



**CITY OF FORT MYERS
CRA BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 23, 2025
9:00 AM**

Oscar M. Corbin, Jr. City Hall
2200 Second Street
Fort Myers, Florida, 33901

Vision Statement

A vibrant and prosperous community free of
slum and blight.

Mission Statement

Provide equitable, impactful incentives,
while implementing redevelopment plans
that enable revitalization and foster
engagement and opportunities for
stakeholders, using sound fiscal practices
and professional staff to improve quality of
life for our diverse community.

Core Values

Integrity, Respect, Excellence, Teamwork,
Curiosity

Teresa Watkins Brown
Chair

Dr. Liston Bochette III
Vice Chair

Kevin Anderson
Commissioner

Darla Bonk
Commissioner

Fred Burson
Commissioner

Diana Giraldo
Commissioner

Terolyn P. Watson
Commissioner

Michele Hylton-Terry
Executive Director

Clifford B. Shepard, Esq.
CRA Attorney

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE/OPENING PRAYER

ROLL CALL

1. PROCLAMATIONS AND SPECIAL PRESENTATIONS

- 1.1 PRESENTATION BY METRO FORECASTING MODELS ON THE FORMER NEWS-PRESS
SITE REDEVELOPMENT FISCAL IMPACT ANALYSIS.
- 1.2 BUSINESS SPOTLIGHT - TAKE TWO COFFEE.
- 1.3 BUSINESS SPOTLIGHT - TITLE GEEKS.
- 1.4 INNOVATION WALK UPDATE.

PUBLIC INPUT - AGENDA ITEM(S)

Speakers that wish to speak must submit a Request to Speak Form to the CRA Clerk prior to the beginning of the meeting for items on the Agenda. Public comments are limited to three (3) minutes per person. Public input on non-agenda items will appear at the end of the meeting.

WALK-ON

DISCUSS FUNDING FOR DOWNTOWN LIGHT POLES.

2. CONSENT AGENDA

Any Commissioner may have an item removed from the Consent Agenda and placed on the Regular agenda for discussion following the Consent Agenda.

- 2.1 MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS WORKSHOP HELD ON WEDNESDAY, FEBRUARY 19, 2025.
- 2.2 MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS MEETING HELD ON WEDNESDAY, FEBRUARY 26, 2025.
- 2.3 SCOPE OF SERVICES FOR CONSULTANT QUALIFICATIONS TO MASTER PLAN THE INNOVATION WALK AND CENTENNIAL PARK
- 2.4 CHANGE ORDER TO INCREASE THE CONTRACT FOR GULFPOINT CONTRUCTION COMPANY, INC. FOR GATEWAY GARDENS DUE TO A CONTRACT MODIFICATION FOR ADDITIONAL STORM DRAINAGE UTILITIES SUPPLY AND SCREENED CONSTRUCTION FENCE IN THE AMOUNT OF \$27,435.00.
- 2.5 FUNDING REQUEST FOR SHADE STRUCTURE TO BE INSTALLED AT CENTENNIAL PARK.
- 2.6 PERMISSION TO ADVERTISE NOTICE OF DISPOSAL OF APPROXIMATELY .251+/- ACRES OF PROPERTY, LAND AND BUILDING LOCATED IN THE CLEVELAND COMMUNITY REDEVELOPMENT AREA BY THE FORT MYERS COMMUNITY REDEVELOPMENT AGENCY.
- 2.7 CHANGE ORDER TO INCREASE THE CONTRACT FOR VANTAGE CONTRUCTION SERVICES LLC FOR COMMON GROUND PARK DUE TO A MODIFICATION OF SIGNAGE IN THE AMOUNT OF \$4,254.31.

3. REGULAR AGENDA

- 3.1 REQUEST FROM I WILL MENTORSHIP FOUNDATION FOR SITE WORK ASSISTANCE IN THE AMOUNT OF \$77,670 FOR THE DEVELOPMENT OF THE STEMCAT CENTER LOCATED AT THE SOUTHWEST FLORIDA ENTERPRISE CENTER.
- 3.2 INCREMENT REBATE REQUEST FROM FTM DOWNTOWN HOTEL, LLC (DEVELOPER) TO DEVELOP A HILTON TEMPO HOTEL LOCATED AT FIRST AND JACKSON STREET.
- 3.3 COMMERCIAL PROPERTY IMPROVEMENT MATCHING GRANT REQUEST FROM DYLAN HISSAM & ASSOCIATES FOR 75% OF ELIGIBLE EXPENDITURES IN THE NOT-TO-EXCEED AMOUNT OF \$12,675 (CLEVELAND AVE).
- 3.4 COMMERCIAL PROPERTY IMPROVEMENT MATCHING GRANT REQUEST FROM OPTIMUM CARE SWFL INC. FOR 75% OF ELIGIBLE EXPENDITURES IN THE NOT-TO-EXCEED AMOUNT OF \$50,000 (CLEVELAND AVE).
- 3.5 COMMERCIAL PROPERTY IMPROVEMENT MATCHING GRANT REQUEST FROM TWENTY-ONE HUNDRED SECOND STREET LLP FOR 50% OF ELIGIBLE EXPENDITURES IN THE NOT-TO-EXCEED AMOUNT OF \$100,000 (DOWNTOWN).
- 3.6 COMMERCIAL PROPERTY IMPROVEMENT MATCHING GRANT REQUEST FROM NAPLES INTERNATIONAL FILM CO. FOR 75% OF ELIGIBLE EXPENDITURES IN THE NOT-TO-EXCEED AMOUNT OF \$13,393.50 (DOWNTOWN).
- 3.7 DISCUSS FUNDING FOR DOWNTOWN BASIN REPAIRS.
- 3.8 PROGRAM UPDATE: REVIEW RESIDENTIAL PAINT PROGRAM FISCAL YEAR 2023-2024 (FY24).
- 3.9 PROGRAM UPDATE: REVIEW HOME PRESERVATION FISCAL YEAR 2023-2024 (FY24) PROGRAM.
- 3.10 RESOLUTION CRA 2025-05 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE

CITY OF FORT MYERS, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, APPROVING THE INCREASE OF FUNDS UNDER APPROPRIATED IN THE REDEVELOPMENT TRUST FUND FOR THE SPECIAL DISTRICT BUDGET IN THE AMOUNT OF \$944,571.33 FOR THE DR. MLK, JR. BLVD. REDEVELOPMENT AREA, AND PROVIDING FOR AN EFFECTIVE DATE.

- 3.11 RESOLUTION CRA 2025-04 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, APPROVING THE INCREASE OF FUNDS UNDER APPROPRIATED IN THE REDEVELOPMENT TRUST FUND IN THE AMOUNT OF \$43,316.59 FOR THE SPECIAL DISTRICT BUDGET FOR THE CLEVELAND AVENUE REDEVELOPMENT AREA, AND PROVIDING FOR AN EFFECTIVE DATE.
- 3.12 RESOLUTION CRA 2025-02 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, APPROVING THE INCREASE OF FUNDS UNDER APPROPRIATED IN THE REDEVELOPMENT TRUST FUND IN THE AMOUNT OF \$154,373.97 FOR THE SPECIAL DISTRICT BUDGET FOR THE DOWNTOWN REDEVELOPMENT AREA, AND PROVIDING FOR AN EFFECTIVE DATE.
- 3.13 RESOLUTION CRA 2025-03 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, APPROVING THE INCREASE OF FUNDS UNDER APPROPRIATED IN THE REDEVELOPMENT TRUST FUND IN THE AMOUNT OF \$28,479.92 FOR THE SPECIAL DISTRICT BUDGET FOR THE CENTRAL FORT MYERS REDEVELOPMENT AREA, AND PROVIDING FOR AN EFFECTIVE DATE.
- 3.14 RESOLUTION NUMBER CRA 2025-01 AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 20, 2025, BY APPROVING THE APPROPRIATION OF FUNDS DONATED TO THE SPECIAL DISTRICT BUDGET OF THE DOWNTOWN REDEVELOPMENT AREA, IN THE AMOUNT OF \$500.00 AND INCREASING EXPENSE BY THE SAME AMOUNT FOR THE PUBLIC RELATIONS FOR FOOD FOR THE COMMON GROUND POCKET PARK GRAND OPENING AND PROVIDING FOR AN EFFECTIVE DATE.

4. ATTORNEY ITEM(S)

- 4.1 UPDATE ON HB 991 / SB 1242 WOULD ELIMINATE ALL COMMUNITY REDEVELOPMENT AGENCIES (CRAs) BY 2045 AND PROHIBIT NEW PROJECTS STARTING IN 2025.
- 4.2 INCREMENT REBATE PROGRAM GUIDELINES OVERVIEW (AS AMENDED APRIL 2024).
- 4.3 DEVELOPER REQUEST AN AMENDMENT TO THE AGREEMENT FOR THE DEVELOPMENT OF PROPERTY BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS AND ST. PETER CLAVER PLACE II, LTD.
- 4.4 DEVELOPER REQUEST AMENDMENT #5 TO THE AGREEMENT FOR DEVELOPMENT OF PROPERTY BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA AND SOHO SIGHT LLC.
- 4.5 AMENDMENT #4 TO THE AGREEMENT FOR DEVELOPMENT OF PROPERTY BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA AND 2010 HANSON LLC. (CLEVELAND AVENUE REDEVELOPMENT AREA)

5. COMMISSIONERS ITEM(S)

6. INFORMATIONAL

Supplement Information

- 6.1 FISCAL YEAR 2023-2024 FOURTH QUARTER FINANCIAL REPORTS FOR TWELVE MONTHS ENDED SEPTEMBER 30, 2024, FOR REDEVELOPMENT AREAS: DOWNTOWN, CENTRAL FORT MYERS, CLEVELAND AVENUE, AND DR. MARTIN LUTHER KING, JR. BOULEVARD,

PUBLIC INPUT - NON-AGENDA ITEM(S)

Three (3) minutes time limit per speaker.

ADJOURNMENT

SPECIAL REQUIREMENTS

If you require special aid or services as addressed in the Americans with Disabilities Act (ADA), please contact the CRA Clerks Office at (239) 321-7100 or for the hearing impaired, TDD telephone number (239) 332-2541.