



# *Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## Haldeman Creek MSTU Advisory Committee Meeting AGENDA

January 12, 2026  
3:30 PM

4870 Bayshore Dr, Naples Botanical Garden Buehler Auditorium, Naples, Florida 34112  
Vice Chair Robert Wopperer  
Edward Kovach, Jack Bonzelaar, Vacant, Vacant

- 1. Call to order and Roll Call**
- 2. Invocation & Pledge of Allegiance**
- 3. Nomination for Advisory Board Chair and Vice Chair (Action Item)**
- 4. Adoption of Agenda (Action Item)**
- 5. Introduction of New Executive Director Mike McNees**
- 6. Public to be Heard (Non-Agenda Items)**
  - a. September 15, 2025, Minutes Pages 1-3 (Attachment) (Action Item)
- 8. Community / Business – Presentations**
- 9. New Business**
  - a. New Advisory Committee Application: Lori Gutierrez Pages 4-5 (Attachment) (Action Item)
- 10. Staff Report**
  - a. Financials- Page 6 (Attachment)
  - b. Project Manager Updates Pages 7-8 (Attachment)
  - c. Manager Updates Pages 9-10 (Attachment)
- 11. Correspondence and Communication**
  - a. One Advisory Committee Vacancy
  - b. Issues and Concerns on the Creek Resident comment Pages 11-12 (Attachment)
- 12. Public Comment**
- 13. Staff Comments**
- 14. Advisory Board General Communications**
- 15. Next meeting date:**
  - a. February TBD
- 15. Adjournment**



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## HALDEMAN CREEK MSTU MINUTES OF THE SEPTEMBER 15, 2025, MEETING

The meeting of the **Haldeman Creek MSTU Advisory Committee** was called to order by Robert Wopperer at 3:34 p.m. at 4870 Bayshore Dr. Naples Botanical Garden Buehler Auditorium, Naples, Florida 34112.

1. **Call to Order and Roll Call:** Advisory Board Members Present: Robert Wopperer, Edward Kovach, Jack Bonzelaar, Roy Wilson (Advisory Board Member Zoom Participant), Bob Bynum (Advisory Board Member Zoom Participant). Have a quorum. Bob Wopperer made a motion to approve zoom participation by board members attending, seconded by Ed Kovach. Approved unanimously.

**MSTU Staff Present:** John Dunnuck, CRA Director; Shirley Garcia, CRA/MSTU Manager; Tami Scott, CRA Project Manager and Kizzie Fowler Operational Specialist

2. **Invocation and Pledge of Allegiance:** Was led by Robert Wopperer
3. **Adoption of Agenda:** Robert Wopperer made a motion to approve the agenda as written, seconded by Edward Kovach. Approved unanimously.
4. **Public to be Heard (Non-Agenda Items)**  
None
5. **Approval of Minutes**
  - a. March 10, 2025  
**Haldeman Creek Action:** Motion made by Edward Kovach to approve the minutes as written, seconded by Jack Bonzelaar. Approved unanimously.
6. **Community/Business – Presentations:**
  - a. Humiston & Moore, Matt Goddard P.E. Bathymetric Survey Review  
Tami Scott discussed the results of the Bathymetric Survey before introducing Matt Goddard. Mrs. Scott commented that back in December 2024, the advisory board asked for a proposal for a new bathymetric survey to be done for Haldeman Creek. Mrs. Scott commented that there was a bathymetric survey done in 2007 and 2019. Mrs. Scott commented that a third survey was done with the new storms that came through. Mrs. Scott commented that one of the things that the advisory board asked to change was the way the contractor presented the data. Mrs. Scott commented that the bathymetric survey that was recently completed showed each data point with a selection that shows you what the dredging looked like from 2007 to 2019. Mrs. Scott commented that the advisory board is able to see by color coded what changes that occurred in each section of the dredge, if it has been filled, the same or if there are any changes. The report is in book form so that the advisory board can see immediately whether the dredge has changed or

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Phone: 239-252-8844

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



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not. Mrs. Scott commented that the meeting is a workshop to ask any questions concerning the bathymetric survey. Mrs. Scott commented that after the meeting, Matt Goddard is going to go back to his office and compile those questions into a final produce as well as make recommendations about whether there are areas that need to be changed or not.

Matt Goddard explained the overall results from the bathymetric survey. Mr. Goddard commented that there is no change to the cross-sections on HWY 41, because of the mangroves and it's difficult to move too. Mr. Goodard commented that towards the west of Haldeman Creek there is a little more change in elevation.

Edward Kovach asked Matt Goddard to explain the cross selections.

Matt Goddard commented that channel A-A section 20 is a typical cross-selection of a channel. Mr. Goddard commented that this line is the dredge template that was originally designed in the 2006 dredging. Mr. Goddard explained that the dredge template has a certain bottomless at the bottom of a channel and is determined by the design. Mr. Goddard explained that the elevation that he uses is in feet. Mr. Goddard commented that how steep that channel is dredged varies throughout the template of channel. Mr. Goddard explained the format of the survey, so that the advisory board can get a better understanding of what is presented to them.

Roy Wilson commented that in 2007, all depths were not made with the dredge, for various reasons. Mr. Wilson commented that it was established that they did not meet all the objectives in depth. Mr. Wilson commented that the county accepted those levels. Tami Scott commented that the survey needs to be more structured to better identify what each point, shape and line represents.

Roy Wilson commented that the Corps of Engineers would not allow the advisory board to remove rock out of the area, because primarily it was judged to be a natural waterway, and it would be changing the natural waterway.

Tami Scott commented that the next step for Matt is to tighten the section and make sure that the horizontal line is clear on the survey to explain its position. Mrs. Scott commented that disclaimers will be added to the survey for future verification.

Matt Goddard commented that he will be adding more aerials to each section, channels and street names to the survey for clarification.

Tami Scott commented that a summary, definitions and recommendations for the survey will be provided to the advisory board by Mr. Goddard.

Bob Bynum commented that the only concerns that he would like to see implemented, something he can see at a glance along the whole channel where the depths objectives are not being met.

## 7. New Business

None

## 8. Staff Report:

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a. Financials

Shirley Garcia discussed the financials. Mrs. Garcia commented that 1.5 million is saved up for a future spot dredge project.

**9. Correspondence and Communication:**

a. Coastal and Canal Cleanup

Shirley Garcia asked if anyone would like to volunteer for the Coastal and Canal Cleanup and provided her information for those that are interested.

**10. Public Comment:**

None

**11. Staff Comments**

**12. Advisory Board General Communications**

**13. Next Meeting Date: January 12, 2026**

**14. Adjournment: Meeting adjourned at 4:42pm**

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**Vice Chairman, Robert Wopperer**

**Advisory Board Application Form**

**Collier County Government  
3299 Tamiami Trail East, Suite 800  
Naples, FL 34112  
(239) 252-8400**

**Application was received on:** 11/25/2025 03:10:55 PM

**Name:** Lori Gutierrez

**Email Address:** [lgutie12@yahoo.com](mailto:lgutie12@yahoo.com)

**Home Address:** 2736 Shoreview Dr

**City/Zip Code:** Naples, 34112

**Primary Phone:** 239-571-6710

**Secondary Phone:** 239-571-0427

**Board or Committee:** Haldeman Creek Dredging Maintenance MSTU Advisory Committee

**Category (if Applicable):** Resident and Home Owner on the Creek

**Place of Employment?** Retired

**Do you or your employer do business with the County?** No

**How many years have you lived in Collier County?** More than 15

**Home many months out of the year do you reside in Collier County?** I am a year-round resident

**Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?** No

**Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board?** No

**Are you a registered voter in Collier County?** Yes

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**Do you currently hold an elected office?** No

**Do you now serve, or have you ever served on a Collier County board or committee?**

No

**Please list your community activities and positions held:** involved in the CRA  
Community and neighborhood not an association.

**Education:** Higher education in the medical/nursing field

**Experience / Background:** Higher education in the medical/nursing field

## Fund 1631 Haldeman Creek MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1631000000 HALDEMAN CREEK MSTU</b>			<b>49,721.50</b>	<b>262,981.17-</b>	<b>213,259.67</b>
REVENUE Sub Total	<b>1,888,200.00-</b>	<b>1,937,471.50-</b>		<b>269,328.57-</b>	<b>1,668,142.93-</b>
REVENUE - OPERATING Sub-Total	<b>342,900.00-</b>	<b>342,900.00-</b>		<b>269,328.57-</b>	<b>73,571.43-</b>
311100 CURRENT AD VALOREM TAXES	339,500.00-	339,500.00-		259,175.94-	80,324.06-
361170 OVERNIGHT INTEREST				3,672.29-	3,672.29
361180 INVESTMENT INTEREST	3,400.00-	3,400.00-		6,480.34-	3,080.34
361320 INTEREST TAX COLLECTOR					
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,545,300.00-</b>	<b>1,594,571.50-</b>			<b>1,594,571.50-</b>
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,562,500.00-	1,562,500.00-			1,562,500.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		49,271.50-			49,271.50-
489900 NEGATIVE 5% ESTIMATED REVENUES	17,200.00	17,200.00			17,200.00
<b>EXPENSE Sub Total</b>	<b>1,888,200.00</b>	<b>1,937,471.50</b>	<b>49,721.50</b>	<b>6,347.40</b>	<b>1,881,402.60</b>
<b>OPERATING EXPENSE</b>	<b>54,500.00</b>	<b>103,771.50</b>	<b>49,721.50</b>	<b>250.00</b>	<b>53,800.00</b>
631400 ENGINEERING FEES		49,271.50	49,271.50		
634970 INDIRECT COST REIMBURSEMENT	500.00	500.00	250.00	250.00	
634980 INTERDEPT PAYMENT FOR SERV	11,300.00	11,300.00			11,300.00
634999 OTHER CONTRACTUAL SERVICES	40,000.00	40,000.00			40,000.00
641951 POSTAGE	1,000.00	1,000.00			1,000.00
645100 INSURANCE GENERAL	200.00	200.00	200.00		
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	500.00	500.00			500.00
<b>TRANSFER CONST</b>	<b>12,300.00</b>	<b>12,300.00</b>		<b>6,097.40</b>	<b>6,202.60</b>
930600 BUDGET TRANSFERS PROPERTY APPRAISER	2,500.00	2,500.00		413.88	2,086.12
930700 BUDGET TRANSFERS TAX COLLECTOR	9,800.00	9,800.00		5,683.52	4,116.48
<b>RESERVES</b>	<b>1,821,400.00</b>	<b>1,821,400.00</b>			<b>1,821,400.00</b>
991000 RESERVE FOR CONTINGENCIES	1,400.00	1,400.00			1,400.00
993000 RESERVE FOR CAPITAL OUTLAY	1,820,000.00	1,820,000.00			1,820,000.00

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**MEMORANDUM**

TO: BBMSTU and CRA ADVISORY BOARD

VIA: JOHN DUNNUCK, CRA DIRECTOR

FROM: TAMI SCOTT, PROJECT MANAGER

SUBJECT: CURRENT PROJECTS

DATE: JANUARY 6, 2026

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**Tami Scott - Project Manager**  
**Bayshore CRA and MSTU**  
**Cell 239-778-6598**

- **Irrigation**
  - New Pumps and controllers completed.
  - Electrical direction bore is still needed at north pump.
- **Bayshore median landscaping**
  - Landscaping removed installation proposed for February.
- **17 Acres Landscaping Blitz- January 13, 2026**
  - For the past 24 months the Naples Botanical Garden has been working with staff and our landscape design professional to cultivate and provide NATIVE Florida plants to the boardwalk project. On Tuesday January 13, 2026, their hard work will come to fruition. The NBG, Stantec and Corkscrew Natives and will be placing the material and staff will be installing. Volunteers are welcome, e-mail Tami Scott at [Tami.Scott@collier.gov](mailto:Tami.Scott@collier.gov) if you are interested in helping.
- **17 Acres Boardwalk Project schedule**
  - Boardwalk decking completed
  - Handrails completed
  - Walkways and pedestal scheduled for January 2, 2026
  - Official ribbon cutting schedule for February 26, 2026



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## Construction Stats as December 17, 2025

### Contract Status:

Contractor: Infinite Construction, LLC

<u>Begin Work Date:</u>	<u>Tuesday, January 28, 2025</u>		
<u>Original Contract Time:</u>	<u>365</u>		
<u>Weather Days:</u>	<u>7</u>	<u>Rain Day</u>	<u>6/03, 6/04, 7/14, 09/04, 9/16, 10/07, 10/08</u>
<u>Holidays:</u>	<u>6</u>	<u>Holidays</u>	<u>5/26, 7/04, 09/01, 11/11, 11/27, 11/28</u>
<u>Other Delays</u>	<u>15</u>	<u>Delays</u>	
<u>Allowable Contract Time:</u>	<u>365</u>		
<u>Current Contract Time:</u>	<u>393</u>		
<u>Contract Day</u>	<u>324</u>	<u>of</u>	<u>365</u>
<u>Current Calendar Day</u>	<u>Wednesday, December 17, 2025</u>		
<u>Contract Time:</u>	<u>88.77%</u>		
<u>Days Remaining After Today Allowable</u>	<u>41</u>		
<u>Days Remaining Current Contract Time</u>	<u>69</u>		
<u>Original Completion Date:</u>	<u>Wednesday, January 28, 2026</u>		
<u>Current Completion Date:</u>	<u>Wednesday, February 25, 2026</u>		
<u>Original Contract Amount:</u>	<u>\$3,372,497.77</u>		
<u>Invoice No.</u>	<u>6</u>		
<u>Current Cut-off Day</u>	<u>11/04/2025 thru 11/30/2025</u>		
<u>Amount Earned to Date:</u>	<u>\$1,853,798.52</u>		
<u>% Earned to Date:</u>	<u>54.97%</u>		

Shirley Garcia, CRA/MSTU Manager

## CRA PROJECT UPDATES

1. **CDBG 25-03 Grant Agreement:** December 22, 2025 the CRA closed on the 4 Hamilton Harbor properties on Bay St using CDBG Funds and the County Strategic Land Acquisition purchase of the duplex on Bay St will be closing early February 2026. The remaining parcels will be negotiated during 2026.

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



2. **Neighborhood Informational Meeting MPO Grant Sidewalks-** Collier County Transportation Division has been awarded MPO sidewalk Grants for Pine St and Linwood Ave, the NIMS is scheduled for **Thursday, Jan 8<sup>th</sup> 6pm** at the East Naples Baptist Church located at 1697 Shadowlawn Dr, please plan on attending.



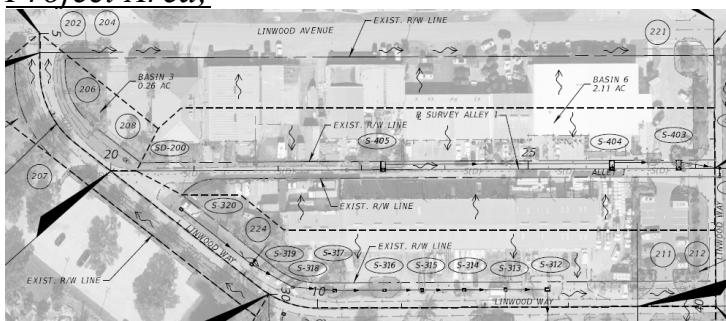
3. **CRA Property: Update:** Repairs to the units have been completed for the tenants, Dec rent has been deposited into the operating fund of the CRA. Rent is due on the 1<sup>st</sup> of each month, short term rentals require CRA pay sales tax and bed tax these taxes are taken out of the monthly rent.
4. **17 acre outparcels update:** The ITN has been completed and will be submitted to procurement as soon as the appraisals have been completed on January 10th.
5. **CRA Strategic Planning Workshop:** Thursday, February 5, 2026 Strategic Planning Workshop public meeting.
6. **BBMSTU Strategic Planning Workshop:** February 4, 2026 Strategic Planning Workshop public meeting.

7. **CDBG Application:** Staff will apply for 2 upcoming FY 27/28 grants one for the Shadowlawn Stormwater Project, the other will be for the purchase of 2663 Francis Ave for the future expansion of the Stormwater Pond.



8. **Gateway Triangle Stormwater Project Interlocal Agreement:** The draft interlocal agreement has been provided to the City of Naples. Once the City Attorney completes review and approval, the County Attorney will also review and sign off. The agreement will then require approval by the City of Naples Council, followed by approval from the Board of County Commissioners acting as the Community Redevelopment Agency (CRA) Board.

### *Project Area;*



9. **Becca, Pine and Weeks Ave Stormwater Project:** We are at the 60% Water Main and Wastewater Force Main design.

### *Project Area;*



Florida Fish and Wildlife Conservation Commission  
Division of Habitat and Species Conservation - Imperiled Species Management Section

Bayshore Gateway Triangle, Halderman Creek Advisory Board  
3299 Tamiami Trail East, Bldg. F Suite 103  
Naples, Florida 34112

Collier County Sheriff Department Marine Bureau

Subject: Concerns for Halderman Creek (Collier County, Florida)

Halderman Creek is a parcel of land legally described as land lying in Sections, 11, 12, 13 and 14, township 50S, Range 25E in Collier County, Florida.

The physical feature is defined as a stream that flows west-southwest to Naples Bay, 2 miles southeast of Naples (US-T121) in the county. The coordinates are Latitude 26.1156478 and Longitude -81.7861991.

As a vessel owner who navigates Halderman Creek in Naples, FL on a regular basis, year-round there are some concerns I would like to address. The quiet, quaintness of this waterway has changed dramatically over the past few years with the growth in population and business attractions. With community growth comes excitement, however, this also presents challenges which affect wildlife, nature, property and public health and safety.

While many agencies are involved maintaining the Halderman Creek waterway, I have chosen to address several organizations who may be best suited to elicit change. If other agencies or organizations are stakeholders in these matters please pass the information forward.

Areas of concern include:

1. Wildlife Protection – Manatee Zone
2. Waterway Safety – Congestion, speed, littering and noise enforcement
3. Navigation clarity and maintenance of channel markers

My first observation is the decrease in the sightings of manatees in Halderman Creek. My husband and I boat an average of three nights per week on the creek, taking scenic rides to watch the sunsets in the gulf and sometimes just trolling for a fish or two. It had been common over the years to see manatees. This has changed of late. The waters are murky and it is rare to see even a dolphin frolicking. The amount of boat traffic and the speed of these vessels may be a problem.

There are several channel markers along the creek, understanding some (nine) are maintained by the Halderman Creek Advisory Board. The map of installed markers is 18. Of the eighteen

several are missing (1, 3, 4, 20). Also in place are three informational markers to aid navigation (manatee zone, slow no wake). The signage begins by the Naples Land Yacht Harbor community sea wall and extends to the west where it meets up to the Gordon River. There is no informational signage or channel markers east of this location down to Bayshore Drive.

There was previously an informational (manatee zone – minimum wake) sign located on the east end of Regatta Way of Windstar development off of Breakwater Street but that sign is missing.

Business in the area near Bayshore Drive have grown and the boat traffic has increased exponentially. The vessels navigating this water way have increased in size – due the attractions (food court, music, bars, restraint and boat marina). These changes have an impact on nature and conservation of protected species such as manatees, property protection (sea wall and floor erosion) just to name a few.

While law enforcement is seen on occasion on the waterway the impact on speed violation continue to grow with the increase of boating traffic. Congestion is also a problem as the larger vessels cannot proceed beyond the bridge.

As a possible solution to the betterment of Halderman Creek my hope is that the agencies involved in protection, safety and education (even the businesses) can help by enhancing the measures are taken to protect our wildlife, ensure waterway safety by enforcing the laws that reduce speeding, recklessness, repairs and increasing the navigational and informational signage so boaters are more aware of the protective areas.

Items for consideration:

1. Can there be additional signs (manatee zone – no wake, idle speed) placed further down to the Bayshore Road area?
2. Can the missing navigational signs be replaced? (Any chance to have small red and green solar lights on the navigational markers?)
3. Increase education on the efforts being put into place to protect the wildlife and property on Halderman Creek.

Appreciate the opportunity to express my concerns for Halderman Creek. Feel free to contact me with additional information or clarification. Please keep in mind, I am not a specialist in waterways but I am a concerned citizen who loves the wildlife and beauty of our area.

Jo Ann Theurer  
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Naples, FL 34112  
Email: [Theurerjo@gmail.com](mailto:Theurerjo@gmail.com)  
Phone: 6085-206-6993

January 4, 2026