

EXHIBIT A



2023

ANNUAL REPORT



Bayshore Gateway Triangle CRA
Bayshore Beautification MSTU
Haldeman Creek MSTU

Creativity in Bloom

Painting by local artist, Paul Arsenault

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Vision Statement

Promote quality of life and economic vitality with a mixed-income, urban, multi-modal community that welcomes visitors, cultivates the area's artistic and cultural identity, uplifts unique local destinations, and finds balance with the natural environment.



COMMUNITY REDEVELOPMENT AGENCY

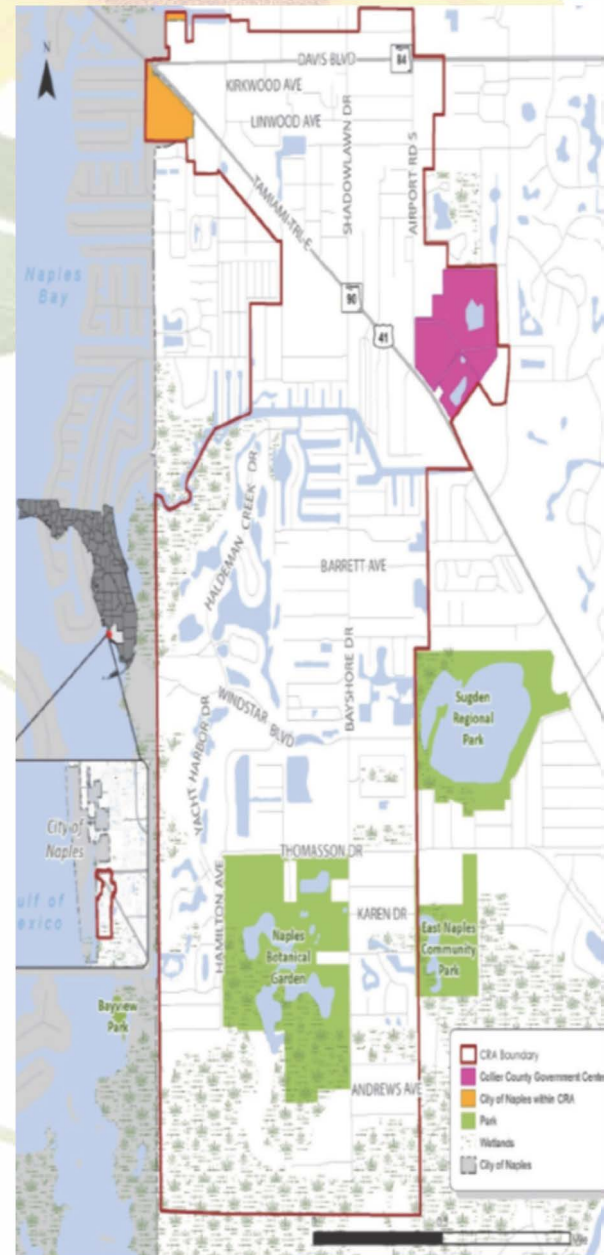
The Collier County Community Redevelopment Agency was created by the Collier County Board of County Commissioners on March 14, 2000 by Resolution 2000-82. The Agency has two redevelopment areas: Bayshore Gateway Triangle Community Redevelopment Area (BGT CRA) and Immokalee Community Redevelopment Area.

Local Redevelopment Advisory Boards were established in 2000 for each area to provide recommendations to implement the redevelopment plan. BGT CRA is comprised of approximately 1,800 acres with a wide range of residential and commercial properties.

The CRA is funded through a mechanism commonly referred to as Tax Increment Financing or TIF. Incremental revenue is calculated based on the increase in the taxable property values between the “frozen” tax base and current taxable value. The “frozen” tax base was established in 2000. The incremental increase is deposited into the Community Redevelopment Trust fund to be used to implement projects identified in the Community Redevelopment Plan. The 2000 “frozen” tax base for the Bayshore Gateway Triangle Community Redevelopment Area was established at \$288,081,106. The tax value for FY 2023 was \$1,094,483,421, which is an increase of over 4.3x in original values since 2000. This incremental increase resulted in a TIF revenue of \$3,589,600 for 2023.

Since the adoption of the 2000 Redevelopment Plan, much has changed within the redevelopment area including: Bayshore Drive streetscape improvements, pedestrian pathways, crime reduction, demolition of substandard housing, new residential development, increased commercial activity, façade improvements and the opening of the Naples Botanical Gardens.

In 2019, the Board of County Commissioners (BCC) approved the first amendment to the Redevelopment Plan, setting the vision, updating the projects and implementation strategy for the BGT CRA. In 2022, the BCC approved the second amendment to the Redevelopment Plan, which focused on updating the Immokalee CRA section of the plan.



**For more information, please visit our website at:
www.bayshorecra.com or call 239-252-8844**

2023 COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency.



Rick LoCastro
District 1
BCC Chairman



Chris Hall
District 2



Burt Saunders
District 3



Dan Kowal
District 4
CRA Board Co-Chair



William L. McDaniel, Jr.
District 5
CRA Co-Chair



COLLIER COUNTY

COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE BOARD

Over the past year, the Bayshore-Gateway Triangle Community Redevelopment Area (BGTCRA) has experienced significant growth, despite the rough start to the year due to unforeseen challenges caused by Hurricane Ian. This period of adversity only underscored the remarkable resilience within our community. Throughout 2023, the BGTCRA witnessed substantial expansion, fueled by a persistent interest and eagerness among residents to immerse themselves in the vibrant Bayshore Community.

The region is bustling with both residential and commercial real estate investments, reflecting a flourishing enthusiasm for the area's potential and what the BGTCRA has been working towards since 2000.

In April 2023, Rebecca's Wine Bar made its debut, followed by the introduction of its companion project, The Maddox, a few months later, which operates as an exclusive members-only social club. Looking ahead, additional prospects will arise for commercial businesses to become part of the thriving Bayshore Community. One endeavor taking shape off Bayshore Drive is "The 239", a mixed-use development that envisions integrating retail spaces, a boutique hotel, and a rooftop pool/bar into its design. On the residential front of Bayshore's growth, The Grove Bayshore, a 10-acre residential project, is set to develop 32 single-family homes, marking an exciting addition to the area.

In March 2023, the Collier County Board of Commissioners granted approval for the location of a boardwalk connecting Bayshore Drive to Sugden Regional Park. This forthcoming boardwalk will provide an enhanced nature experience for pedestrians and cyclists in the Bayshore Area. I am eager for the project's development and anticipate the possibilities and opportunities it will bring to the area. The Naples Botanical Gardens continues its expansion! On January 16th, 2024, the official dedication ceremony marked the completion of the Evenstad Horticulture Campus. Boasting over 60,000 square feet of growing space, this campus is equipped with specialized environmental controls, allowing staff to replicate natural conditions and nurture even the most delicate plants.

This facility not only enables The Botanical Garden to cultivate and grow plants for the enhancement of its 170 acres but also serves as a hub for valuable research. This research extends beyond benefiting the Garden itself, reaching out to benefit the broader community. The Evenstad Horticulture Campus will play a pivotal role in preserving tropical and subtropical plant species, especially those threatened by habitat loss, climate change, and natural disasters.

The Naples Botanical Gardens has been actively collaborating with and advising Collier County on the beach dune restoration project following damages from Hurricane Ian. With the Gardens continuing to expand their research capabilities through the opening of The Evenstad Horticulture Campus, these essential research efforts will significantly benefit their valuable community-focused initiatives.

Reflecting on the remarkable journey of the Bayshore-Gateway Triangle Community Redevelopment Area over the past two decades—from my days patrolling the area with the Collier County Sheriff's Department to the present—I am filled with pride. I look forward to witnessing the continued growth of this vibrant community.



Daniel Kowal

A handwritten signature in black ink, appearing to read 'D. Kowal'.

**Daniel Kowal, District 4 Collier County Commissioner
CRA Board Co-Chair**

COLLIER COUNTY

COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE BOARD

As we reflect on the year 2023, it's evident that it began as a crucial period for our community's rebuilding efforts following the severe devastation caused by Hurricane Ian on September 28, 2022. The spirit of cooperation and determination among our home and business owners, symbolized by the rallying cry of "BAYSHORE STRONG", played a vital role in our recovery. By the year's end, we witnessed a semblance of normalcy, with some areas even surpassing their previous state.

In May, we bid farewell to Director Debrah Forester, who retired after years of dedicated service. A heartfelt farewell party celebrated her contributions, and we wished her well on her retirement journey. The baton was passed to our new Director, Greg Oravec who brought valuable knowledge and experience to update and reorganize our systems. Regrettably, Greg resigned at the end of 2023 to pursue an opportunity in Tampa, aligning with his dream to live closer to his children – a dream shared by his wife.



Karen L. Beatty

The community actively participated in a charette facilitated by Stantec Engineering to gather input on the vision for the county-owned Del's Corner at Bayshore and Thomasson. While an exciting opportunity with Cinematique emerged in June, it was regrettably rescinded in October.

A similar charette took place for the county-owned 17 acres by Stantec Engineers, focusing on the placement of the Boardwalk/Bridge to Sugden Park. The unanimous decision by the Board of County Commissioners to build the Boardwalk in the center of the property, based on the Advisory Board's recommendation and public input, marked a significant step forward, and the project is now well underway.

Neighborhood meetings in the Gateway Triangle addressed citizen concerns, emphasizing traffic calming, stormwater management, and ongoing issues with homelessness. Expect more developments on these fronts in 2024.

The Bayshore Arts District formed a 501c3 in 2023. The Bayshore Arts & Business Association was created as a 501c3 organization in 2019 and rebranded as the Bayshore District in 2023. Both organizations underscore our commitment to arts, culture, business and community events. The Bayshore District was beneficial when our hired vendor failed to provide the annual Christmas tree lighting for our community. They organized a memorable Christmas extravaganza for all ages. Learn more at BayshoreDistrict.com and BayshoreArtsDistrict.org.

Bayshore and the Gateway Triangle are experiencing rapid growth in residential and commercial developments. New venues such as Rebecca's, the Maddox, Fernweh Ice Cream, The Burrow, Brookside Market, and food trucks in Celebration Food Truck Park contribute to the vibrant atmosphere. Noteworthy developments, including "The Grove Bayshore" and "The 239," promise to enhance our community further.

As we look ahead to 2024, the Bayshore Gateway Triangle Redevelopment area remains committed to maintaining its unique "village" charm, fostering thriving businesses, and welcoming new ventures. Stay tuned for exciting updates, including an improved website, monthly newsletters, and enhanced social media presence. Your input and involvement are crucial, and we encourage you to attend the monthly CRA Advisory Board meetings held at the illustrious Naples Botanical Gardens.

Thank you for being a part of our journey, and let's continue to build a stronger, more connected community.

Sincerely,

A handwritten signature in black ink that reads "Karen L. Beatty".

CRA ADVISORY BOARD MEMBERS

The Florida Redevelopment Association (FRA) is a membership-based organization that provides educational programs to promote knowledge and professional training in community redevelopment. The association also hosts annual conferences that provide training, networking, and information exchange on successful redevelopment projects and programs. The Bayshore Gateway Triangle CRA is a member of the association and supports ongoing training of staff and members of the Advisory Board. The CRA Staff and Local Advisory Boards attended the 2023 FRA Conference October 25-27, 2023 in Ponte Vedra Beach, Fl.

The CRA Staff along with the Local Redevelopment Advisory Board Members attended the Strategic Planning Workshop October 28, 2023 in Botanical Gardens Kapnick Center to focus on their priority projects and align them with the 2019 Redevelopment Plan Goals and Priorities.

Commissioner Kowal and Deputy County Manager Dan Rodriguez attended the CRA Local Advisory Board Strategic Planning Workshop



ADVISORY BOARD

Karen Beatty, Chair	Bayshore Resident
Maurice Gutierrez, Vice Chair	At-Large
Camille Kielty	At-Large
Kathy Kilburn	At-Large
Steve Rigsbee	Gateway Triangle Resident
Allen Schantzen	At-Large
Steve Main	Davis Blvd. Business Owner
Michael Sherman	Bayshore Business Owner

We extend special recognition to Steve Main and Camille Kielty for their unwavering dedication to serving the community, as well as to the BGT CRA Board for their invaluable contributions over the years.

CRA STAFF



Gregory J. Oravec



Debrah Forester

With gratitude and appreciation to both CRA Directors who contributed to the community and the CRA in 2023.



Shirley Garcia & Tami Scott

Shirley Garcia, Program Manager, joined the Bayshore Gateway Triangle CRA in 2008. Her duties include administration, budgeting 3 funding sources, managing three advisory boards and meetings, asset inventory, coordinating projects and programs, implementing process improvements, providing general information to the public, and coordinating the maintenance of the CRA properties. Shirley has a Bachelor of Science in Legal Studies from Hodges University and is a certified Florida Notary Public.



Amy Patterson
County Manager



Dan Rodriguez
Deputy County Mgr



Ed Finn
Deputy County Mgr

Sincere Appreciation to the County Managers Office for all their support and dedication to our Community and CRA Staff

Tami Scott, Project Manager II, joined the Bayshore Gateway Triangle CRA team in 2017. Tami's primary role is to manage and facilitate construction projects within BGTCRA. Tami has 30 plus years of experience in construction, design and project management. She is a member of the American Institute of Architects, Royal Institute of British Architects, American Institute of Building Designers and is a licensed contractor.

BGTCRA PROPERTIES CATALYST PROJECTS

MINI-TRIANGLE

On November 13, 2020, the sale of the 5.27 acre site (“mini-triangle”) in the Bayshore Gateway Triangle was completed. Metropolitan Naples acquired approximately 3.67 acres and is the lead private partner. Naples Triangle Development simultaneously closed on approximately 1.6 acres for the development of 270 luxury apartments.

The property was acquired by the CRA in 2009 with the intent to revitalize a key intersection of the redevelopment area. In April 2016, the CRA approved the Purchase and Sales Agreement (PSA) with Real Estate Partners International, LLC (REPI), assigned to Metropolitan Naples, LLC in October 2020. In February 2018, the Mini-Triangle Comprehensive Plan Amendment and MPUD zoning district were approved. The Mixed-Use zoning district allows for a mix of residential units and commercial uses, including retail, restaurants, and offices.

Following a year of demolition and underground utility work, Naples Triangle Development started construction in August 2022. Ascent at Metropolitan Naples held their groundbreaking ceremony on September 20, 2022. The project will include 270 luxury multi-family units and approximately 7,600 square feet of commercial. Construction started on August 15th with completion targeted for the fourth quarter of 2024.

Aura at Metropolitan Naples celebrated their groundbreaking and Holiday Celebration on December 7, 2022. The 15-story luxury high-rise will include 56 luxury condominiums and approximately 6,500 square feet of commercial.

Now in 2023, the construction continues to move forward at the Aura luxury residential condominiums.



Cranes in operation as the initial phase of construction begins for Ascent



Conceptual design for the Gateway Triangle Project after completion

17 ACRES

The CRA / MSTU are very excited to be bringing this much-anticipated project to life. The boardwalk is going to be an incredible recreational amenity in its own right; and on top of that, I think we will discover that the resulting pedestrian and bicycle connections it makes to Sugden Park and, through Sugden Park, to East Naples Park will make the Bayshore District an even better place to live, work, and play and that the Boardwalk and surrounding 17 acres will become the heart of a community gathering place that invites additional investment and redevelopment our citizens can be proud of. When you think of how the boardwalk and site will interplay with the dining and entertainment destinations on and around the Creek to the north and Del's corner and the Botanical Gardens to the south, it's hard not to be excited about our future!

The project commenced on June 10, 2022, and Tasks 1-4 are scheduled to be completed by June of 2024. The following tasks are included in the Scope of Work:

Task 1: Conceptual Plan/Site Plan

Task 2: Stormwater Analysis and Treatment/
Geotechnical Analysis/Environmental Services

Task 3: Construction Plans including lighting and landscaping. Permit Application and Support Services

Task 4: Bidding Services

Task 5: Post Design Service



COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY
BAYSHORE DRIVE REDEVELOPMENT PROJECT
17 ACRE BOARDWALK PLAN

14 July 2023 Stantec

Above: 2023 – Preliminary Concept Plan of the 17-acre boardwalk project.

Left: The community came out along with Naples Botanical Garden Staff, CRA Local Advisory Board Members, Bayshore Beautification MSTU Advisory Committee, Dan Rodriguez, Deputy County Manager, Commissioner Kowal, and CRA Staff to tour the property and view the options for the location of the Boardwalk.

After a lot of discussion, there was a unanimous vote to put the boardwalk down the center of the site.



BGTCRA PROPERTIES

2023 ACCOMPLISHMENTS

DEL'S CORNER | CHARETTE

At Del's Corner, there stood a two-story building that was a 24 hour food store. It was operated for over 57 years by the late Del Ackerman. A memorial plaque, benches and signage were installed, marking BGTCRA's & Communities appreciation for all his generous contributions. In November 2020, the CRA acquired Del's Corner to further implement the vision for the area as outlined in the Redevelopment Plan. In the summer of 2022, the buildings on the corner lot were demolished and sod was placed over the bare land. Ironically, Del's Corner & Del continued to be a blessing to the community. In the aftermath of Hurricane Ian, "the Lawn", as it's recently been referred to, became a distribution location for those looking to help the residents affected by the storm.

In 2023, there was a letter of Intent to purchase submitted to the Commissioners for a Cinemateque, showing old movies in color and CRA Staff hired Stantec Engineering to conduct a Charette to see if it would be a cohesive project with the neighborhood and the BGTCRA redevelopment plan. Many residents attended to provide feedback and added some of their ideas to the project and was by the intended purchaser.

Since the Charette, the letter of intent to purchase has been rescinded due to lack of funding.



BGTCRA PRIORITIES

2023 PROJECTS

STORMWATER

BECCA PINE AND WEEKS

the CRA and Collier County are continuing their partnership in identifying and funding stormwater improvement projects. Two projects were initiated in 2021.

Transportation Management Services Department is taking the lead on project management for these projects. Within the Bayshore community of the redevelopment area, Phase 1 stormwater improvements include three Streets: Becca Avenue, Pine Street and Weeks Avenue. Bolt Engineering was selected to complete the design, permitting and post-design services for this project. The total project cost is \$337,132. Project design began in November of 2021.

At the time of print the Design for Becca ,Pine and Weeks design is at 90% completion

LINWOOD WAY, BAYSIDE AND LINWOOD AVE

Linwood Way and Bayside Street – Kissinger, Campo and Associates were selected to complete the design and permitting and post design services for this project. The total project cost is \$257,542 and was approved by the project manager in November 2022. Work is anticipated to begin in first quarter of 2023. In June 2021, the CRA, in partnership with Collier County, purchased 2732 Frances Avenue in the Gateway Triangle area to facilitate future stormwater needs in relationship to the existing stormwater pond that was constructed in 2008. Both agencies contributed funds for the purchase and demolition of the existing structure. Demolition was completed in February 2022. The CRA continues to maintain the property until stormwater improvements are implemented. At the time of print Design for Linwood way is at 30% completion



Bayshore Study Area 1

Milestones Dates

Construction Drawings Completed	3/31/2024
Procurement of Construction Contractor	9/1/2024
Commencement of Construction	9/30/2024



Gateway Triangle Phase 1

Milestones/Challenges to date: 1-5-2024
Project Start Date: January 16, 2023
Completion Date: January 17, 2025
975 Total Completion Days

GATEWAY TRIANGLE COMMUNITY CLEAN-UP

MAY 13, 2023

To further implement the Community Redevelopment Plan, the CRA Staff continues to work with the residents to identify neighborhoods for community clean-ups in cooperation with Collier County Code Enforcement, The Collier County Sheriff's Weekender program and Collier County Solid & Hazardous Waste and Recycling team members to coordinate free dumpsters provided by Waste Management as part of their community service contributions.

During the Gateway Triangle community meetings, there were some requests for the CRA to assist the neighborhoods devastated by Hurricane IAN to help remove the debris that was still outstanding and to relieve some of the burdens the residents within the Gateway Triangle were still feeling.

We are so grateful for our partnerships with all the internal and external agencies as well as all the residents who came out to participate.



Donald Joseph, Alphonse Jones, Dee Pulse and Joe Mucha- Collier County Code Enforcement went above and beyond to assist our staff and community



Collier County Sheriff's Office Weekender Program came out to assist the Community

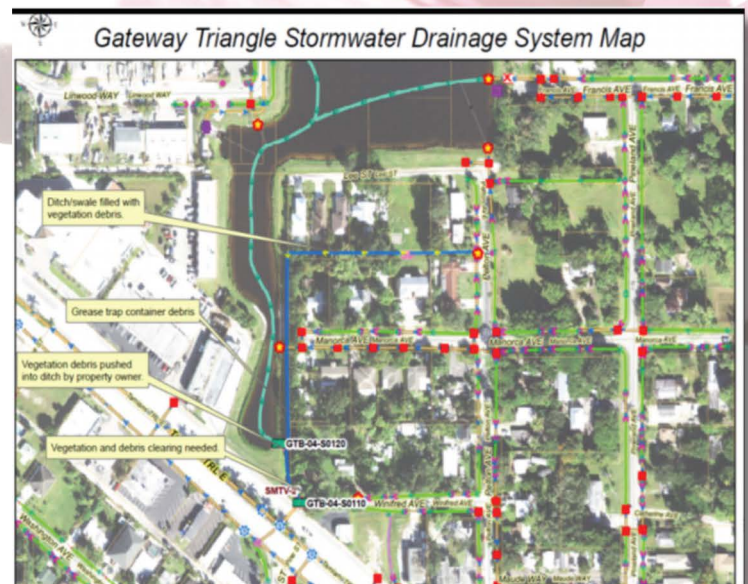
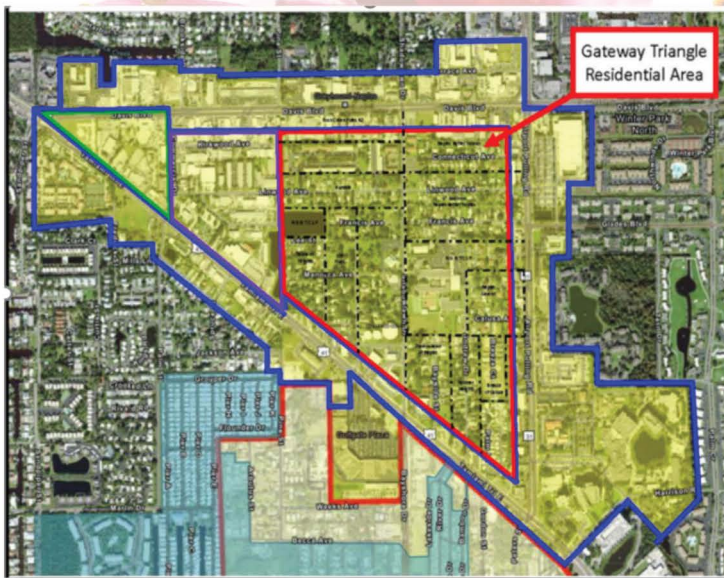
BGTCRA

BAYSHORE GATEWAY TRIANGLE COMMUNITY

Develop a work plan for improvements in the residential area based on community input. Staff will draft a plan and will bring in consultants as needed. Staff will coordinate with other departments to develop an action plan.

Phase 1 – Neighborhood Area. Focus on stormwater/maintenance and traffic issues.

Phase II - Commercial and Linwood



Stormwater Maintenance issues were identified by the County Road & Stormwater Maintenance staff led by Marshal Miller, Director, Geo Gonzales, Stormwater Maintenance Manager and Richard Orth, Project Manager to assist the CRA staff in cleaning, removing debris and managing the stormwater basins.

BGTCRA

PROJECT STATUS REPORT

The 2019 amendment to the Community Redevelopment Plan lays out the framework of goals, objectives, and strategies to support the overall community vision. Below are the six goals and the specific projects identified to implement the vision. Tax Increment Funds have been allocated to complete the projects.

GOAL 5.3.2 – Land Use & Urban Design

Promote a defined, harmonious, and urban visual and land use character tailored to the CRA area, cultivating its unique artistic and cultural identity.

Projects	Budget Allocation
50197 – Residential Grant Program	\$196,422
50198 – Commercial Grant Program	\$319,001

Status: Program is on hold pending new criteria and partnership with Collier County. No funds have been allocated to affordable housing in 2023.



Sunbelt commercial grant received in 2021, Grant reimbursed to the owner completed.

GOAL 5.3.3 – Public Space, Parks & Open Space

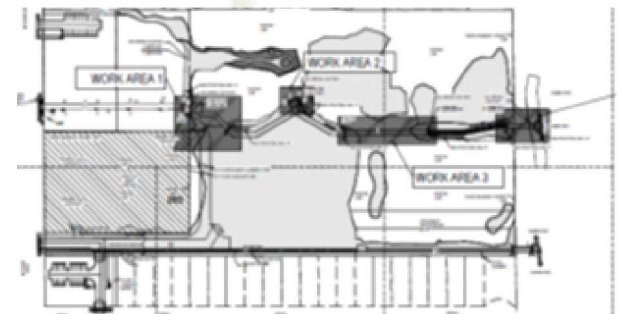
Ensure accessible, activated, and well-maintained public spaces, parks, and open space.

Projects	Budget Allocation
50206 – Ackerman – Del’s Property	\$619,696
Phase 1A – Demolition Completed October 2022	
Phase 1B – Exotic Removal – Completed in 2023	
Phase 2 – Future Analysis – Completed in 2023	
50208 – 17 Acres Site Project	\$2,628,276
Pedestrian Connection Design	\$344,932

Status: Project initiated in 2022



Dels’ Visioning Charrette



17 acre Boardwalk Site Plan

PROJECT STATUS REPORT

GOAL 5.3.4 – Development

Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.

Projects

Budget Allocation

50256 – Community Safety & Clean Up	\$135,899
50261 – Housing	\$295,000
50254 – Communication	\$125,000
50271 – Neighborhood Initiative	\$320,100

Status: Gateway Triangle Neighborhood Initiative began in 2023 continuing improvements on stormwater maintenance.

50255 – Public Art	\$200,000
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Status: Coordinating with Collier County Public Art Committee. Received first request to accept public art donation.

50270 – Development Incentive Program	\$250,000
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Status: Funding allocation to ensure Tax Increment Rebate Agreement approved September 8, 2020.

Cell Tower Relocation Payment	\$600,000
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Status: Pending final certificate of completion and request for payment from Crown Castle.

Scattered Lots Agreement

Status: Approved in February 2020, six additional single-family homes completed construction, bringing the total of completed homes to ten. They have all been completed in late 2023.



Both homes located on Karen Drive were built on a scattered lots, the last home was completed in 2023 .

BGTCRA

PROJECT STATUS REPORT

GOAL 5.3.5 – Transportation, Connectivity, & Walkability

Promote a defined, harmonious, and urban visual and land use character tailored to the CRA area, cultivating its unique artistic and cultural identity.

Projects	Budget Allocation
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550204 – Linwood Beautification Status: On hold	\$800,000
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50207 – Hamilton Ave Improvements Status: Project Completed in 2023.	\$64,266
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50259 – Multi-Modal	\$150,000
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Micro Transit Service for Bayshore Drive Status: 50263 – Complete Street	
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50263 – Complete Street	\$100,000
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Additional Bus Shelters within the District Status: PO issued to Collier County Transit and is in permitting review for construction	
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50262 – North Bayshore Enhancements	\$1,017,946
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Projects	Budget Allocation
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Access Management Plan Status: 2023 on hold - Partnership with Bayshore Beautification MSTU contribution of \$83,296.	\$82,054
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Hamilton Ave Improvements



New Transit Shelter will be located at Gulf Gate Plaza on Bayshore Drive

PROJECT STATUS REPORT

GOAL 5.3.6 – Infrastructure

Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.

Projects

Budget Allocation

50203 – Stormwater Project

\$2,288,778

Bayshore Phase 1

\$337,132

Status: Initiated in 2022, partnership with Public Utilities and City of Naples for design and construction.

Gateway Triangle Phase 1

Status: Initiated in 2022, scope of work completed

50258 – General Road Improvements **\$500,000**

Status: Coordinating with Collier County to develop scope of work to evaluate roads within community. Began in 2023.

50257 – Fire Suppression

Status: Contingent on partnership with the City of Naples



Stormwater improvements are ongoing to alleviate street flooding

GOAL 5.3.7 – Process

Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA area.

Status: Ongoing administrative efforts including the hiring of an operational support staff to assist with Code complaints and continued monitoring of developments in the area to encourage quality development.



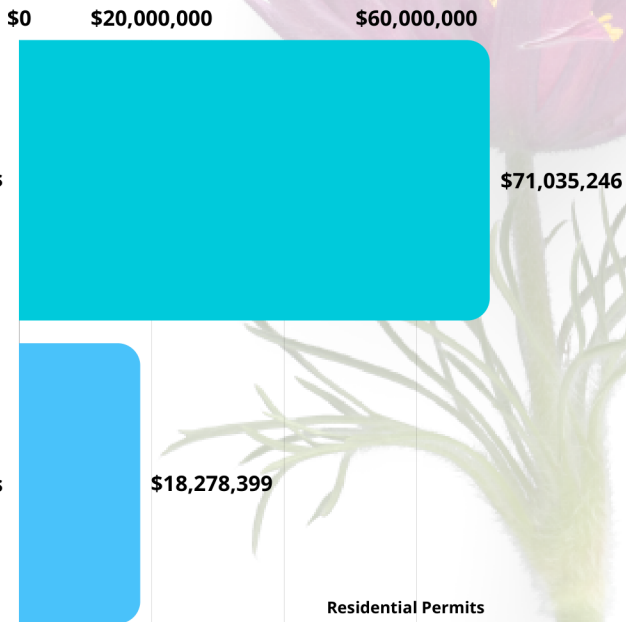
CRA and MSTU Public Meeting held at the Naples Botanical Gardens

Initiated Projects: 3

Completed Projects: 1

BGTCRA

PERMITS | RESIDENTIAL



2023 brought new development to the residential community, and as the year ended it continued to increase. In 2023, **1,151** residential permits were issued with a declared value of \$89 million.

Isle of Collier Preserve and Stock Development communities are located at the end of Bayshore Drive. They have made substantial progress on infrastructure improvements. Permits totaling just over \$29 million were issued in 2023 for these projects.



Isle of Collier – New entrance on South Bayshore Drive



Stock Development Home



Residential house under construction on Jeepers Drive



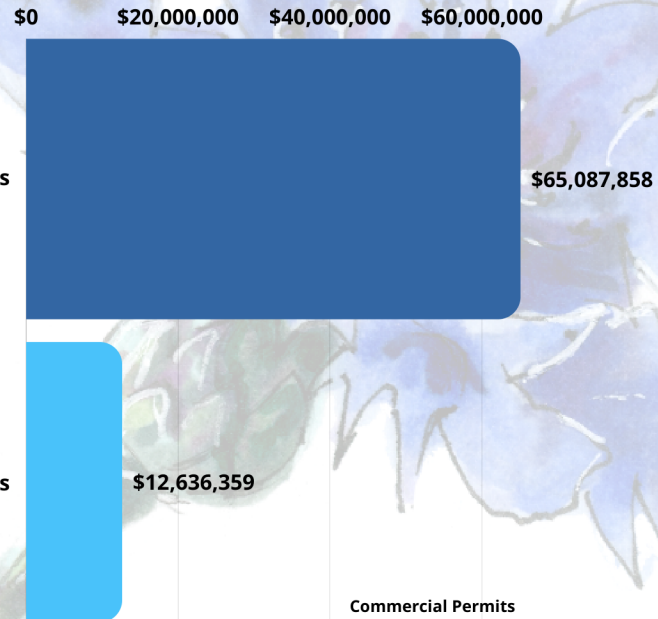
New house completed on Karen Drive, 1 of 6 houses built on the scattered lots

BGTCRA

PERMITS | COMMERCIAL

Commercial Building Permits were on the rise in 2023 with a total of **566** issued in the calendar year with a declared value over \$77 million.

The Arboretum, a Mattamy Home development, continues to move forward in its development and was issued permits totaling just over \$18 million. In 2021, Courthouse Shadows broke ground as a multi-family development and is close to completion. In 2023 they were issued additional permits and is near its completion.



Iconic Little Italy Demolition



Pine Street Storage Warehouse



Courthouse Shadows apartment complex



Naples Botanical Garden Greenhouse

BGTCRA

PRIVATE DEVELOPMENT

The growth of Collier County and impacts to the East Naples area from Hurricane Ian created delays in construction material, labor work and completion time frames for some of the anticipated projects in the BGTCRA. For projects like the Trail Professional Center, construction began in 2021; progress was slowed but continued to move forward and completion in 2023 is anticipated. The 3-story building will have an open air lobby, stairwell, 2nd floor balconies, lush landscaping, artwork, and plants throughout, as well as a mail center and bicycle racks.

Bayshore Wine Venue – On July 16, 2021, the groundbreaking for the highly anticipated chic, contemporary setting wine venue by local entrepreneur Rebecca Maddox was held unveiling the names – The Maddox and Rebecca’s. Rebecca’s provides a traditional wine bar and charcuterie bar and The Maddox Naples will be a private membership club with private tasting rooms and wine storage. The architecturally stunning building includes retail, restaurant, office, and warehouse space. It was completed in late 2023 and now open to the public.



Single family homes replaced trailers.

2023

HOLIDAY CELEBRATIONS

Thanks to our local businesses within the BGTCRA who continue to celebrate every holiday and support the area's vision by hosting these events for the community.



HOLIDAY CELEBRATIONS

Holiday decorations in 2023 started out with a rough start with the BGT CRA vendor unable to decorate due to flooding in the east coast and losing all their inventory but one not for profit Bayshore Business LLC stepped up to do the area's Christmas celebration which included the lighting of the tree at 2740 Bayshore Drive known as the Gardenia Building and during the event, the community came out to celebrate with the CRA local Advisory Board Members, CRA staff and MSTU Committee Members. We thank Lisandra, Diane Sullivan and all her other family and staff for making this holiday a huge success



HOLIDAY CELEBRATIONS



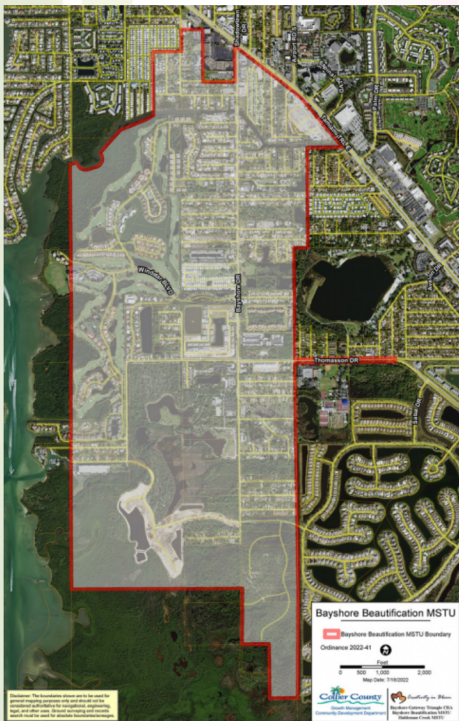
Every year our local residents and food truck owners Camille and Robin donate to our BGTCRA children in need by purchasing and delivering Christmas gifts.



To improve the coordination and efficiency of project management, the BGTCRA assumed the management of the two Municipal Services Taxing Units (MSTU) located within the BGTCRA – Bayshore Beautification MSTU and the Haldeman Creek Dredging MSTU.

An MSTU is a special funding mechanism supported by property owners within the unit’s boundaries. A special tax assessment is levied to make improvements and provide additional services to the district based on the criteria outlined in the enabling ordinance adopted by the BCC. The maximum assessment or millage rate is approved in the enabling ordinance and each year the BCC reviews and sets the annual millage rate.

Bayshore Beautification MSTU was established in 1997 to install and maintain the streetscapes within the boundary, including such items as enhanced landscaping, decorative street lighting, signage, and the establishment of the Advisory Committee. The ordinance also established a millage rate not to exceed 3 mils per year. The Advisory Committee is a seven-member committee appointed by the BCC to provide recommendations on project implementation and annual budget. The ordinance has been amended several times; the most recent amendment was adopted in October 2022 to expand the boundaries to include an additional 62 acres along South Bayshore Drive. The current millage rate assessed is 2.3604 and has remained constant over the past six years.



The Haldeman Creek MSTU was established in 2006 to implement and fund future public waterway dredging requirements and establish an Advisory Committee. The ordinance also incorporated a millage rate not to exceed 3 mils per year. The Advisory Committee is a five-member committee appointed by the BCC to recommend project implementation and annual budget. The current millage rate assessed is 1.0 and has remained constant over the past four years.

BAYSHORE BEAUTIFICATION

MSTU ADVISORY COMMITTEE

This past year seems more like a mop up operation from the impact we took from Hurricane Ian. Just about everyone in our district took a hit and lingering effects are still being felt.

We learned that residual salinity from the flooding has impacted the newly finished Tomason drive/roundabout plantings to the point of soil replacement. While most of the Bayshore plantings fared better, replacing damaged plantings and irrigation was done as a temporary improvement as we look to update our streetscape.



We saw our director, Deborah, retire and our new director, Gregg Oravec, take the helm for a short time. His management style and effectiveness were quickly recognized, and policies implemented, but his untimely exit was unfortunate. He will be missed.

We had our Christmas lighting project with the CRA hit a roadblock when the vendor canceled last minute. Immokalee CRA, Pelican Bay foundation and Paradise Sports complex were all affected. An amazing last-minute effort by our staff saved the holidays with lighting they were able to put together. As usual, Shirley and Tami saved the day!

As we look to a new year of projects, we are focusing on the ongoing replanting of Bayshore Drive as some landscaping have outlived their projected life. We are coordinating with the CRA to update the 3-streets on South Bayshore to bring them up to county standards and hopefully putting our mops away in the closet as we welcome another year of challenges.

Maurice Gutierrez

BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE



A certificate of appreciation was given to Bob Messmer from the committee for his many years of dedicated volunteer service to the community.

Advisory Committee Members

Chair, Maurice Gutierrez

Vice Chair, Sandra Arafet

Bob Messmer

George Douglas

Susan Crum

Joanne Talano

Frank McCutcheon



MEDIAN LANDSCAPING

In 2022, the MSTU staff partnered with the Naples Botanical Garden and Landscape Architect Leigh Gevelinger of Coastal Vista Design of Sanibel Island. Leigh's assignment was to design a plan with more resilient and hearty plants in the median that could withstand high volumes of traffic and environmental impacts. In addition, the plants had to be unique to other landscaping in Collier County, colorful, low maintenance, drought tolerant, and Florida-Friendly. The plant selections include Coccothrinax palms, Cruenta Bromeliad, Purple Queen, Ice Plant, Golden Creeper and for the ground cover washed shell. If these plant selections are successful, we will start to introduce them into additional medians throughout Bayshore Drive. The new Wine Venue development purchased and installed the new plant material on median 20 as part of their project.



Median 20 Landscaping

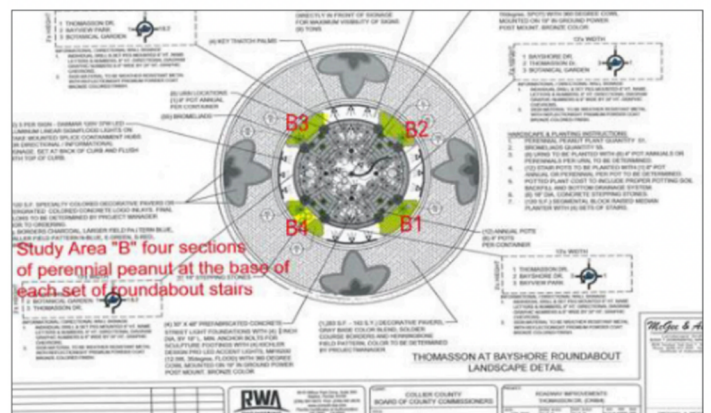
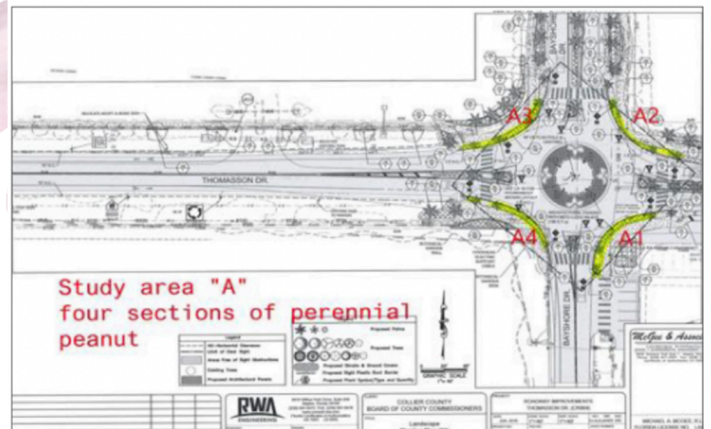
SPECIAL THANK YOU

A special thank you to MSTU Advisory Committee Member George Douglas for his additional volunteer service as the Flag Bearer. His time and dedication to hoisting the flag throughout the year is greatly appreciated.



FERTILIZER PILOT PROGRAM

The BGTCRA and the MSTU partnered with Ecological Laboratories, Naples Botanical Garden, and Doctor Cohen of University of Florida to study a bacterial inoculant within the medians of Thomasson Drive. On June 13, 2022, Aaron Sane of Ecological Laboratories provided a presentation of their product Quantum Growth Series to the CRA board. A similar presentation was also provided to the MSTU board on July 13, 2022. At both presentations, Mr. Sane describe the benefits of the product, not only to the plants, but the environment. The goal of this study is to determine if municipalities can reduce reliance on nitrogen-based fertilizers by using a bacterial inoculant (Quantum product) alone or in combination with reduced amounts of fertilizers. The study design compares different treatment plans; the study protocol results in the collection of visual and plant tissue data which will determine the success of the bacterial inoculant product. Quantum Growth Series primary benefits are reported to: • Improve nutrient availability transfer • Enhance/restore soil biology



Areas of fertilizer applications

HALDEMAN CREEK

MSTU ADVISORY COMMITTEE

We continue our prime activity of collecting and 'banking' tax dollars for a future dredge of the Haldeman Creek MSTU area. While we don't anticipate a need for several years, we study this continuously. We are still awaiting the results of our 2023 study which should allow us to see if there was any impact from Hurricane Ian especially whether it indicates any 'bad' spots that need immediate action.



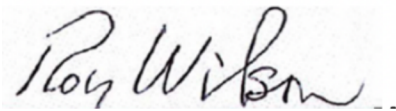
Roy Wilson

In 2023 we had the retirement of Jim King who has been a Board member since February 2011. His replacement Bob Bynum has already started to participate in our deliberations.

We continue to have one or two Channel Markers damaged each year, therefore requiring replacement, we continue to get help from Coastal Zone Management to replace missing signs. Residents report their view that we continue to have an increase in 'tourist' traffic on the creek, with larger and larger boats. Most of them abide by the "Slow Speed Minimum Wake". In this regard, we thank the Sheriff's Marine Division and FWC for any and all patrols that remind boaters that this is a patrolled waterway.

We will continue to serve you.

Respectfully,



Roy Wilson

Haldeman Creek Advisory Committee

Chair, Roy Wilson

Vice Chair, Jim King

Bill Robbins

Jacob Dutry van Haefen

Robert Wopperer

Sincere appreciation to Jim King for many years of selfless volunteer service to the Haldeman Creek Community.

HALDEMAN CREEK MSTU

2023 ACCOMPLISHMENTS

Keep Collier Beautiful, Waste Management, Solid and Hazardous Waste Division, Code Enforcement and many volunteers within the CRA District participated with great pride, in the International Coastal Clean Up to remove trash and debris from the Haldeman Creek waterways.

Sincere appreciation to local residents Bob and Suzy Buelow for providing their dock to the many volunteers as a drop-off site.

The CRA public parking lot was utilized for Waste Management's dumpster, and Code Enforcement Area Investigator John Johnson coordinated collection to and from the dumpster. Haldeman Creek MSTU Committee Member Bill Robbins and Shirley Garcia, CRA Staff volunteered as "Co-Captains". The Waste Management assisted by providing donated gloves, garbage bags and shirts to the staff to hand out.

Haldeman Creek MSTU Advisory Committee coordinates with other Collier County Divisions, such as Pollution Control, to improve and maintain Haldeman Creek as a safe and navigable waterway. Collier County Pollution Control Division is responsible for monitoring the water quality. Their mission is met through the implementation of programs such as: Quality Monitoring and Assessment, Domestic Wastewater Treatment Plant Compliance, Sludge Transportation & Disposal Management, Stormwater Pollution Complaint Investigation, Wellfield Protection, Water Permit Compliance, Education and Outreach. To learn more about these programs please visit: www.LiveGreenSaveBlue.com

VOLUNTEERS FROM INTERNATIONAL COASTAL CLEAN UP



Manatees in the Creek – After the cleanup from Hurricane Ian, the manatees came out to play. The Haldeman Creek MSTU Advisory Committee has played a significant role in slowing down the boater's speed in the Creek to protect the species and allow them a safe place to harbor.

Florida Fish and Wildlife has assisted the Collier County Sheriff's Marine Patrol Unit by monitoring and deterring speeders within the Creek.

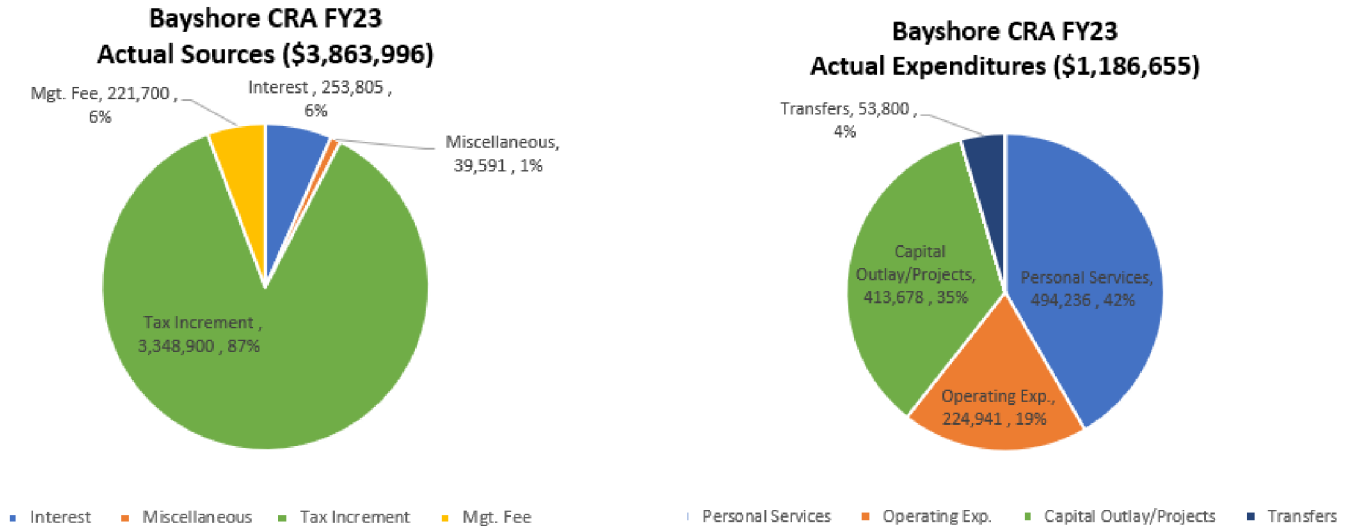
A special thanks to both of those Agencies And to Collier County Coastal Zone Management for assisting with channel markers, and scans of the Creek.



Manatees in the Creek



BAYSHORE GATEWAY TRIANGLE TAX INCREMENT REVENUES 2023



CRA OPERATIONS, CAPITAL PROJECTS, DEBT SERVICE AND GRANTS BUDGET TO ACTUAL - FY 23

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ -	\$ 10,226,621	\$ -	(10,226,621)
Interest	42,400	42,400	253,805	211,405
Miscellaneous	-	-	39,591	39,591
Tax Increment	3,348,900	3,348,900	3,348,900	-
Mgt. Fee	221,700	221,700	221,700	-
Grants & Reimbursements	-	-	-	-
Land Sales	-	-	-	-
Transfers	2,431,200	3,896,300	2,431,200	(1,465,100)
Total Sources	\$ 6,044,200	\$ 17,735,921	\$ 6,295,196	\$ (11,440,724)
Less: Intrafund Transfers	(2,431,200)	(3,896,300)	(2,431,200)	1,465,100
Net Sources	\$ 3,613,000	\$ 13,839,621	\$ 3,863,996	\$ (9,975,624)
Expenditures				
Personal Services	\$ 539,800	\$ 539,800	\$ 494,236	\$ (45,564)
Operating Exp.	499,300	536,977	224,941	\$ (312,036)
Capital Outlay/Projects	2,254,600	11,943,620	413,678	\$ (11,529,942)
Land Acquisition	-	-	-	\$ -
Grant Programs	250,000	765,424	-	\$ (765,424)
Debt Service	-	-	-	\$ -
Transfers	2,485,000	3,950,100	2,485,000	\$ (1,465,100)
Reserves/Est. Carry Forward	15,500	-	2,677,341	\$ 2,677,341
Total Uses	\$ 6,044,200	\$ 17,735,921	\$ 6,295,196	\$ (11,440,724)
Less: Intrafund Transfers	(2,431,200)	(3,896,300)	(2,431,200)	1,465,100
Net Uses	\$ 3,613,000	\$ 13,839,621	\$ 3,863,996	\$ (9,975,624)

In 2023 the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating Fund (187) to the CRA Capital Fund (787) to ensure compliance with Florida Statutes section 163.387(7) by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Bayshore Gateway Triangle Community Redevelopment Area. In accordance with Florida Statutes section 163.371(2), the Annual Report for the Bayshore Gateway Triangle Community Redevelopment Area (CRA) has been filed with Collier County.

This report includes information on activities for fiscal year 2023. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund has been published on the CRA website (BayshoreCRA.com) within 45 days after completion. The most recent audit (2022) is available online at www.BayshoreCRA.com.

BAYSHORE BEAUTIFICATION MSTU: BUDGET TO ACTUAL – FY 23

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 869,200	\$ 2,611,729	2,229,600	\$ (382,129)
Ad Valorem Taxes	1,620,200	1,620,200	1,643,380	23,180
Interest	17,400	17,400	66,648	49,248
Misc., TC & PA Trans	-	-	30,699	30,699
Advance from 1020 (187)	-	-	-	-
Transfer from 1630 (163)	557,300	557,300	557,300	-
Total Sources	\$ 3,064,100	\$ 4,806,629	\$ 4,527,626	\$ (279,003)
Less: Intrafund Transfers	(557,300)	(557,300)	(557,300)	-
Net Sources	\$ 2,506,800	\$ 4,249,329	\$ 3,970,326	\$ (279,003)
Expenditures				
Operating Exp	\$ 707,400	\$ 681,665	\$ 286,189	\$ (395,476)
Capital Outlay/Projects	1,204,600	2,972,864	941,325	(2,031,539)
Transfer to 1020 (187)	-	-	-	0
Transfer to Fund 1627 (160)	557,300	557,300	557,300	-
Mgt Fee to CRA	125,500	125,500	125,500	-
Cost of Tax Collection	48,200	48,200	46,278	(1,922)
Reserves/Est. Carry Forward	421,100	421,100	2,571,034	2,149,934
Total Uses	\$ 3,064,100	\$ 4,806,629	\$ 4,527,626	\$ (279,003)
Less: Intrafund Transfers	(557,300)	(557,300)	(557,300)	-
Net Uses	\$ 2,506,800	\$ 4,249,329	\$ 3,970,326	\$ (279,003)

HALDEMAN CREEK MSTU: BUDGET TO ACTUAL – FY 23

Description	Adopted Budget	Amended Budget	Actual	Amended Budget
Revenues				
Beginning Balance	\$ 861,300	\$ 869,713	\$ 861,300	\$ (8,413)
Ad Valorem Taxes	179,000	179,000	181,451	\$ 2,451
Interest	3,400	3,400	24,513	\$ 21,113
Misc., TC & PA Trans	-	-	2,590	\$ 2,590
Total Sources	\$ 1,043,700	\$ 1,052,113	\$ 1,069,854	\$ 17,742
Expenditures				
Operating Exp.	\$ 21,300	\$ 29,713	\$ 800	\$ (28,913)
Mgt. Fee	11,300	11,300	11,300	\$ -
Cost of Tax Collection	6,500	6,500	5,429	\$ (1,071)
Reserves/Est. Carry Forward	1,004,600	1,004,600	1,052,326	\$ 47,726
Total Uses	\$ 1,043,700	\$ 1,052,113	\$ 1,069,854	\$ 17,742

Revenues	
Beginning Balance	\$ 861,300
Ad Valorem Taxes	\$ 181,451
Interest	\$ 24,513
Misc., TC & PA Trans	\$ 2,590
Total Sources	\$ 1,069,854
Expenditures	
Operating Exp.	\$ 800
Mgt. Fee	\$ 11,300
Cost of Tax Collection	\$ 5,429
Total Uses	\$ 17,529

Thank You

To The Joyful Life Of
Bayshore Trailblazer
Jeanne Harvey
Loving Mother, Philanthropist,
And Restaurateur

Special thanks to our partners for all the work and support they have provided over the years.



- Capital Project Planning
- Code Enforcement
- Corporate Business Operations
- Parks & Recreation
- Planning & Zoning
- Road Maintenance
- Public Utilities
- Transportation
- Facilities Management
- Communications
- Government & Public Affairs

Stay in the know with what is happening in Collier County and within the CRA. Follow Collier County social media pages for the latest information. If you would like to receive informative emails from us and our future newsletter, please register your name and email address on our website, www.bayshorecra.com.



@colliergov



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Register as Collier County resident.





**Bayshore/Gateway Triangle CRA
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