



NOTICE OF MEETING AND AGENDA

**Naples Community Redevelopment Agency
City Hall Council Chambers
735 8th Street South, Naples, Florida**

**Chair: Raymond Christman
Vice Chair: Linda Pennimann**

**CRA Members: Mayor Teresa Heitmann, Berne Barton,
Terry Hutchison, William Kramer, Beth Petrunoff**

**Executive Director: Jay Boodheshwar • Administrator: Anita Jenkins
Clerk: Patricia L. Rambosk • General Counsel: Matthew McConnell**

Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City Government.

Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

**Community Redevelopment Agency
Monday, November 4, 2024
8:30 AM**

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual, and other materials presented to the City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. SET AGENDA**
- 4. PUBLIC COMMENT**
- 5. MINUTES**

- 5.A. Approval of the August 23, 2024 Community Redevelopment Agency (CRA) Regular Meeting Minutes and the September 16, 2024 CRA Special Meeting Minutes.

[Agenda Memorandum](#)

6. ANNOUNCEMENTS AND PRESENTATIONS

- 6.A. Annual Report from the CRA Advisory Board.
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[CRAAB Annual Report](#)
- 6.B. Quarterly Update on the Construction Progress for the First Avenue South Parking Garage.
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Parking Garage - CRA Quarterly Update](#)
[Parking Garage Schedule](#)

7. OLD BUSINESS

- 7.A. A Resolution of the Community Redevelopment Agency (CRA) of the City of Naples, Florida, Recommending Approval of the Fifth Amendment to the First Amended and Restated Public Parking Garage Agreement to Allow Utilization of the First and Second Floors of the Public Parking Garage for Valet Parking During Performances; Authorizing the Executive Director to Execute the Amendment; and Providing an Effective Date.
(Matthew McConnell, City Attorney)
[Agenda Memorandum](#)
[Resolution](#)
[Amendment 5 to Amended and Restated Public Parking Garage Agreement](#)
[2021-14653 Public Parking Garage Agreement](#)
[2022-00136 First Amended and Restated Public Parking Garage Agreement](#)
[Presentation](#)
- 7.B. A Resolution of the Community Redevelopment Agency (CRA) for the Purpose of Approving Task Order No. 3 With CBRE, Inc. for Professional Real Estate Services to List And Lease the Property Located At 160-190 10th Street North; Authorizing the Expenditure of CRA Funds for Payment of Property Utility Bills; and Authorizing the CRA Executive Director to Execute Task Order No. 3 Together with the Exclusive Lease Listing Agreement; and Providing an Effective Date.
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[Resolution](#)
[CBRE Task Order No. 3](#)
[Attachment A to Task Order No. 3 - CBRE Lease Listing Agreement](#)
- 7.C. Discussion and Direction on a Draft Scope of Services for 160-190 10th St N for Development of Affordable Housing.
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[Draft Market Solicitation](#)

- 7.D. Update on Jasmine Cay Ground Lease Obligations to the City of Naples.
(Matthew McConnell, City Attorney)
[Agenda Memorandum](#)
[Jasmine Cay Ground Lease](#)
[First Assignment of Ground Lease 1994](#)
[Second Assignment of Ground Lease 2012](#)
[Third Assignment of Ground Lease 2013](#)

8. NEW BUSINESS

- 8.A. A Resolution Approving a Second Amendment to Professional Services Consultant's Agreement Among The City Of Naples Community Redevelopment Agency ("CRA"), The City Of Naples And Q. Grady Minor And Associates, LLC., For Additional Stormwater System Design And Permitting As Part Of The 1st Avenue South, 12th Street South And 10th Street North Streetscape Design Project; In The Amount Of \$70,372.80; And Authorizing the CRA Executive Director to Execute the Second Amendment; and Providing an Effective Date.
(Time Certain 9:00 a.m.)
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Resolution](#)
[Second Amendment](#)
[Grady Minor Proposal](#)
[Manhours & Fee](#)
- 8.B. Discussion and Direction for Potential Modifications to Code Section 2-571 Pertaining to the Community Redevelopment Agency Advisory Board (CRAAB).
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)
[Code Sec. 2.571 through 2.574 with Suggested Revisions](#)

9. CRA ADMINISTRATOR'S REPORT

- 9.A. CRA Administrator's Report, November 4, 2024.
(Anita Jenkins, CRA Administrator)
[Agenda Memorandum](#)

10. PUBLIC COMMENT

11. COMMUNICATIONS FROM CRA CHAIR, MEMBERS AND STAFF

12. ADJOURN

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD

INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.