



REAL ESTATE + CIVIC

Naples CRA: Decisions, Money and Delivery

A source-limited review of what Naples Community Redevelopment Agency records establish about authority, public money, selected decisions and delivery - and what those records do not establish.

Source-verified public-record review | Published 2026-09-07 | Evidence checked 2026-09-07 | Version 1.0.0
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EXECUTIVE READ

What the record supports

The public record supports several concrete decisions and financial figures, but it does not support a single performance rating, neighborhood ranking or complete geographic allocation of CRA spending.

Budgets, contracts, votes and completed results are different stages. Keeping those stages separate makes the record more useful to residents, property owners and decision-makers.

Authority is identifiable

The City adopted the redevelopment finding, created the agency and established its trust fund through separate 1994 actions. The City Council serves as the CRA board, but the capacity in which a body acts still matters for each decision.

Sources: CRA-S01 / CRA-S02 / CRA-S03 / CRA-S22

Money must stay in lifecycle order

A budget, transfer, contract ceiling, capital outlay and final paid cost are not interchangeable. The available records support specific figures at specific stages, not a complete project-level spending ledger.

Sources: CRA-S06 / CRA-S07 / CRA-S08 / CRA-S09

The Fifth Avenue votes were different motions

The April 3, 2025 record shows an underground-utilities-only motion, a motion to reconsider and then a broader design motion. The sequence does not establish three position changes.

Sources: CRA-S05

Geographic allocation remains unknown

The reviewed public records do not provide a complete, paid, project-level ledger that can be allocated consistently among neighborhoods and corridors. No neighborhood share or ranking is published here.

Sources: CRA-S06 / CRA-S07 / CRA-S08

PUBLICATION BOUNDARY

No numerical rating. No neighborhood ranking. No inferred motive. No budget presented as money spent.

AUTHORITY + GEOGRAPHY

A defined public body. A boundary that should not be guessed.

January 5, 1994. Resolution 94-7098 adopted the redevelopment finding; Resolution 94-7099 created the agency; Ordinance 94-7205 later created and funded the redevelopment trust fund. The Naples City Council serves as the Community Redevelopment Agency board.

The current redevelopment plan states a termination date of September 30, 2044.

Dated City records use different approximate acreage descriptions. The adopted legal description and official map - not an approximate acreage statement - control the boundary.

Sources: CRA-S01 / CRA-S02 / CRA-S03 / CRA-S04 / CRA-S22

METHOD

Four rules keep the review honest

01

Every factual statement below is tied to a direct public record and labeled by lifecycle stage. Later records control when an adopted budget and a subsequent projection differ.

02

This review does not assign numerical ratings or rank neighborhoods. The cited records do not provide a reproducible basis for either calculation.

03

The CRA legal description and official map control. Historical City records use different approximate acreage figures, so this review does not publish a single acreage as definitive.

04

A recorded vote establishes the vote on a particular motion. It does not by itself establish motive, persuasion or a change in policy preference.

PUBLIC MONEY

Keep every dollar in its proper stage

The same fiscal period can contain an adopted budget, a later projection and an audited actual. They answer different questions.

PERIOD OR PROJECT	AMOUNT	STAGE	RECORD + LIMIT
FY2023-24	\$7,590,649	Financing source	Transfer in identified as bond proceeds in the later CRA budget schedule. This is a financing inflow, not project spending. Sources: CRA-S06 / CRA-S07
FY2023-24	\$14,530,692	Audited actual	Capital outlay reported in the FY2024 audited CRA financial statements. The statement does not allocate the total across every neighborhood or individual project. Sources: CRA-S07
FY2024-25	\$17,352,956	Adopted budget	Budgeted expenditures in the August 23, 2024 budget resolution. An adopted budget is not actual spending. Sources: CRA-S08
FY2024-25	\$19,495,273	Later projection	Projected expenditures shown in the FY2025-26 budget. This later projection is neither the original adopted budget nor an audited actual. Sources: CRA-S06
170 10th Street North	\$4,910,196	Audited acquisition expense	Land-acquisition expense reported in the FY2024 audited CRA financial statements. The January 11, 2024 City Council minutes separately record authorization of a \$4.9 million purchase; the two figures are different lifecycle records. Sources: CRA-S07 / CRA-S15
1st Avenue South garage	\$17,219,706	Guaranteed Maximum Price	GMP approved by Resolution 2023-15223 on October 12, 2023. The GMP is a contract ceiling. A final paid and closed-out project cost was not established in the records reviewed. Sources: CRA-S09 / CRA-S10
RPE / RPW / 6th Ave N	\$1,725,000	Adopted combined project budget	Combined multi-basin Project 26C14 budget line. This amount is not an RPE-only engineering award, executed fee agreement, construction contract or actual spending. The separate \$3 million budget line belongs to Naples Design District Improvements. Sources: CRA-S19 / CRA-S20 / CRA-S21

APRIL 3, 2025

Three separate Fifth Avenue motions

The motions had different scopes. The record proves how each member voted on each motion; it does not prove motive or persuasion.

01	Advance an underground-utilities-only scope	Passed 4-3
YES Heitmann, Petrunoff, Barton, Penniman NO Hutchison, Kramer, Christman		
02	Reconsider the preceding action	Passed 5-2
YES Hutchison, Kramer, Christman, Barton, Penniman NO Heitmann, Petrunoff		
03	Advance the broader design scope described in the minutes	Passed 5-2
YES Hutchison, Kramer, Christman, Barton, Penniman NO Heitmann, Petrunoff		

WHAT THE SEQUENCE ESTABLISHES

The votes are exact for the three recorded motions. Heitmann and Petrunoff supported the narrower scope and opposed reconsideration and the broader scope. Hutchison, Kramer and Christman opposed the narrower scope and supported reconsideration and the broader scope. Barton and Penniman supported the narrower motion, reconsideration and the broader motion. The record does not establish why any member voted as recorded.

Source: CRA-S05

SELECTED PROJECT RECORDS

Decision, output and open question

These examples keep an approved action separate from a completed and financially closed result.

DELIVERED OUTPUT; FINAL COST UNRESOLVED

1st Avenue South public parking garage

Verified: The City approved a construction-phase GMP of \$17,219,706. At groundbreaking, the City described a design capacity of 365 spaces.

Not established: The reviewed sources do not establish final paid cost, closed-out change-order total, current as-built capacity, occupancy, utilization or cost per space.

Sources: CRA-S09 / CRA-S10

PHASE 1 GRANT-APPLICATION SERVICES AUTHORIZED

Fifth Avenue South design decision

Verified: The April 3, 2025 minutes establish the three motions and named votes shown above. Resolution 2026-15857 later authorized a \$310,702 Phase 1 agreement with Kimley-Horn plus a \$20,000 owner's contingency allowance, for total authorized exposure up to \$330,702.

Not established: The cited resolution did not authorize the separately scoped Phase 2 design and permitting work. These records do not establish construction, final cost, completion or individual motive.

Sources: CRA-S05 / CRA-S17 / CRA-S18

APPLICATIONS REPORTED

River Park residential improvement program

Verified: At the April 3, 2025 meeting, the CRA administrator reported five applications received in 2024. In the same meeting, the chair orally referenced 32 qualifying homes.

Not established: Applications and potentially qualifying homes are different measures. The meeting record does not support publishing a participation percentage, completed-home count or beneficiary count from those two figures.

Sources: CRA-S05 / CRA-S11

CONSULTANT PROCUREMENT AND SELECTION

River Park East infrastructure improvements

Verified: The July 2026 procurement record identifies Pape-Dawson as the selected firm and records a notice of intent to award professional engineering services.

Not established: The reviewed record does not establish an executed fee agreement, board-approved contract amount, construction award, construction spending or completed infrastructure result.

Sources: CRA-S19 / CRA-S20 / CRA-S21

AUTHORIZED PURCHASE AND AUDITED ACQUISITION EXPENSE

170 10th Street North land acquisition

Verified: The January 11, 2024 City Council minutes authorize a \$4.9 million purchase of approximately 0.568 acres. The FY2024 audited CRA statements report a \$4,910,196 acquisition expense.

Not established: The reviewed records do not by themselves establish a completed public project or long-term delivery result on the acquired site.

Sources: CRA-S07 / CRA-S15

NEGOTIATION AND CONDITION ASSESSMENT

Stillwater Cove acquisition discussion

Verified: City-hosted April 3, 2025 minutes marked DRAFT report a \$23.5 million seller counter, an approximately \$4.8 million consultant estimate to correct deficiencies, 95 units and 13 structures described as 56 years old.

Not established: The record does not establish a completed acquisition. City records also conflict on unit count and acreage, so no definitive acreage is published here.

Sources: CRA-S05 / CRA-S23

LIMITS

What remains unresolved

- Final paid and closed-out cost for the 1st Avenue South public parking garage.
- A complete project-level ledger of appropriations, contracts, invoices, payments and closeout by geography.
- A consistent parcel or neighborhood denominator for calculating program participation or benefit shares.
- Construction cost, completion status and measured outcome for the Fifth Avenue South design scope approved in the cited meeting.
- A reproducible district comparison based on official geographic units and common measures.
- Individual motives or emotional causes for recorded votes.

PUBLICATION RECORD

Version 1.0.0

First canonical publication, built from the cited public records with financial stages, motion scopes and unresolved facts stated separately.

Questions: inquiries@intelligencedesk.ai | Corrections: <https://intelligencedesk.ai/corrections>

DIRECT RECORDS

Sources used in this review

Links open the issuing body's record. Dates and locators identify the material relied upon.

CRA-S01 - Resolution 94-7098

City of Naples | 1994-01-05 | Redevelopment finding, necessity and metes-and-bounds legal description

<https://www.naplesgov.com/media/76151>

CRA-S02 - Resolution 94-7099

City of Naples | 1994-01-05 | Resolution creating the Community Redevelopment Agency

<https://www.naplesgov.com/media/76146>

CRA-S03 - Community Redevelopment Agency

City of Naples | 2026-09-07 | Current agency identity and board description

<https://www.naplesgov.com/cra>

CRA-S04 - CRA Redevelopment Plan amendment

City of Naples | 2021-06-16 | Adopted plan and September 30, 2044 termination date

<https://www.naplesgov.com/media/132566>

CRA-S05 - CRA meeting minutes marked DRAFT

City of Naples | 2025-04-03 | Printed pages 4 and 6-8: residential program discussion and Fifth Avenue South motions

https://naples.granicus.com/DocumentViewer.php?file=naples_c3ce5ba9a9bd44c3d81f935f0b2b3622.pdf&view=1

CRA-S06 - FY2025-26 CRA budget

City of Naples | 2025-09-17 | Printed page 6: FY2024-25 projected expenditures; printed page 8: FY2023-24 transfer in identified as bond proceeds

<https://www.naplesgov.com/media/178666>

CRA-S07 - FY2024 audited CRA financial statements

City of Naples | 2025-06-18 | MD&A pages 7-8 and statements on pages 12, 14 and 15: capital outlay and financing context

<https://www.naplesgov.com/media/178661>

CRA-S08 - FY2024-25 CRA budget resolution

City of Naples | 2024-08-23 | Resolution 2024-0090, Agenda Item 7.A; Community Redevelopment Agency budget table with adopted FY2024-25 expenditures

<https://www.naplesgov.com/media/171771>

CRA-S09 - October 12, 2023 CRA meeting agenda packet

City of Naples | 2023-10-12 | Resolution 2023-15223 and \$17,219,706 garage GMP

<https://www.naplesgov.com/media/97291>

CRA-S10 - 1st Avenue South public parking garage

City of Naples | 2026-09-07 | City project page: 365 spaces and construction record

<https://www.naplesgov.com/cra/page/1st-ave-south-public-parking-garage>

CRA-S11 - Residential Improvement Program FY24

City of Naples | 2026-09-07 | Program description and public eligibility materials

<https://www.naplesgov.com/cra/page/residential-improvement-program-fy-24>

CRA-S12 - Florida Statute §189.0694

Florida Legislature | 2026 | Special-district reporting requirements

https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0189/Sections/0189.0694.html

CRA-S13 - Florida Statute §163.371

Florida Legislature | 2026 | CRA reporting provisions

https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.371.html

CRA-S14 - Florida Statute §163.387

Florida Legislature | 2026 | Redevelopment trust-fund provisions

https://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.387.html

CRA-S15 - City Council meeting minutes

City of Naples | 2024-01-11 | Item 6.A, page 2: 170 10th Street North purchase authorization

https://naples.granicus.com/DocumentViewer.php?file=naples_634ad0f5f56ece14a3d4db7cd0e53e83.pdf&view=1

CRA-S17 - Resolution 2026-15857 packet

City of Naples | 2026-05-06 | Phase 1 grant-application authorization and separately scoped Phase 2 work

<https://www.naplesgov.com/media/183426>

CRA-S18 - May 6, 2026 action record

City of Naples | 2026-05-06 | Recorded action on Fifth Avenue South and Sugden Plaza services

<https://www.naplesgov.com/media/183301>

CRA-S19 - River Park East infrastructure procurement

City of Naples | 2026-07 | RFP 26-013: Pape-Dawson selected for professional engineering services

<https://www.naplesgov.com/purchasing/bids-rfp/26-013-cra-infrastructure-improvements-river-park-east-rpe-public-utilities>

CRA-S20 - River Park East notice of intent to award

City of Naples | 2026-07 | Pape-Dawson selection; no executed fee agreement established here

<https://www.naplesgov.com/media/184671>

CRA-S21 - FY2025-26 adopted City budget attachment

City of Naples | 2025 | Page 8: combined Project 26C14 line and separate Naples Design District line

https://granicus-aasmp-peak-files.s3.amazonaws.com/uploads/attachment/pdf/4021529/2025-15701_City_of_Naples_budget.pdf

CRA-S22 - Ordinance 94-7205

City of Naples | 1994-06-01 | Sections 2 and 4: creation and funding of the redevelopment trust fund

<https://www.naplesgov.com/media/23566>

CRA-S23 - CRA meeting minutes marked DRAFT

City of Naples | 2024-08-23 | Printed page 4: Stillwater Cove described as a 96-unit complex

https://naples.granicus.com/DocumentViewer.php?file=naples_3aa9fbca05003d091116d0efef57cdd5.pdf&view=1