

2017 Annual Report

Bayshore/Gateway Triangle Community Redevelopment Area

Bayshore Beautification MSTU • Haldeman Creek MSTU



Creativity in Bloom

Bayshore Gateway Triangle CRA Staff



Debrah Forester, CRA Director, joined the Collier County team in July 2017 as the Collier County Community Redevelopment Agency (CRA) Director, overseeing both the Bayshore Gateway Triangle and Immokalee CRAs. Debrah is a member of the American Institute of Certified Planners (AICP) and is certified as a Redevelopment Administrator by Florida Redevelopment Association. Ms. Forester has over 25 years of experience in redevelopment, economic development and comprehensive planning. Debrah previously worked in Collier County from 1995 to 2001 and facilitated the creation of the Collier County CRA. Debrah has a Masters Degree in Regional Planning from University of North Carolina, Chapel Hill.



Tami Scott, Senior Project Manager, joined the Bayshore Gateway Triangle CRA team in 2017. Tami's primary role is to manage and facilitate construction projects within BGTCRA such as the recently completed Karen Drive stormwater project, Gordon Avenue Fire Suppression project and the Thomason Drive streetscape project that will include Collier County's first roundabout. Tami has 25 plus years' experience in construction, design and project management. She has worked on various construction projects with architectural firms in New England, Hawaii and Cayman Islands. Tami is a member of the American Institute of Architects, Royal Institute of British Architects, American Institute of Building Designers and is a licensed contractor.



Shirley Garcia, Operations Coordinator, started working for Collier County in 2005 with the Code Enforcement Department Division as an administrative secretary and advanced to a Code Investigator. Shirley has worked for four years with the Bayshore CRA as Operations Coordinator. Her duties include fiscal and administrative functions for the office including administrative tasks associated with advisory boards. She also provides information to the general public regarding CRA codes and programs and coordinates the maintenance of CRA properties, Bayshore Beautification MSTU and Haldemen Creek MSTU improvements. Shirley has a Bachelor of Arts in Legal Studies from Hodges University and is a certified Florida, Notary Public (Commission Expires January 2022).

Special thanks to Tim Durham, Executive Director of Corp Business Ops and Michelle Arnold, Director of Public Transit and Neighborhood Enhancement (PTNE) for their leadership and guidance and PTNE staff Tessie Sillery and Caroline Soto, for administrative support as we transitioned to and through this year's reorganization.

3570 Bayshore Dr, Unit 102, Naples, FL 34112*Phone: (239) 643.1115*www.CollierCountyFL.Gov

Collier County Community Redevelopment Agency Executive Board (CRAB)



Creativity in Bloom

It has been my pleasure to serve as the Chairman to the Community Redevelopment Agency, and watch the transformation of a long neglected community begin to shine and prosper. New businesses to the area are coming, as well as new developments. We have looked to attract middle income owner occupied homes to the area, and they are now on the horizon. This new housing will attract young, middle income families, add to the tax base, but also provide new opportunities for families to live closer to their place of employment, such as teachers and firemen. We hope to see families, couples, and individuals from various backgrounds creating a new environment for all to enjoy.

BOARD OF COUNTY COMMISSIONERS

- ❖ Donna Fiala, District 1
CRA Board Co-Chair
- ❖ Andy Solis, District 2
BCC Vice-Chair
- ❖ Burt Saunders, District 3
- ❖ Penny Taylor, District 4
BCC Chair
- ❖ William L. McDaniel, Jr., District 5
CRA Board Co-Chair

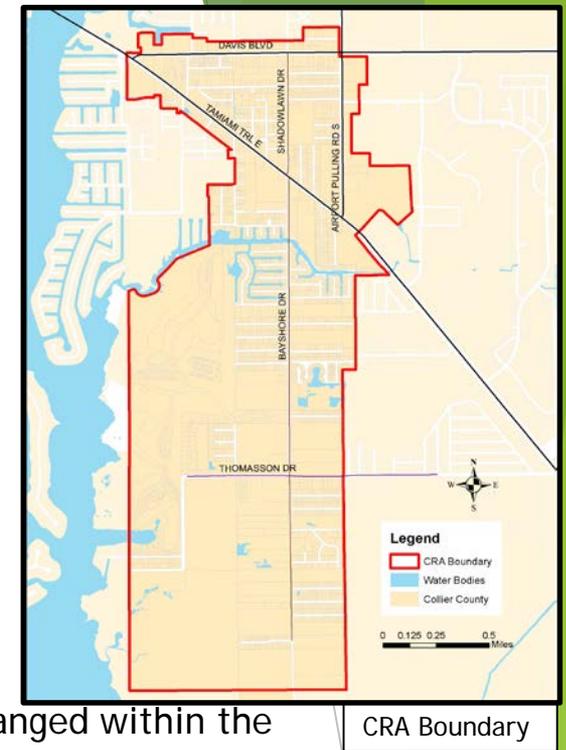
The Gateway Triangle continues to move forward with their plans to build a new and exciting gateway to East Naples. With it might come a movie theater, restaurants, residential dwelling units, office space, hotel rooms, and more. Other new businesses are also moving into this area. The new Porsche Dealership is about to open their doors, and a few boat dealerships have already opened. Many creative minds are working at more ideas to elevate this area, and it's exciting to watch. I truly believe that by next year we will have a new and bright face on our CRA, and we're looking forward to it.

Donna Fiala
Co-Chairman



CRA Overview

- ❖ The Collier County Community Redevelopment Agency was created by the Collier County Board of County Commissioners on March 14, 2000 by Ordinance 2000-82. The Agency has two redevelopment areas: The Bayshore/Gateway Triangle Community Redevelopment Area (BGTCRA) and Immokalee Community Redevelopment Area.
- ❖ The BGTCRA is comprised of approximately 1,800 acres with a wide range of residential and commercial properties. Funding for the CRA comes from Tax Increment Financing (TIF). TIF is a portion of the property taxes generated above what was received by the County prior to the CRA being established and does not result in any additional tax to the property owners.
- ❖ Since the adoption of the 2000 Redevelopment Plan much has changed within the redevelopment area including: Bayshore Drive streetscape improvements, stormwater improvements, pedestrian pathways, crime reduction, demolition of substandard housing, new residential development, façade improvements and the opening of the Botanical Gardens.
- ❖ To improve the coordination and efficiency of project management the BGTCRA took over the management of both the Bayshore Beautification MSTU and the Haldeman Creek Dredging MSTU. The MSTU's are funded through a millage rate set by the MSTU's Enabling Ordinance and modified by the Board of County Commissioner's each year.
- ❖ The Beautification MSTU's mission is the beautification and maintenance of the public right-of-way within its defined boundaries while the Haldeman MSTU is charged with the future dredging and maintenance of Haldeman Creek.



Overcoming Irma

On September 10th, 2017, Collier County experienced a major hurricane. Only two days after the natural disaster, with no power or clean water, the CRA staff was back in the office working with first responders and the community to get the Bayshore Gateway Triangle area back up and running as quickly as possible.



Landscape Damage



The entire community banded together to assist with the recovery efforts. The CRA staff, in coordination with the County, is working diligently to repair and replace the damage sustained in the storm.



East Naples Community Park Cooling Station

The East Naples Community Park was utilized as a cooling center after the hurricane. Providing water, and a safe place for those without power to have a reprieve from the Southern Florida heat.

Bayshore/Gateway Triangle CRA Advisory Board

The Bayshore/Gateway CRA boundaries were created by the County Commissioners, but it is the neighbors within our district that defines who we are. I'm always humbled at our monthly meetings when I see the passion of those attending, simply to make their voices heard. Collectively we have a sense of how our neighborhood should absorb the improvements we have all dreamed of, and with the CRA as a conduit, here we are.



Maurice Gutierrez

This past year we have welcomed our new CRA Director, Debrah Forester. She has hit the ground running just in time to guide us through the 2-major projects we have all been envisioning. Both the Triangle property and the 17 Acres on Bayshore are in line to become a transformational reality. This coming year will set the pace for both of these exciting projects, and I am confident her leadership will guide us through these. It's hard to ignore the changes occurring bit by bit. Porsche has anchored Davis Blvd on our eastern boundary and the food truck park on Haldeman Creek will soon show construction progress. These private investments will contribute to the overall attention our district deserves.

It's amazing how many of our neighbors come out in support of issues so important to our redevelopment. Our voices were heard when we collectively supported the new brewery at the HEX hearing and equally heard when we opposed the Cirrus Point rezone into an affordable housing project before the BCC meeting. We should all be proud at the level of community involvement on heart felt issues. Our strength has always been resilience, as our board has never given up hope to achieve our dreams. Even in the past years of a down economy we always maintained a vision to "always act on behalf of our community". I commend the BCC, our advisory board members, staff, neighbors and supporters in keeping this vision front and center. Together, as the CRA, we are successfully working on improving our neighborhood for the common good and I am honored to be able to lead us through these exciting times.

Maurice Gutierrez, Chairman

Advisory Board

- ❖ **Maurice Gutierrez**,
Chairman, MSTU Representative
- ❖ **Peter Dvorak**,
Vice-Chair, At-large, Bayshore Resident
- ❖ **Karen Beatty**
Bayshore Resident
- ❖ **Larry Ingram**
US 41 Business Owner
- ❖ **Ron Kezeske**
Davis Blvd Business Owner
- ❖ **Steve Main**
Bayshore Business Owner
- ❖ **Shane Shadis**
At-large, Bayshore Resident
- ❖ **Michael Sherman**
At-large, Bayshore Resident

CRA Board Member Chuck Günther passed on August 1st 2017. He was a Board member for 15 years and served our Community and our Board with great dedication and commitment to the visions of this District.



Creativity in Bloom

2017 Accomplishments

- ❖ \$350,000 Community Development Block Grant was awarded for the Fire Suppression Phase I and construction commenced in April.
- ❖ CRA awarded \$35,331 in Commercial Building Improvement Grants to:
 - El Rincon: \$9,999
 - Leightons Garage, LLC : \$3,215
 - Real McCaw: \$5,286
 - Western Bike Shop: \$16,830
- ❖ A contract was awarded to Tindale Oliver Design to update the 2001 Redevelopment Plan.
- ❖ The largest loan was restructured.
- ❖ A Parking Study for Bayshore Drive was completed.

Bayshore CRA Fire Suppression System

Collier County
Board of County Commissioners/CRA Board Members
Donna Fiala, CRAB Co-Chair, District 1
Andy Solis, BCC Vice Chair, District 2
Burt L. Saunders, District 3
Penny Taylor, BCC Chair, District 4
William L. McDaniel, Jr., CRAB Co-Chair, District 5

General Contractor
Quality Enterprises USA, Inc.

Project Engineer
City of Naples

Sponsor
Bayshore Gateway Triangle CRA

Project Manager
Tami Scott

Bayshore
County in Bloom

Collier County
Public Services Division
Community & Human Services

RURAL HOUSING OPPORTUNITY

Financed in part by U.S. Department of Housing and Urban Development (HUD) and Collier County Community and Human Services (CHS) Division.



Construction Underwar for the Bayshore Fire Suppression Project

2017 Accomplishments

❖ Gateway Mini Triangle Project

In 2016, the contract to purchase and redevelop the CRA owned 5.87 acre site was awarded to Real Estate Partners, International (REPI).

In 2017, REPI completed their due diligence and filed an amendment to amend the Collier County Growth Management Plan and accompanying rezone petition to create an urban mixed-use project. The closing on the property is expected in 2018.



Gateway Mini Triangle Proposal

❖ Cultural Arts Village Project

An Invitation to Negotiate was issued in 2017 and three proposals were received and two developers were selected to proceed to negotiations to purchase and develop this CRA owned 17.89 Acre.

Arno Inc Rendering of Submitted Proposal for Cultural Arts Village

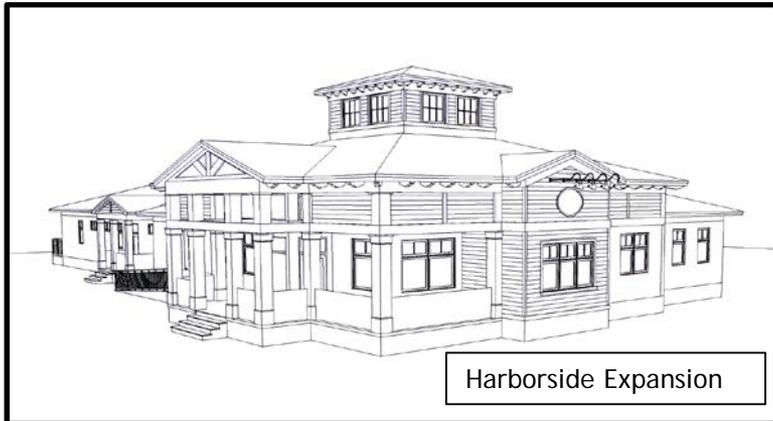


CRA 2017 Private Investment

3
Creativity in Bloom



Porsche Dealership



Harborside Expansion



Ankrolab Brewing Zoning Approval

- ❖ Ankrolab Microbrewery Zoning Approved
- ❖ Celebration Food Truck Park - Site Plan Approval
- ❖ Harborside Veterinary Clinic Expansion
- ❖ Mattamy Homes - Rezone approval
- ❖ Porsche Dealership-Construction Commenced
- ❖ Sara Bay Marina-Under New Ownership
- ❖ Starbucks - Construction Permits Issued
- ❖ Wood Springs Suites-Extended Stay -Site Plan Approval



Catholic Charities Construction

2017 Residential Development

Regatta Landing Condominiums & boat docks completed

In 2013, Regatta Landing (FKA Haldeman's Landing) was approved for 64 residential units within 16 multi-family structures on approximately 20 acres of land with direct access to Haldeman Creek. In December 2015, the project was modified and approved for 26 slip multi-family docking facility. The boat slips are available for purchase by residents of the multi-family condominium. In January 2016, the Condominium for Regatta Landing was recorded and residential units were available for sale. As of today, sixty units are built and the boat slips are constructed and available for sale.

Seas Side Cottages



Cottages Under Construction



Regatta Landing Condominiums



2017 Partnership & Private Investments

The CRA Partnered with the Naples Botanical Gardens During their annual "Night Lights" holiday attraction. Naples Botanical Gardens provided the graphic design for both their banners and the new Bayshore MSTU banners. Botanical banners lined Bayshore Drive directing visitors to the Gardens' doors.



The Garden School

The Montessori Garden School of Naples opened in Fall of 2017 for the 2017-18 school year.



Naples Botanical Garden & Bayshore CRA Banners



Naples Botanical Gardens Night Lights

CRA 2017 Budget

Collier County, Florida
 Bayshore/Gateway Triangle CRA
 FY-2016 CRA Operations, Debt and Grants
 Funds 187, 287, 717, and 718
 Unaudited

	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 1,709,500	\$ 1,753,284	\$ 1,762,100	\$ 8,816
Tax Increment	1,292,600	1,292,600	1,292,600	-
Rental Income	59,220	59,220	78,613	19,393
Interest	9,680	9,680	16,805	7,125
Mgt. Fees	136,800	136,800	136,800	-
Loan Proceeds	-	5,293,293	5,293,293	-
Grant & Reimburse	-	797,000	70,952	(726,048)
Total Sources	<u>\$ 3,207,800</u>	<u>\$ 9,341,877</u>	<u>\$ 8,651,163</u>	<u>\$ (690,714)</u>
Expenditures				
Personal Services	\$ 277,400	\$ 277,400	\$ 251,734	\$ (25,666)
Operating	315,100	396,884	181,821	(215,063)
Capital	-	759,000	175,809	(583,191)
Res Rehab Grants	50,000	50,000	-	(50,000)
Debt Service	745,000	6,038,293	5,973,740	(64,553)
Reserve/Est. End Balance	1,820,300	1,820,300	2,068,059	247,759
Total Uses	<u>\$ 3,207,800</u>	<u>\$ 9,341,877</u>	<u>\$ 8,651,163</u>	<u>\$ (690,714)</u>



Creativity in Bloom

In accordance with s.163.356 (S) Fla., Stat., the annual report for the Bayshore Gateway Triangle Community Redevelopment Agency (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2017. Complete financial statements setting forth assets liabilities, income and operating expenses, as of the end of the fiscal year are contained in the 2017 Collier County Comprehensive Annual Financial Report (CAFR) that is on file at the Collier County Clerk of Court.

Bayshore/Gateway Triangle MSTU Advisory Committee

2017 started out with a political tornado in Washington and ended with Hurricane Irma keeping her eye on us for over an hour, on the anniversary of Donna! Who would have predicted that? Regardless, the real accomplishment this year was the county's emergency response and all those dedicated staffers which got us through a most challenging series of events. We should be very proud of them and as well with our own MSTU/CRA super staff, Debrah Forester, Tami Scott & Shirley Garcia for keeping our board focused on our projects while they dealt with damage assessments and clean up in such a seamless fashion.

One of our projects completed this past year also received the seal of approval from Irma. The folks on Karen drive reported that our drainage improvement project was completely successful, just like the engineers said it would be, and flooding is a distant memory of what was once considered normal on any given summer afternoon. The fire suppression project in the Collee Court, Peters Street, and Gordon street neighborhood has improved the safety issues long standing due to lack of fire hydrants and water mains being too small.

Every year I am pleased to say we continue to look for ways to improve our overall neighborhood and as a finale' we will be going out to bid on our Thomasson drive project. Our project manager, Tami Scott, has been combing over the plans making ready for a proposal that will give us sidewalks, lighting, drainage, landscaping and a roundabout at Bayshore and Thomasson. Plans show a flag pole with center landscaping the likes that will make headlines. Please, tighten your seatbelts as it will be painful during construction but the end product will be well worth it.

In closing, I have been honored in filling the shoes as chairman since our founder Bill Neal passed some years back. Our volunteer board continues to amaze me and so I am pleased to pass the gavel to Stephen Jaron. We will all be there for him as he guides us through the new year, congratulations!

Advisory Committee

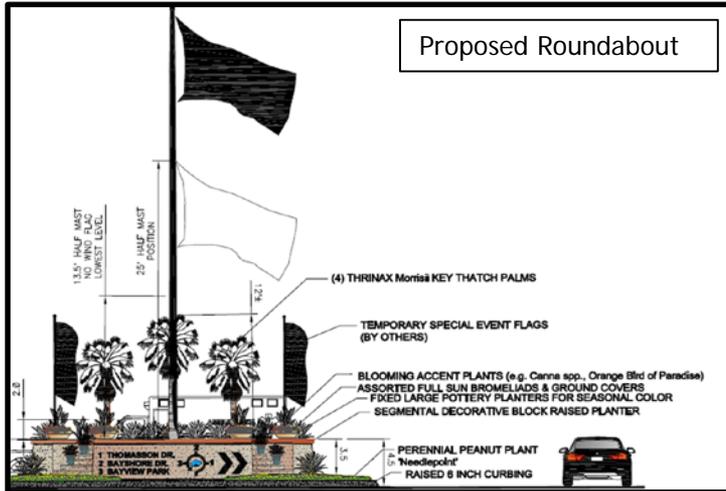
- ❖ **Maurice Gutierrez,**
Chairman, Bayshore MSTU Resident
- ❖ **Sheila Dugan,**
Vice Chair, Bayshore MSTU Resident
- ❖ **Sandra Arafet**
Bayshore MSTU Resident
- ❖ **George Douglas**
Bayshore MSTU Resident
- ❖ **Sheila Dimarco**
Bayshore MSTU Resident
- ❖ **Stephen Jaron**
Bayshore MSTU Resident
- ❖ **Robert Messmer**
Bayshore MSTU Resident



Creativity in Bloom

2017 Accomplishment: Thomasson Drive

Plans for the Collier County's first roundabout were finalized to manage traffic at the intersection of Thomasson Drive and Bayshore Drive.



Additional improvements will include sidewalks, landscaping, bike lanes and decorative lighting.



Thomasson & Bayshore Improvements

RWA Engineering was selected to design, permit and complete construction plans for beautification and roadway enhancements along Thomasson Dr. and Hamilton Ave. Total construction is estimated at \$5 million.



Corner of Hamilton & Thomasson

2017 Accomplishments: Karen Drive Stormwater Management Project

In 2017, the Bayshore MSTU tackled a storm water management project that has plagued Karen Drive for many years. With the assistance of a CDBG grant and coordination with the City of Naples, this project was completed and provided a substantial improvement to the community.



2016

Prior flooding conditions



2017

Karen Drive on Monday, August 28, 2017 after a weekend of heavy rain

Karen Drive Stormwater Improvements

General Contractor
JRL Underground Utilities, Inc.

Project Engineer
Justin Frederickson, G. Grady Minor & Associates, P.A.

General CEI
Leif Metsch

Sponsor
Bayshore Gateway Triangle CRA

Project Manager
Tami Scott

Collier County
Board of County Commissioners/CRA Board Members
Dorena Fiata, CRAB Co-Chair, District 1
Andy Solis, BCC Vice Chair, District 2
Burt L. Saunders, District 3
Penny Taylor, BCC Chair, District 4
William L. McDaniel, Jr., CRAB Co-Chair, District 5

Bayshore
MSTU

Collier County
Public Works Division
Stormwater & Water Services

FINANCED IN PART BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND COLLIER COUNTY COMMUNITY AND HUMAN SERVICES (CHS) DIVISION.



Karen Drive Stormwater Improvement Project construction activity underway.



06/01/2017

Bayshore MSTU 2017 Budget



Creativity in Bloom

Collier County, Florida
 Bayshore Gateway CRA Managed MSTUs
 FY-2017 Budget to Actual - Bayshore Beautification MSTU
 Fund 163
 Unaudited

	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 3,722,200	\$ 3,896,079	\$ 4,355,000	\$ 458,921
Ad Valorem Taxes	902,728	902,728	917,466	14,738
Interest	17,572	17,572	47,257	29,685
Misc., TC & PA Trans	0	0	13,466	13,466
Total Sources	<u>\$ 4,642,500</u>	<u>\$ 4,816,379</u>	<u>\$ 5,333,189</u>	<u>\$ 516,810</u>
Expenditures				
Operating	\$ 723,100	\$ 896,979	\$ 297,250	\$ (599,729)
Capital	3,632,800	3,632,800	-	(3,632,800)
Mgt. Fee Paid to CRA	125,500	125,500	125,500	0
Cost of Tax Collection	35,400	35,400	27,144	(8,256)
Reserve/Est. End Balance	125,700	125,700	4,883,296	4,757,596
Total Uses	<u>\$ 4,642,500</u>	<u>\$ 4,816,379</u>	<u>\$ 5,333,189</u>	<u>\$ 516,810</u>

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Haldeman Creek MSTU Advisory Committee

Roy Wilson, Chairman



2017 saw the completion of the Regatta Landing Docks and the beginning of the project to rebuild the 'weir' located between the Government Center and Walmart. This project should help prevent upstream stormwater sediment from entering Haldeman Creek. The MSTU did its part by paying for the trimming and removal of exotics and mangroves from the area closest to US 41.

Then there was IRMA that impacted many owners in our area with home and seawall damage. The winds dispersed debris both in and on the shores of Haldeman Creek, most noticeably Styrofoam

and vinyl siding plus some roofing material. To date most of the removal has been done through resident volunteers. THANK YOU !!

Boaters will have noticed that Channel Marker 15 is missing. To date, we have not been able to find it, but are working to replace it as soon as possible. Suppliers are overworked and the missing marker is not in a critical place.

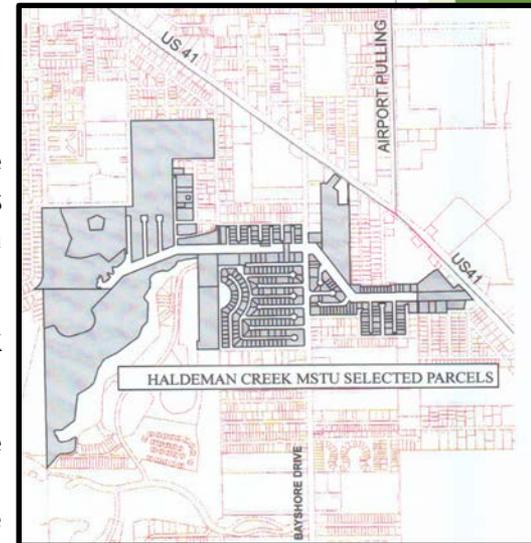
We continue to monitor what is happening to the depth of Haldeman Creek so that we can forecast when we will need to do another dredge project.

Haldeman Creek is an asset worth protecting and using wisely. We have substantial wildlife in and on the creek. Your prudent use, safe boating, and maintenance of your seawalls will help preserve this waterway and the neighboring properties

Roy A. Wilson

Advisory Committee

- ❖ **Roy Wilson, Chairman**
Haldeman Creek Resident
- ❖ **Jim King**
Haldeman Creek Resident
- ❖ **Kate Riley**
Haldeman Creek Resident
- ❖ **Jack Bonzelaar**
Haldeman Creek Resident
- ❖ **Joe Adams**
Haldeman Creek Resident



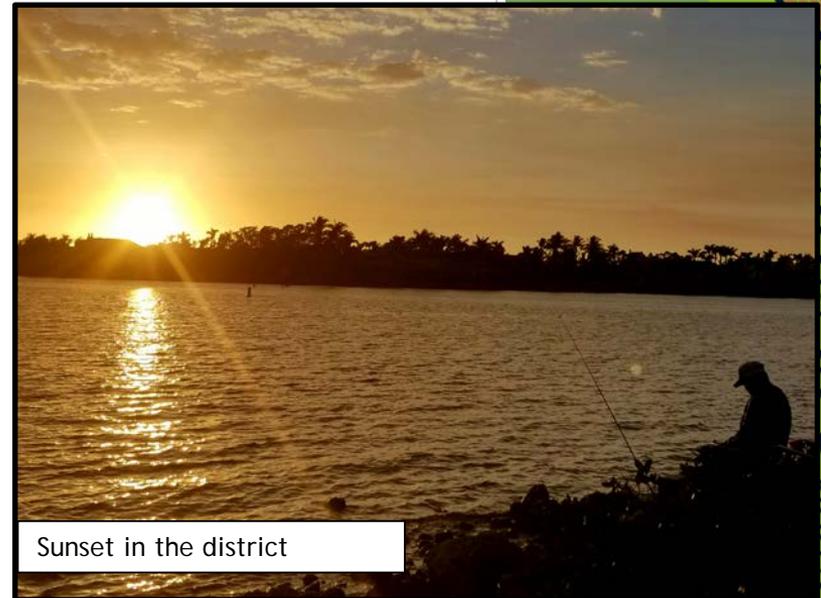
Creativity in Bloom

Haldeman MSTU 2017 Accomplishments

- ❖ Trimming of Mangroves & Exotics
- ❖ Clearing of the weir
- ❖ Completion of Regatta Landing Docks
- ❖ Plan to Determine Cost of Dredge



Volunteers come out to Keep Collier Beautiful, including Haldeman Creek, On April 8, 2017



Sunset in the district



Markers Help Boaters stay safe in the creek



Haldeman Creek 2017 Budget



Collier County, Florida
 Bayshore Gateway CRA Managed MSTUs
 FY-2017 Budget to Actual- Haldeman Creek MSTU
 Fund 164
 Unaudited

	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 284,600	\$ 284,600	\$ 305,500	\$ 20,900
Ad Valorem Taxes	60,553	60,553	61,112	559
Interest	2,847	2,847	3,321	474
Misc., TC & PA Trans	0	0	589	589
Total Sources	<u>\$ 348,000</u>	<u>\$ 348,000</u>	<u>\$ 370,522</u>	<u>\$ 22,522</u>
Expenditures				
Operating	\$ 23,700	\$ 23,700	\$ 18,535	\$ (5,165)
Mgt. Fee Paid to CRA	11,300	11,300	11,300	0
Cost of Tax Collection	2,700	2,700	2,087	(613)
Reserve/Est. End Balance	310,300	310,300	338,600	28,300
Total Uses	<u>\$ 348,000</u>	<u>\$ 348,000</u>	<u>\$ 370,522</u>	<u>\$ 22,522</u>

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Bayview Park, Photo provided courtesy of Parks & Recreation

Bayshore/Gateway Triangle CRA
3570 Bayshore Drive, Unit 102
Naples, FL 34112

