, where applicable, of allowance for uncollectible):		
Accounts	—	0
Special assessments	—	0
Utility taxes	—	0
Accrued interest receivables	22,340	0
Due from other funds	—	43,983
Prepaid items	—	0
Total assets	<u>5,974,195</u>	<u>4,376,109</u>
<b>Liabilities:</b>		
Accounts payable	143,997	52,971
Accrued payroll	22,416	14,286
Due to other funds	—	0
Advances payable to other funds	1,354,276	1,625,177
Total liabilities	<u>1,520,689</u>	<u>1,692,434</u>
<b>Fund balances:</b>		
Reserved:		
Encumbrances	1,805,117	2,500
Debt service	—	0
Construction	—	5,856,388
Unreserved, undesignated:		
Reported in capital projects funds	2,648,389	(3,175,213)
Total fund balances	<u>4,453,506</u>	<u>2,683,675</u>
Total liabilities and fund balances	<u>\$ 5,974,195</u>	<u>\$ 4,376,109</u>

**Community Redevelopment Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended September 30, 2007**  
(with prior year shown for comparison purposes)

	<u>2006</u>	<u>2007</u>
Revenues:		
Taxes	\$ 596,000	\$ 827,187
Licenses and permits	0	441,000
Intergovernmental	1,999,477	2,377,912
Charges for services	0	130,638
Interest	219,764	316,029
Miscellaneous	0	0
Total revenues	<u>2,815,241</u>	<u>4,092,766</u>
Expenditures:		
Current:		
Physical and economic environment	1,282,727	1,161,827
Capital outlay:		
Physical and economic environment		676,813
Debt service:		
Principal	0	0
Interest and fiscal charges	59,998	88,772
Total expenditures	<u>1,342,725</u>	<u>1,927,412</u>
Excess (deficiency) of revenues over expenditures	<u>1,472,516</u>	<u>2,165,354</u>
Other financing sources (uses):		
Transfers in	5,800	11,600
Transfers out	(404,927)	(407,123)
Proceeds from sale of capital assets	0	0
Total other financing sources (uses)	<u>(399,127)</u>	<u>(395,523)</u>
Change in fund balances	1,073,389	1,769,831
Fund balances – beginning of year	1,610,286	2,683,675
Fund balances – end of year	\$ <u>2,683,675</u>	\$ <u>4,453,506</u>

**CITY OF NAPLES, FLORIDA**  
**Community Redevelopment Fund**  
**Budget and Actual**  
**Year ended September 30, 2006**

	<b>Final budget</b>	<b>Actual</b>	<b>Variance with final budget positive (negative)</b>
Revenues:			
Taxes:			
Ad valorem	\$ 596,000	\$ 596,000	\$ —
Intergovernmental	1,990,000	1,999,477	9,477
Bond proceeds	5,000,000	—	(5,000,000)
Interest Earned	46,800	219,764	172,964
Transfer from General Fund	5,800	5,800	0
Beginning Cash Balance	899,849	—	(899,849)
Total Revenues	<u>8,538,449</u>	<u>2,821,041</u>	<u>(5,717,408)</u>
Expenditures:			
Personal Services	363,121	353,099	10,022
Operating Expenditures			
City Administration	124,800	124,800	0
Construction Mgt Fee	199,100	199,100	0
Professional Services	517,546	169,186	348,360
Utility Services	2,400	18,480	(16,080)
Rentals & Leases	26,667	26,667	0
Repair & Maintenance	40,399	64,727	(24,328)
Other Current Expenditures	94,762	52,209	42,553
Capital	6,369,660	274,461	6,095,199
Debt Service	404,927	59,998	344,929
Interfund Transfers	395,067	404,927	(9,860)
Total Expenditures	<u>8,538,449</u>	<u>1,747,653</u>	<u>6,790,796</u>
Net Gain/(loss)	\$ —	\$ 1,073,388	\$ 1,073,388

**CITY OF NAPLES, FLORIDA**  
**Community Redevelopment Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Year ended September 30, 2007**

	<b>Final budget</b>	<b>Actual</b>	<b>Variance with final budget positive (negative)</b>
Revenues:			
Taxes:			
Ad valorem	\$ 836,760	\$ 827,187	\$ (9,573)
Intergovernmental	2,412,830	2,377,912	(34,918)
Interest Earned	132,000	311,057	179,057
Interfund Transfers	5,011,600	11,600	(5,000,000)
Beginning Cash Balance	1,422,672	—	(1,422,672)
Total revenues	<u>9,815,862</u>	<u>3,527,756</u>	<u>(6,288,106)</u>
Expenditures:			
Personal Services	557,481	478,157	79,325
Operating Expenditures			
City Administration	197,000	197,000	0
Construction Mgt Fee	231,700	231,700	0
Professional Services	710,140	116,084	594,056
Utility Services	17,112	22,990	(5,878)
Rentals & Leases	50,000	14,839	35,161
Repair & Maintenance	80,000	22,264	57,736
Other Current Expenditures	96,619	78,795	17,824
Capital	7,109,014	676,813	6,432,201
Debt Service	407,123	88,772	318,351
Interfund Transfers	359,673	407,123	(47,450)
Total Expenditures	<u>9,815,862</u>	<u>2,334,535</u>	<u>7,481,327</u>
Net Gain/(loss)	\$ <u>0</u>	\$ <u>1,193,221</u>	\$ <u>1,193,221</u>