



RE/MAX DREAM & EMANSLAND - Downtown Fort Myers - 239-489-2900

Fort Myers Community Redevelopment Agency



2015 Annual Report





Fort Myers CRA Commissioners



Johnny W. Streets, Jr.
Chairman



Forrest Banks
Vice Chairman



Gaile Anthony



Teresa Watkins Brown



Michael A. Flanders



Randall P. Henderson, Jr.
Mayor



Terolyn Watson

LETTER FROM THE CRA CHAIRMAN

The Community Redevelopment Agency of the City of Fort Myers, Florida, is pleased to present its 2015 Annual Report. Fiscal year 2015 proved to be a transitional year for the redevelopment program, as projects that had been dormant for several years following the real estate crash moved into the implementation stage. The Amtel Hotel, which had been vacant for nearly 10 years, began a \$40 million adaptive reuse as a senior independent living community known as Campo Felice. A riverfront condo site previously entitled for 292 luxury residences during the real estate boom was purchased, redesigned and renamed Allure. The new developer finalized arrangements for a pre-construction sales center. Another site known as Prima Luce went under contract and construction is expected to begin on the 176-unit condo development next year. The six-acre First Street Village site and a quarter-acre urban in-fill site were also purchased by end users.

Thanks to the efforts of our State legislative delegation, especially Senator Lizbeth Benacquisto, a \$500,000 historic preservation grant was awarded to the McCollum Hall restoration project.

The Agency's motto is New Direction–New Energy–New Life. The fact that business is up, property values are going up, and the number of tourists and visitors is up, attests to the success of this approach.

Sincerely,
Johnny W. Streets, Jr., CRA Chairman

Fort Myers Community Redevelopment Agency 1400 Jackson Street, Suite 102, Fort Myers, FL 33901
(239) 321-7100 • www.cityftmyers.com/cra

Southwest Florida Enterprise Center 3901 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, FL 33916
(239) 321-7085 • www.swflenterprise.com

Fort Myers CRA
Advisory Board



Dr. Gerald Laboda
Advisory Board Chairman



Ron Weaver
Advisory Board Vice Chairman



Kirk Beck



Jarrett Eady



Bruce Grady



Jami McCormick



Geri Ware

CRA Advisory Board Chairman's Letter

As I begin my 32nd year on the Community Redevelopment Agency Advisory Board, I can't help but reflect on the many changes the City has witnessed over the years, many initiated by or funded by the CRA. The 1986 BRW Downtown Plan resulted in the downtown government center, which today contains over 1.6 million square feet of City, County, State and Federal offices; the City of Palms and Main Street parking garages; Harborside Event Center; and Centennial Park.

The 2003 Duany Downtown Plan brought us the streetscape improvements; return of two-way traffic; a new land development code; over 1,200 new riverfront condominium residences; restoration and adaptive reuse of a majority of the downtown historic structures; and the attraction of over 65 new businesses to the River District.

The 2010 Riverfront Plan resulted in the River Basin and has attracted hotel developers for a new 225-room, \$50 million convention hotel. Working in concert with the City, the CRA has leveraged \$27.3 million in tax increment revenue into \$530 million in private investment. In the past few years, downtown has become a dining and entertainment destination and a sought-after place to live an urban lifestyle. To the many men and women who have served on the CRA Advisory Board over the past 32 years, I want to express my gratitude for your dedicated service and sound advice.

Sincerely,
Dr. Gerald Laboda, Chairman, CRA Advisory Board

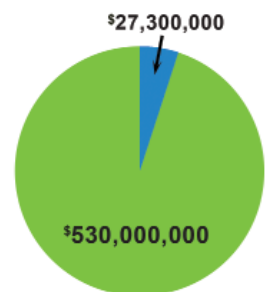


CRA vs. Private Investment

Every **\$1 pledged by the CRA** has resulted in **\$19.41 of private investment**.

Commercial Corridor Landscape Façade Grants
CRA's \$1.2 million Landscape Façade Grant investments in all districts led to **\$25.3 million of private investment**

and an estimated **546 jobs** — a **ROI = 2,108%**



■ CRA Investment Pledged
■ Private Investment

DOWNTOWN RIVERFRONT HOTEL



Substantial progress was achieved in 2015 toward the development of a convention hotel connected to the Harborside Event Center. A ground lease, Harborside Event Center lease and parking garage development agreement were completed and approved by the City and the developer. Discussions were held with Florida Power and Light on relocating the Bay street overhead power lines to underground service. Funding was approved for the \$7 million hotel parking garage and \$9 million Harborside renovation. The project architect, Joe Rabun, produced schematic level plans for the hotel and parking deck and created exterior elevations of the building to illustrate how it would look from different angles.

The project is waiting on the developer to complete the equity partnership agreements and to secure the pre-construction funds needed to generate a guaranteed maximum price for the project.



Entrepreneur Innovation Kitchen

Utilizing all of the diverse resources available to the SWFEC, the Entrepreneur Innovation Kitchen will be created onsite, using the finest equipment available with an associated studio setting enabling HD digital video capture of all activities. This unique design ensures multiple revenue streams will be implemented immediately upon opening, therefore ensuring a positive cash flow in year one. Revenue streams will consist of an education component to allow local residents to learn the art of cooking from experienced chefs; an hourly rental component to allow local caterers, food trucks, and event planners to utilize the space for hire; and finally, a bakery area which will produce fresh baked goods daily for local restaurants.



Angel's Restaurant & Jerk Center, Inc.

Angel's Restaurant & Jerk Center, Inc., was awarded a \$20,000 landscape façade grant in September 2015. The grant funds will be used to make improvements to the exterior of the building. The most visible improvements will include: new insulated impact-rated glass windows and doors, insulated impact-rated glass slider, new cedar fascia, new vinyl soffit, and new recessed flood lights. The Caribbean-themed restaurant will spice up the landscape by using potted palms to define a new sidewalk café. The addition of new tables, chairs, and tiki-style umbrellas will enhance the café's atmosphere, while dressing up the Dr. Martin Luther King Jr., Blvd. corner where the restaurant is located. The renovation work is expected to be completed in the first quarter of 2016. Once completed, the total private investment is expected to be approximately \$70,000.



Gardner's Park

In 2015, a draft Gardner's Park Redevelopment Plan was presented to the community by EnSite, Inc., the firm engaged by the CRA to create a revitalization plan. Located in the eastern Downtown area next to the commercial core, Gardner's Park is pictured as a garden



arts district with walkable, mixed-use infill development while maintaining the neighborhood's historic character, and employing an independent identity while maintaining its physical connection to the Downtown core. Draft plan revisions based on community and CRA feedback are currently underway.



After



Before

El Dorado Furniture

The CRA awarded a \$70,000 landscape façade grant to renovate a large portion of Colonial Plaza, a 12.51 acre shopping center, located at a key intersection along U.S. 41. The new owner, Ata Center, LLC, invested approximately \$11 million to turn this aging 1970s shopping center from an eyesore to a crown jewel, creating an estimated 50 new jobs in the process. Along with all of the interior improvements, the new owners added new architectural elements to the building and landscaped pedestrian islands to enhance the visibility and aesthetics of the shopping center.



Before



After

Wellness Center

The CRA awarded a \$50,000 grant to the LMHS Foundation in order to help keep the Fort Myers location of the Wellness Center and Rehabilitation Center open and available to the Central Fort Myers community. The project included \$1.25 million of private investment and will create ten new jobs by 2020. Upgrades included sealing and restriping the parking lot, the addition of two awnings to the façade, and intensive interior improvements.



Midtown Plan

Fort Myers' Midtown area is the focus of a new plan to become a mixed-use office/residential/commercial community with convenient and safe pedestrian, bicycle, and public transit to adjacent areas including the downtown River District. A 275-acre section of the southern Downtown district and all of the Central Fort Myers district, Midtown's significance was brought to light by Mayor Randall P. Henderson, Jr., at the Mayor's Institute on City Design in June 2015. In July, a public information workshop kicking off the Midtown Plan was led by the City and CRA. Area goals include creating an exciting yet realistic vision to stimulate & attract private investment; supplying tools like zoning, permitting, and development incentives to foster new development; providing roads, water, sewers & stormwater drainage to accommodate new growth; and insuring that Midtown supports Downtown and doesn't replace it.

prima luce high rise

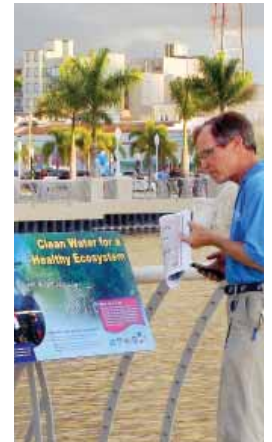


The downtown residential real estate market is booming again. In FY2015, the CRA approved a Tax Increment Rebate and Development Agreement for the Prima Luce project. Two

22-story towers will be built on the First Street waterfront between Cranford and Evans avenues. When construction finishes in 2019, the project will contribute 176 new residences.

Environmental Educational Signs

The detention basin projects in both the Downtown and Cleveland redevelopment areas provided the CRA with an opportunity to educate the public on the role water plays in our community. Colorful signage was strategically placed around both the downtown and golf course basins explaining how water is treated biologically and mechanically, as well the importance of clean water in maintaining a healthy ecosystem.



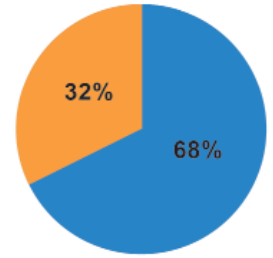


WORK BEGINS ON CAMPO FELICE

Renovation work began on the Campo Felice senior living residence in September 2015. The project, slated to add 323 independent living units and 14 lodging units to the Downtown core, is a complete gutting and refurbishment of the former Amtel hotel. The CRA is supporting the repurposing of the building through a Tax Increment Rebate Agreement.

City-County TIF Revenue Contributions

Total TIF revenues are contributed by both the City and County. The **City contributes 68%**, while the **County contributes 32%** of TIF funds.



■ City TIF
■ County TIF

For every \$1 City TIF contribution, our redevelopment areas receive a **46¢ County TIF contribution**.



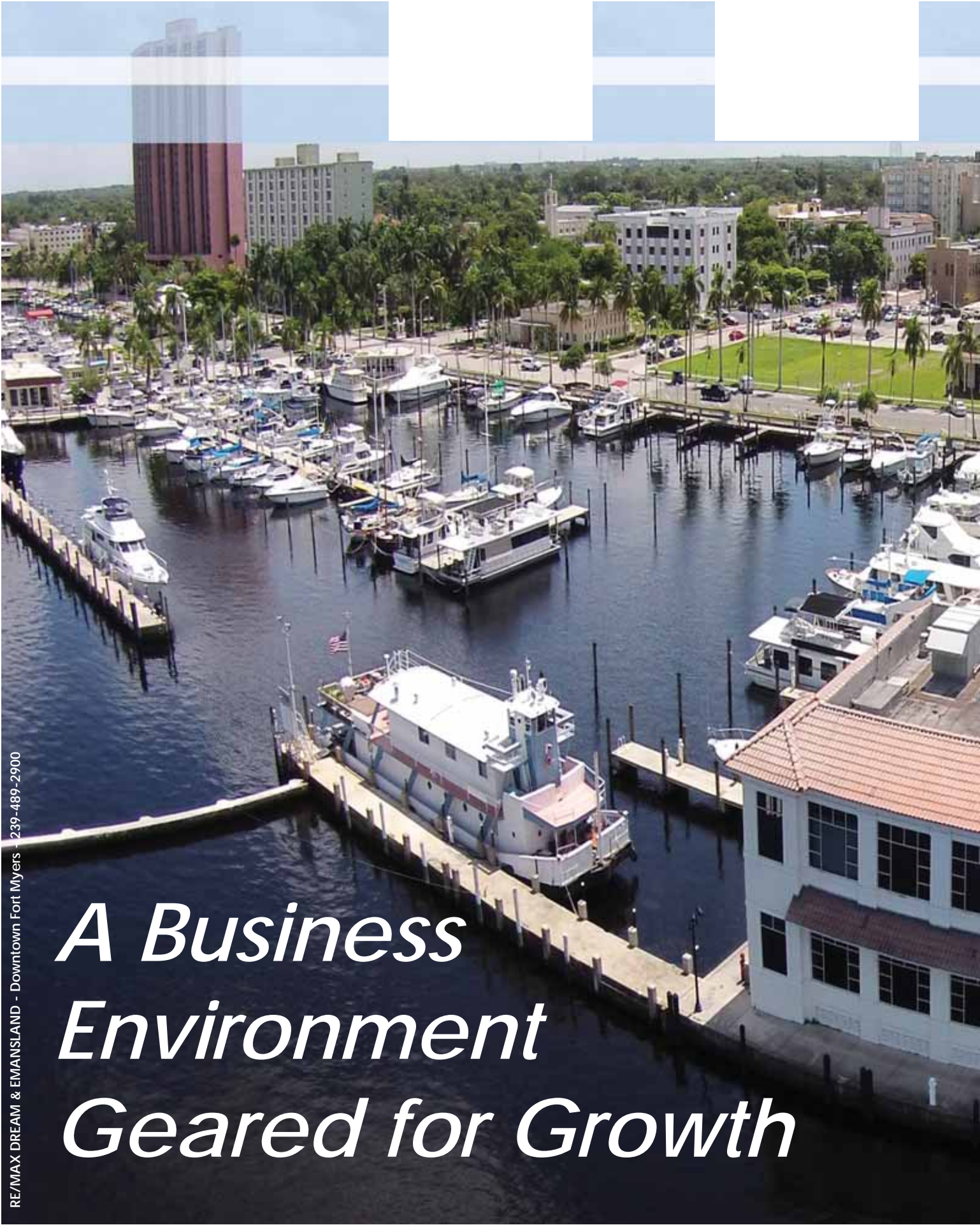
RIVER DISTRICT TROLLEY

A CRA, City of Fort Myers, and LeeTran partnership brought a third season of trolley service to the River District. Free trolley rides entice downtown high-rise residents, local visitors, and tourists to easily access downtown shops, restaurants, and special events. Service funding is provided by developer-funded paratransit fees and a Florida Department of Transportation grant.



McCollum Façade Restoration

In November 2014, the Community Redevelopment Agency and the Florida Department of State executed a Special Category Grant agreement that provided \$500,000 to restore McCollum Hall's façade. In 2015, the CRA issued a Request for Qualifications for Architectural Services for McCollum Hall; Parker/Mudgett/Smith Architects, Inc., was selected as the project architect and they will provide architectural services for all future phases. Tobler/O-A-K Joint Venture, LLC, was selected from the City's Continuing Contracts to provide Construction Manager-At-Risk services for the façade restoration. In 2015, the project team completed the construction documents, and the project budget was finalized—approximately one year after the grant agreement was executed. Construction is expected to begin in the first quarter of 2016, and the exterior restoration completed in the third quarter. When the façade work is completed, McCollum Hall will appear from the street to look as it did in 1938 when it was built. The CRA will continue to seek funding sources to fund the \$2.1 million needed to make the building ready for tenants.



RE/MAX DREAM & EMANSLAND - Downtown Fort Myers - 239-489-2900

A Business Environment Geared for Growth



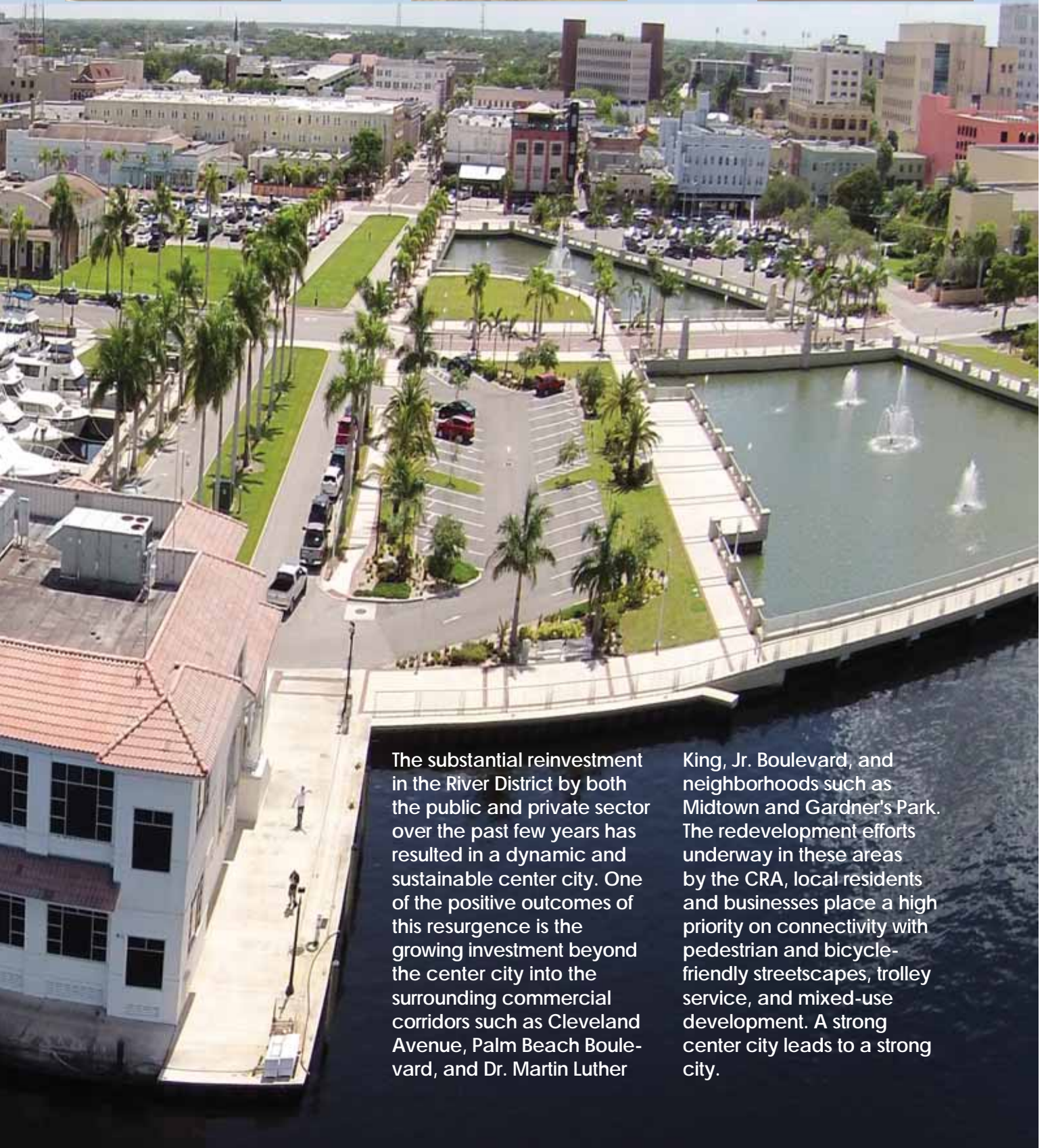
Dunbar/Michigan



Dr. MLK Jr. Boulevard



East Fort Myers



The substantial reinvestment in the River District by both the public and private sector over the past few years has resulted in a dynamic and sustainable center city. One of the positive outcomes of this resurgence is the growing investment beyond the center city into the surrounding commercial corridors such as Cleveland Avenue, Palm Beach Boulevard, and Dr. Martin Luther

King, Jr. Boulevard, and neighborhoods such as Midtown and Gardner's Park. The redevelopment efforts underway in these areas by the CRA, local residents and businesses place a high priority on connectivity with pedestrian and bicycle-friendly streetscapes, trolley service, and mixed-use development. A strong center city leads to a strong city.



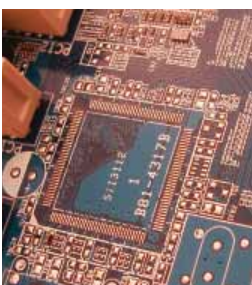
Fort Myers Art Walk

Arts & Culture Benefit the Whole Community

Urban pioneers are typically artists and creative individuals who can look beyond the run-down buildings to see unique mixed-use lofts and live-work spaces. Encouraging and supporting the arts and cultural activities not only enhances the livability of a community, but it can also accelerate its revitalization. To this end, the CRA sponsored over 55 events through the merchants group, River District Alliance, which attracted over 175,000 visitors and had a direct economic impact of over \$4.3 million. The Agency also supported Art Fest, Holiday House, the Sidney and Bernd Davis Art Center and the Florida Repertory Company, which collectively attracted nearly 300,000 additional visitors. The economic spin-off from activities like these has attracted over 65 new businesses to the River District since the Streetscape project was completed.

High Tech Recruitment

In August 2015, the CRA approved creation of a High Tech Recruitment Fund to attract high tech businesses downtown to support the diversity of the area's economic development. The Agency had been approached by CPR Tools, a high tech firm from LaBelle, Florida, for assistance to move to the Downtown district. The CRA will include \$120,000 in the next year's budget to fund the program to draw in this and other high tech firms.



CLEVELAND STORMWATER

The Cleveland trust fund contributed \$1.3 million to the stormwater portion of the newly redesigned golf course at the Fort Myers Country Club. These funds were used to build excess water quality and stormwater treatment beyond what was required. The CRA will use the additional stormwater credits to incentivize redevelopment of properties located within the four Cleveland redevelopment areas.



ALLURE CONDOMINIUMS

Allure Condominiums, a new high-rise development, will add 296 residential units to the Downtown real estate market. In FY2015, the CRA approved a tax increment rebate for the 2-tower Allure project at a rate of 85% for Tower I and 65% for Tower II, not-to-exceed \$6.5 million total, as well as a Development Agreement naming the terms and conditions of the rebate. Allure Condominiums will be located on the former Cypress Club site on East First Street.



FORT MYERS FILM OFFICE

The Fort Myers Film Office (FMFO) was officially established by City Council on October 20, 2014, to be coordinated and managed by the CRA. The FMFO serves to grow Fort Myers' economic development through attracting and assisting multimedia production. In FY2015, several projects were shot in Fort Myers including 5 permitted locations, a Production Guide of local resources was published, and the locations library and website were expanded.





Urban Garden at SWFEC

In July 2015, Healthy Harvest Community Farms began leasing land at the Southwest Florida Enterprise Center for a local community farm. Their mission, to "educate and promote a clean and healthy lifestyle" for everyone regardless of economic limitations, encourages strong local involvement. The organization's revenue comes from grants, sponsorships, and community-oriented activities, which allows them the freedom to donate most of their produce to needy neighborhood residents.

The Fort Myers Urban Farming & Garden Initiative is a program that unites agriculture with community development, nutrition, education, entrepreneurship, and local economic development. Its intent is to develop, implement, and promote a sustainable business model that other communities may emulate. The garden is available to schools, organizations, and teaching kitchens with a hands-on nutrition education component to help residents in the adjacent neighborhoods incorporate homegrown food into their diets. This locally-grown produce will also supply the needs of local businesses and restaurants, providing direct income from the project.

Assets

<i>Description</i>	<i>Amount</i>
Cash and cash equivalents	\$1,943,599
Investments	884,165
Accounts receivable, net	78,050
Interest receivable	6,520
Due from other governmental agencies	28,577
Prepaid items	1,125
Notes receivable	-
Allowance for notes receivable	-
Assets held for resale	258,010
Total assets	<u>\$3,200,046</u>

Liabilities

<i>Description</i>	<i>Amount</i>
Accounts & contracts payable	\$138,925
Accrued and other liabilities	674
Due to other funds	-
Due to other governmental agencies	27
Funds held in escrow	-
Unearned revenue - other	106,627
Advances from other funds	617,000
Total liabilities	<u>\$863,253</u>

Deferred Inflows of Resources

<i>Description</i>	<i>Amount</i>
Unavailable revenue - grant receipts	14,751
Total deferred inflows of resources	<u>14,751</u>

Fund Balances (Deficits)

<i>Description</i>	<i>Amount</i>
Nonspendable:	
Asset held for resale	\$258,010
Public safety principal, nonexpendable	-
Restricted for:	
Donations received	-
CRA	2,064,032
Economic environment	-
Law enforcement programs	-
Physical environment	-
Transportation	-
Committed to:	
Law enforcement programs	-
Unassigned	-
Total fund balances (deficits)	<u>\$2,322,042</u>
Total liabilities, deferred inflows of resources, and fund balances (deficits)	<u>\$3,200,046</u>

CRA ASSETS & LIABILITIES

Fiscal Year 2015

Audited Financials
as of 3/18/2016



NEW DIRECTION ~ NEW ENERGY ~ NEW LIFE

CRA

FINANCIALS

(ALL DISTRICTS)

Fiscal Year 2015

Audited Financials
as of 3/18/2016



	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Taxes	\$913,000	\$1,035,885	\$1,035,885	\$ -
Intergovernmental revenue	-	500,000	-	(500,000)
Miscellaneous	439,800	801,814	22,706	(779,108)
Total revenues	<u>1,352,800</u>	<u>2,337,699</u>	<u>1,058,591</u>	<u>(1,279,108)</u>
Expenditures				
Current:				
Economic environment	2,890,200	3,645,984	2,827,558	818,426
Total current	<u>2,890,200</u>	<u>3,645,984</u>	<u>2,827,558</u>	<u>818,426</u>
Debt service:				
Principal retirement	546,100	546,100	496,154	49,946
Interest	161,400	161,400	161,377	23
Total debt service	<u>707,500</u>	<u>707,500</u>	<u>657,531</u>	<u>49,969</u>
Total expenditures	<u>3,597,700</u>	<u>4,353,484</u>	<u>3,485,089</u>	<u>868,395</u>
Excess (deficiency) of revenues over expenditures	(2,244,900)	(2,015,785)	(2,426,498)	(410,713)
Other Financing Sources (Uses)				
Transfers in	2,194,900	2,190,268	2,190,268	-
Transfers out	-	(224,483)	(138,245)	86,238
Total other financing source (uses)	<u>2,244,900</u>	<u>2,015,785</u>	<u>2,052,023</u>	<u>36,238</u>
Net change in fund balances	-	-	(374,475)	(374,475)
Fund balances - beginning	2,696,517	2,696,517	2,696,517	-
Fund balances - ending	<u>\$2,696,517</u>	<u>\$2,696,517</u>	<u>\$2,322,042</u>	<u>\$(374,475)</u>



	<u>Deposits</u>	<u>Withdrawals</u>
Sources of Deposits		
Sources of deposits:		
Tax increment revenue	\$3,226,153	\$ -
Charges for services	8,039	-
Interest and Investment Income	9,548	-
Reimbursement of legal retainer fees	5,119	-
Purpose of Withdrawals		
Personnel services	-	674,442
Professional services	-	292,199
Contract services	-	62,145
Utilities	-	75,559
Rentals and leases	-	155,287
ITS service charges and capital recovery	-	40,900
Insurance	-	29,000
Repairs and maintenance	-	47,353
Printing and binding	-	4,791
Advertising	-	28,219
Public relations	-	2,020
Public relations, special events	-	253,100
Tax increment rebates	-	981,858
Taxes and assessments	-	487
General administrative expense	-	135,300
Office supplies	-	6,898
Travel and transportation	-	4,159
Communication	-	100
Freight and postage	-	1,091
Equipment	-	24,360
Dues and subscriptions	-	8,289
Debt service, principal payments	-	496,154
Debt service, interest payments	-	161,377
Funding for capital projects and equipment	-	138,245
Totals	<u>\$3,248,859</u>	<u>\$3,623,334</u>

CRA

REDEVELOPMENT TRUST FUND

(ALL DISTRICTS)

Fiscal Year 2015

Audited Financials as of 3/18/2016

Pursuant to Florida Statute 163.387, the schedule to the left provides a summary of the sources and amounts of deposits into, and the amount and purpose of withdrawals from, the Redevelopment Trust Fund (Community Redevelopment Agency Fund) for the fiscal year ended September 30, 2015.

Determining What is Slum or Blight

The CRA determined slum or blight when establishing each of its 14 districts. Slum is defined as an area physically or economically conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because most of its residential or commercial buildings are dilapidated, deteriorated, aged, or obsolete; and the area has inadequate ventilation, light, air, sanitation or open space, a high population density compared to adjacent areas as well as overcrowding according to government statistics/Florida Building Code, and conditions endangering life or property by fire or other causes.

To become a redevelopment district, an area has to have a substantial number of deteriorated structures plus two or more of these factors:

- No appreciable increase in real estate values
- Faulty lot layout/unusable
- Unsafe/unsanitary conditions
- Deterioration of site or other improvements
- Inadequate or outdated building density patterns
- Falling commercial lease rates compared to the rest of the City/County
- Tax or special assessment delinquency exceeding the value of the land
- Residential & commercial vacancy rate higher than the rest of the City/County
- More crime than the rest of the City/County
- Higher number of Fire/EMS calls than the rest of the City/County
- More building code violations than the rest of the City/County
- Diversity of ownership affecting the free alienability of land
- Governmentally-owned property with adverse environmental conditions



SWFEC FINANCIALS

Fiscal Year 2015

Fund No. 134
Audited Financials
as of 3/18/2016



Revenues

Description	Amount
Interest and Other Earnings	\$ 22
Increase in Fair Value of Investments	(179)
Rental Income	143,449
Miscellaneous Revenue	5,584
Reimbursed Expense	3,306
Transfer from MLK #1	10,000
Intrafund Transfer from General Fund	287,900
Total Revenues	450,082

Expenditures

Description	Amount
Salary/Wages	119,465
Seniority Pay	2,229
FICA Tax	6,640
Retirement	26,494
Health/Life Insurance	24,805
Workers' Comp	1,000
Unemployment Comp	-
Professional Services	306
Legal Professional Services	8,473
Accounting/Auditing	100
Contractual Services	2,108
Travel/Transportation	-
Communication	-
Freight/Postage	-
Utilities	35,063
Rentals/Leases	1,211
ITS Service Charges	20,500
ITS Capital Recovery	3,400
Insurance	18,100
Repairs/Maintenance	4,846
Printing/Binding	304
Advertising	6,330
Public Relations	-
Taxes/Assessments	14,096
General Administration	17,200
Office Supplies	1,194
Hardware < \$750	2,500
Operating Supplies	1,494
Small Tools/Equipment	2,463
Assets \$750-\$5,000	16,900
Dues/Subscriptions	790
Improvements	15,240
Total Expenditures	353,251
Net Income (Loss)	\$ 96,831



B2B Networking Luncheon -
2nd Wednesday of Each Month

Enterprise Center Mission & Services

The mission of the Southwest Florida Enterprise Center is to be a vital resource to the small business community. Aside from being just a small business incubator with reduced and shared office space, the SWFL Enterprise Center provides various business resources, networking, support, and training opportunities to increase skill sets to become self-sufficient and inspire growth which will lead to further job creation, better education, economic development, and a sense of community pride.

Enterprise Center services include:

- Business & Entrepreneur Consulting Services that include business planning, business startup advice, information technology, legal assistance, licensing, procurement, bonding, bookkeeping, taxes, and many more
- Business management and presentation training
- Mentoring programs
- Marketing assistance
- Networking with other businesses and community officials
- Onsite management
- Accounting assistance
- Tenants receive all of the above services plus: reduced rents; reception; free electricity and water; phone, fax & copy support services; custodial services, wireless internet, kitchen/snack room, and access to additional customer parking

As a business incubator, SWFEC's goal is to produce successful companies that will be financially viable and freestanding, thus promoting regional growth and economic opportunity.

THE POWER OF THE CRA

Historically, CRAs have provided distressed communities with a **better economy** through improved infrastructure, job opportunities, and housing.



WHERE TIF CAN BE USED

Tax Increment Financing (TIF) money may be used for projects & plans outlined in a Redevelopment Plan including administrative expenses; plans, financial analysis & surveys; acquisition, clearance & preparation of property in the district; site preparation & relocation of occupants; repayment of borrowed funds; development of affordable housing in the district; and development of community policing innovations.



What CRAs Can and Can't Do

The things that a Community Redevelopment Agency can and cannot do were specified by the *Redevelopment Act of 1969* (Florida Statute Chapter 163 Part III) which authorized the ability of a City or County to create a CRA in their jurisdictions. Even if allowed by the Statute, any project or program a CRA wishes to undertake must be outlined in the Community Redevelopment Plan.

What a CRA Can Do...

- Acquire and hold property
- Demolish buildings
- Dispose of property at Fair Value
- Develop property including affordable housing
- Install, construct, and repair streets, parks, utilities, playgrounds, and other public improvements
- Carry out a voluntary or compulsory repair and rehab of buildings (Code Enforcement)
- Solicit proposals for re/development (Developer Requests for Proposal)
- Borrow money or accept funds/grants from any source
- Close, vacate, plan, replan streets, sidewalks, other places
- Enter into contracts and agree to appropriate conditions



What a CRA Can't Do...

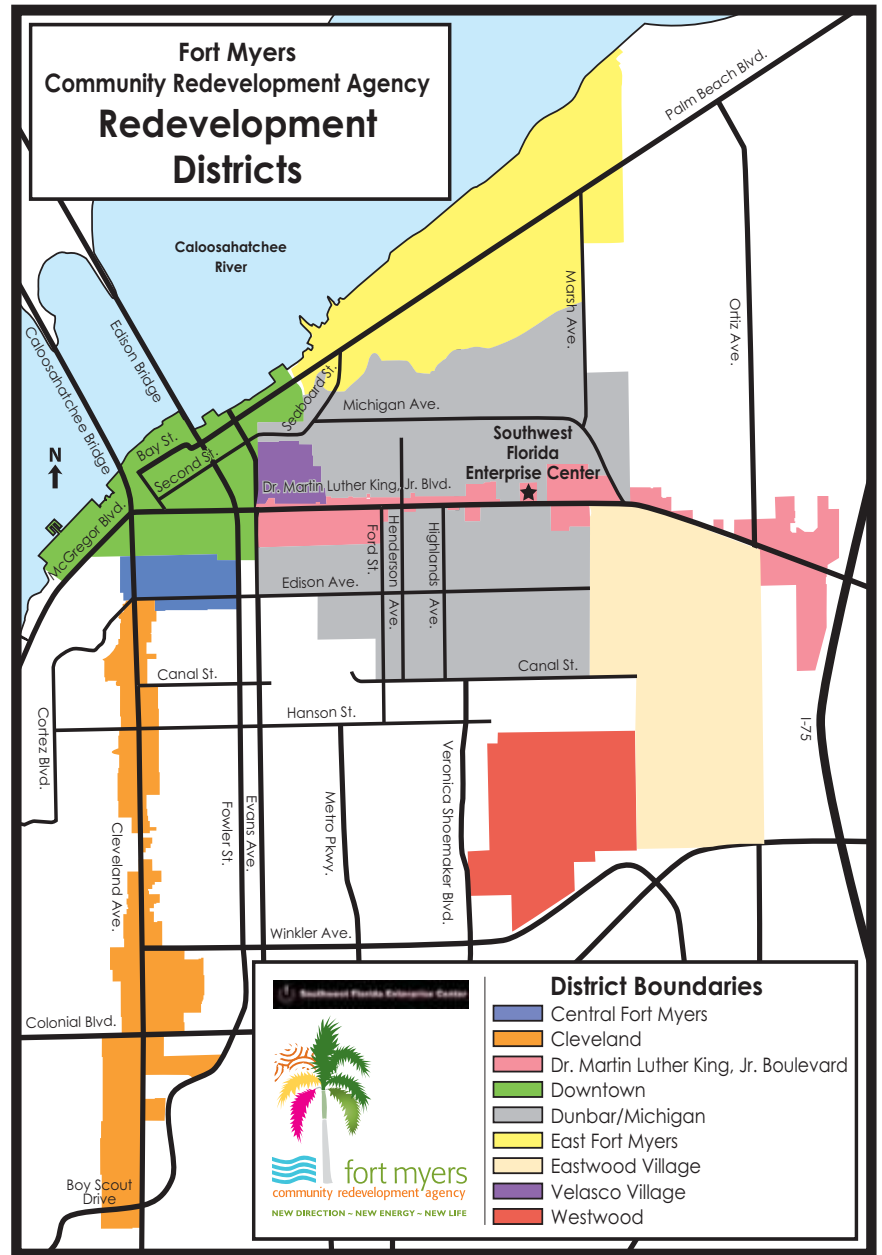
- Suddenly start paying for something the City/County has always paid for
- Undertake a project in another public entity's Capital Improvement Program unless specifically mentioned as a funding source
- Repair utilities usually paid by a user fee
- Reimburse City/County for expenses unless fully documented
- Pay for any project or program outside of the Redevelopment Area
- Construction or expansion of administrative buildings for public bodies or police or fire buildings (unless all taxing authorities agree)
- Installation, construction, repair or alteration of any publicly-owned capital improvements if the projects are normally funded by the governing body or user fees or if the project would be funded within 3 years under any existing Capital Improvement Plan or Funding Plan
- Pay Board Members/Commissioners for their service as a CRA Board member
- Pay for general government operating expenses unrelated to planning and carrying out the Community Redevelopment Plan



Story of the Fort Myers CRA

The City of Fort Myers created the Downtown Redevelopment Agency (DRA) in 1984, at the request of Councilwoman Veronica Shoemaker, to combat the deteriorating conditions in the downtown commercial area. Originally established as an Independent Special District, the City Council appointed itself the governing body of the City's Community Redevelopment Agency (CRA) under Florida Statute Chapter 163 in 1988. In the early 2000s, the CRA's role expanded to manage 13 other redevelopment districts in Fort Myers. With the addition of the new redevelopment areas, the Agency changed its name to the Fort Myers Community Redevelopment Agency to better reflect all the areas it serves. The original governing body provides guidance as the CRA Advisory Board.

The Agency's motto, "New Direction - New Energy - New Life," aptly describes its purpose. The redevelopment plan provides "New Direction" for the future of neighborhoods and commercial corridors; "New Energy" is created by citizen and business involvement; and "New Life" results from putting the plan into action.



Fort Myers Community Redevelopment Agency & Fort Myers Film Office

1400 Jackson Street, Suite 102
Fort Myers, Florida 33901
(239) 321-7100

CRA Websites

<http://cityftmyers.com/cra>
www.fortmyerscra.com
www.fortmyersbusinessdev.com

Fort Myers Film Office Website

www.filmfortmyers.com

Southwest Florida Enterprise Center

3901 Dr. Martin Luther King, Jr. Boulevard
Fort Myers, Florida 33916
(239) 321-7085

SWFEC Website

www.swflenterprisecenter.com