



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Gateway Triangle Local Redevelopment Advisory Board  
Collier County Community Redevelopment Agency (CRA)  
AGENDA

**Regular Meeting**  
**4870 Bayshore Dr, Naples Botanical Garden,**  
**K123 Kapnick Center, Naples, FL 34112**

**March 23, 2024**  
10:00 AM

Chairwoman Karen Beatty  
Maurice Gutierrez, Kristin Hood, Kathi Kilburn  
Steve Rigsbee, Sam Saad, Jr., Al Schantzen, Michael Sherman, James Talano

1. Meeting Called to Order
  2. Roll Call
  3. Invocation & Pledge of Allegiance
  4. Adoption of the Agenda
  5. Priority Projects and Funding
    - a. Opening Comments from Advisory Board Members
    - b. Board Top 10 Priority Projects FY25/26 Discussion
- [Scheduled Break]
- c. Current FY24 Budget and Projects
  - d. Anticipated FY25 Budget
  - e. Closing Comments from Staff
  - f. Closing Comments from Advisory Board Members
6. Next Meeting Date:
    - a. Thursday, April 4, 2024 @ 6pm FGCU/Buehler Auditorium

Adjournment

**REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS)**

**FY 2024/25 PROJECTS -March 23, 2024**

<b>Project Name/Location</b>	<b>Description</b>	<b>First Quarter project status</b>		<b>Tentative Completion Date</b>	<b>Funding*</b>
<b>Capital</b>					
<b>Complete Streets Phase I</b>					
Safe Routes to School - Linwood Way to Airport. FDOT Grant funded and managed by CPP/GMD	Design FY24 -\$89,943 and Construction FY25-\$761,516.	Safe Routes to School PE Design 2024/2025. Michael Tisch Project Manager. On schedule. Negotiating with KCA for design services. Does not meet Complete Street coordination			FDOT Grant Funding Transportation Capital Project
General Complete Streets Shadowlawn Dr	Need to complete comprehensive street study	Allocation for funds to implement			
<b>17 Acre Site</b>					
General Parks Improvements- 17 Acres/Sugden Park	Master Plan and Boardwalk Connection. Consultant selected through RFP Process	100% Design Plans, SDPI Approved	Central and Southern options for boardwalk location and parking reviewed and presented at January 17 Advisory Board meeting and January 21 meeting. On Hold		<b>\$2,628,276</b>
Future Direction on outparcels		Options for the remaining site will be discussed at a future date.			
<b>Del's Corner - Future Planning</b>					
Future Direction	Current Interest from developers				

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<b>Community Safety/Clean Up</b>					
Community Safety/Clean Up	Continuing clean up from unhoused				
<b>Neighborhood Initiative</b>					
GatewayTriangle Initiatives					
<b>Sidewalk/Bicycle Infrastructure Program</b>					
Sidewalk Project	Areca Ave and down Captains Cove	FY27 Grant Funded Transportation PM Michael Tish		FY28	Grant
Sidewalk Project	Pineland Ave to Francis Ave	FY27 Grant Funded Transportation PM Michael Tish		FY28	Grant
Sidewalk/Bicycle Infrastructure Program	Incorporated into North Bayshore Beautification Project.	Stormwater and Transportation coordinating installation of sidewalk on Pine Street. Construction scheduled for 2024/2025.			
<b>Stormwater Infrastructure Upgrades</b>					
Becca, Weeks and Pine	Realigning Weeks Ave, partnering with Public Utilities Wastewater and City of Naples Water	90% Design completed	RM PM Erik Montalvo	FY25	
Gateway Triangle Area 4	Stormwater improving Linwood Way and Bayside	60% Design completed	RM PM Erik Montalvo	FY26	
Gateway Triangle Stormwater Pond Improvements		Pending further analysis with stormwater to determine expansion needs to assist with redevelopment efforts.			
Coordinate with other jurisdictions and government for infrastructure planning and funding					

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<b>Non-Capital &amp; Study Expenditures</b>					
Ongoing Operations	Budget Approved FY24	On-going operations			
Ongoing Operations	Budget in Review FY25				
Community Safety and Clean Up Strategy-code enforcement issues and safety					
Triangle Retention Pond Feasibility Study-passive park improvements					
<b>Other Non-Capital Operations and Study expenditures-</b>					
Other General Improvements					
<b>Grants and Programs</b>					
Residential	Updated to meet HUD income requirements	Pending CMO review and approval to move forward			\$212,424
Affordable Housing Program	Identify implementation and possible Loan Program	Pending CMO review and approval to move forward			
CRA Parking Lot		EV Chargers-No charge under grant agreement			
Commercial	Need review and update as recommended	On-hold			
Gateway Triangle TIF Rebate Agreement		Annual allocation in FY25 budget to assure payment is available when due			\$250,000

\*Funding is based on Project Fund balances as of March 19 2024 or as allocated by PO

## CURRENT PROJECT STATUS REPORT

REDEVELOPMENT GOALS/Objectives	CRA Plan Page	RELEVANT PROJECTS	INITIATED	STATUS	CRA Amount Commitment	MSTU Budget	Other*	Balance
<b>LAND USE &amp; URBAN DESIGN</b>	5.3.2		2023					
Residential Grant Program	5-3-16	Income based Residential Rehab		On hold pending CMO approval	\$171,325			\$212,424
Commercial Grant Program	5-3-22			On-going. Revisions Needed	\$269,588			\$365,095
<b>PUBLIC SPACE, PARKS, &amp; OPEN SPACE</b>	5.3.26							
Increase Access to parks and public gathering spaces	5-3-26	17 Acre Catalyst Site	Purchased in 2016.	SDPI approved				\$2,347,388
Ensure a clean and well maintained public realm	5-3-30	CRA Property Maintenance	Ongoing maintenance of CRA property	Community Clean ups				
Community Safety Improvements	5-3-30							
<b>DEVELOPMENT</b>	5.3.31							
Capitalize on current and potential real estate and development opportunities	5-3-34	Mini Triangle Catalyst Project	Cell Tower Relocation Agreement	Pending Final CO on new tower.	\$600,000			
Triangle Tiff Rebate		Mini Triangle Catalyst Project			\$3,400,000			
<b>TRANSPORTATION, CONNECTIVITY, &amp; WALKABILITY</b>	5.3.42							
Stantec on Hold pending Transportation Review		South Bayshore Drive Enhancements	Preliminary Design in FY20	Pending Assessment Management Plan Recommendations				
General Road Improvments		Andrews, Pine Tree and Woodside	Budgeted in FY21	Coordination with Road Maintenance				
<b>INFRASTRUCTURE</b>	5-3-59							
Ensure infrastructure will effectively achieve its primary purpose. Strategy 1 - Stormwater Master Plan	5-3-59	Stormwater	Becca, Pine, Weeks Project 1	Design is at 90%, Change Order for design with increase to include city of naples and Public Utilities	\$319,892 plus CO			
Ensure infrastructure will effectively achieve its primary purpose. Strategy 1 - Stormwater Master Plan	5-3-59	Stormwater	Gateway Triangle Area 4	Design is at 60%	\$186,769			
Coordinate with other jurisdictions and government for infrastructure planning and funding	5-3-61							
<b>PROCESS</b>	5.3.66							
Ensure targeted and balanced distribution of CRA Planning and implementation efforts	5-3-66		Gateway Neighborhood Initiative	Stormwater projects initiated in FY21/FY22				
Coordinate with MSTU	5-3-67		Joint Funding effort					
Bayshore MSTU - other								

### New Initiatives for FY24/FY25

#### **CRA Items**

Gateway Triangle Neighborhood Improvements  
 Limited Road Maintenance

Shadowlawn Enhancements  
 Stormwater/ Limited Road/Housing

#### **Other Priorities**

#### **Bayshore MSTU**

Bayshore Drive Medians - Short-term  
 Christmas  
 Additional Service - Maintenance

#### **Other Priorities**