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**20**  **22** ANNUAL REPORT  
Fort Myers Community Redevelopment Agency  
October 1, 2021 - September 30, 2022

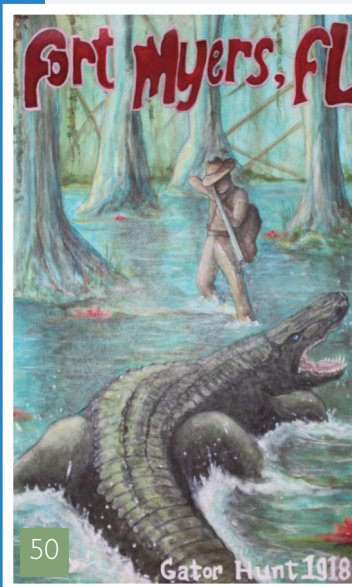




# Murals of Fort Myers

*If only the walls could talk...*

*The City of Fort Myers' colorful history is beautifully depicted in 57 murals adorning the walls along the river basin in downtown Fort Myers. Coordinated by the Fort Myers Mural Society, the artwork has been created by 40 different artists. Along with an audio component visitors can listen to on their phone, these spectacular designs show distinct vintage images of Fort Myers and tell important stories about the early days of our incredible city.*





- 1 Calusa Warrior Sounding Alarm *by David Meo*
- 2 Calusa Chief with Arms Folded *by David Meo*
- 3 Chief Billy Bowlegs *by Sherry Lynn Diaz*
- 4 Chief Billy Bowlegs *by Lorrie Bennett*
- 5 Miccosukee Warrior Billy Fuel  
*by Eric Riemenschneider*
- 6 Colonel Abraham C. Myers *by Claudia Goode*
- 7 Block House and McKinstry Map of Fort Myers  
*by Rod Acosta*
- 8 Command. Officer's Qrters/Gonzalez-Heitman  
Home *by David Acevedo*
- 9 Evalina Gonzalez *by Tarek Patton*
- 10 John Alexander Weatherford *by Lesley Morrow*
- 11 Nelson and Ellen Tillis *by Dawn Webb*
- 12 Captain Francis A. Hendry *by Sam Taylor*
- 13 Cattle Being Driven Down Riverside Drive  
*by W.White & R. Ruocco*
- 14 Jehu Blount's Grocery Store *by Lorrie Bennett*
- 15 Major James Evans *by Sherrie Lynn Diaz*
- 16 Aerial of the Piers of Fort Myers  
*by Diane Lady Light Tormey*
- 17 Recreation Pier *by Jacqueline Virtue*
- 18 Promenade on the Royal Palm Hotel Pier  
*by Ava Roeder*
- 19 Fashionista Flossie Hill *by Pat Collins*
- 20 Royal Palm Hotel *by Jacqueline Virtue*
- 21 Tootie McGregor Terry Driving First Seawall Piling  
*by Pat Collins*
- 22 Man with 7' Tarpon *by Victor Dotres*
- 23 Sheriff Frank Tippins with City Pier in Background  
*by Rod Acosta*
- 24 City Dock *by J.P.Almonacid*
- 25 Menges Brothers Steamship Suwanee  
*by J.P.Almonacid*
- 26 Coca Cola Bottling Plant on City Dock  
*by Diane Lady Light Tormey*
- 27 Two Men in a Boat with Ireland's Dock  
in Background *by Carolyn Gora*
- 28 Shacks on Ireland's Dock *by Jacqueline Virtue*
- 29 City Transfer/Railway Express *by Bill Kreutz*
- 30 Lee County Packing House with Railroad Spur  
*by Cesar Aguilera*
- 31 Thomas A. Edison Steamboat *by Sanaa Bezzaz*
- 32 Lee County Packing House Shipping Label  
*by Annie Crouch*
- 33 Lee County Packing House 1953 Memorial  
Day Fire *by Roland Ruocco*
- 34 Atlantic Coast Line Railroad Pier *by Donna Kreutz*
- 35 Kinzie Bros. St. Lucie Steamboat *by Alex Wilkinson*
- 36 First Train *by Danilo Rubias*
- 37 Pleasure Pier Panorama *by Tim Lowry*
- 38 Pleasure Palace Entrance *by David Rost*
- 39 Wes Nott and Diver *by Israel Alpizar*
- 40 USO at Hall of 50 States *by Deb Lawless*
- 41 Shuffleboard Courts *by Roland Ruocco*
- 42 People on Edison Pier *by Michelle McDonald*
- 43 Thomas and Charles Edison Fishing from Pier  
*by Monika Urbanska*
- 44 Henry Ford in 1916 Model T *by Ruben Dimas*
- 45 City of Palms Steamboat *by David Acevedo*
- 46 Boats Docked at Yacht Basin *by Tom Rost*
- 47 Elvis at City Auditorium *by Sam Taylor*
- 48 Shrimp Boat *by Shari Shifrin*
- 49 Edward Evans at Heitman-Evans Hardware Store  
*by Doug Stewart*
- 50 Gator Hunt *by Brian Weaver*
- 51 Turkey Hunt *by Pat Collins*
- 52 Having A-Barrel-of-Fun in Fort Myers FLA  
*by Holland King*
- 53 Florida Fun *by Wendy White*







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## From the CRA Board Chair



Dear Community Members, Stakeholders, and Partners:

I am pleased to present the 2022 Annual Report, which showcases the remarkable achievements and ongoing efforts to revitalize and transform our community into a thriving, vibrant, and welcoming area to live, work, play, and raise a family.

I am grateful for the dedication and passion of our board members, The City of Fort Myers Community Redevelopment Agency (CRA) staff, and partners, who have worked tirelessly to make our city a more vibrant, inclusive, and prosperous place to live, work, and visit.

The past year has been an exciting and transformative period for our city, and The City of Fort Myers Community Redevelopment Agency (CRA) has played a crucial role in driving positive change. Through innovative projects and collaborative partnerships, we have made significant progress in addressing some of the most pressing challenges facing our community, such as the need for affordable housing, the revitalization of underutilized properties, and the enhancement of our public spaces.

As we move forward, we remain steadfast in our commitment to championing community-driven projects that promote equitable growth and contribute to the unique character of Fort Myers. The City of Fort Myers Community Redevelopment Agency (CRA) is dedicated to working hand-in-hand with residents, businesses, and stakeholders, ensuring that our collective efforts pave the way for a thriving, prosperous, and inclusive future for all.



On behalf of The City of Fort Myers Community Redevelopment Agency (CRA) Board of Commissioners and the City of Fort Myers, I express my deepest appreciation for your continued support and engagement in our mission. Together, we can build on our accomplishments and continue to shape a thriving, sustainable, and inclusive community that we can all be proud of for generations to come.

Sincerely,

*Kevin Anderson*

Chair, Board of Commissioners

Fort Myers Community Redevelopment Agency



## From the CRA Executive Director



It is my pleasure to present the 2022 Annual Report for the City of Fort Myers Community Redevelopment Agency (CRA). As the Executive Director, I am proud of the progress we have made together in revitalizing our community and fostering sustainable growth over the past year. This report highlights the key accomplishments, milestones, and initiatives undertaken by our agency, reflecting our unwavering commitment to improving the quality of life for all who live, work, and visit our vibrant district.

First and foremost, I would like to express my gratitude to the Board of Commissioners, our dedicated staff, and the numerous partners who have worked tirelessly to support our efforts. It is through this collaborative spirit that we have been able to make a meaningful impact on our community.

Over the past year, we have focused on several key initiatives that align with our redevelopment plan. These initiatives include:

**Affordable Housing Development:** Recognizing the critical need for affordable housing in our community, we have partnered with Habitat for Humanity Lee County to preserve existing housing and Catalyst Community Capital to create new housing opportunities for moderate-income families. The CRA has successfully leveraged the tax increment through a rebate program and has pledged funding to projects in the pipeline that will result in the creation of 700 Low-Moderate Income and workforce units in the next 36 months in both the Cleveland and Dr. Martin Luther King, Jr. redevelopment areas.

**Commercial Revitalization:** In an effort to stimulate economic growth and attract new businesses, we continue to offer a façade improvement grant program that offers financial



assistance to commercial property owners. This initiative has already shown success. Businesses in both the downtown and Dr. Martin Luther King, Jr. redevelopment areas participated in the fiscal year 2022.

These accomplishments are just a few highlights of the progress we have made this year. I invite you to explore this Annual Report further to learn more about our initiatives and the positive impact they have had on our community.

Looking ahead, we remain committed to building upon our successes and continuing to pursue innovative strategies that promote sustainable growth, inclusive development, and a vibrant community for all.

Thank you for your ongoing support and engagement in the work of the City of Fort Myers Community Redevelopment Agency (CRA). Together, we are creating a brighter future for our community.

Sincerely,

*Michele Aytton-Terry*

Executive Director

Fort Myers Community Redevelopment Agency

## Empowering Community Growth Through Collaborative Action

**C**ommunity redevelopment continues to be a vital force in shaping the future of Fort Myers. By uniting individuals, businesses, and organizations who share a common vision – the enrichment of our neighborhoods, the prosperity of local enterprises, and the enhancement of our overall quality of life – we unlock the potential for sustainable growth and lasting impact. Together, we are fostering a thriving community that uplifts its residents today and inspires and empowers future generations to build on our collective achievements.



Mellone F. Long, Ph. D.  
CRA Assistant Director



## CRA Leadership



**Kevin Anderson**  
CRA Board of Commissioners  
Chair



**Teresa Watkins Brown**  
CRA Board of Commissioners  
Vice Chair



**Dr. Liston D. Bochette III**  
CRA Board of Commissioners



**Darla Bonk**  
CRA Board of Commissioners



**Fred Burson**  
CRA Board of Commissioners



**Johnny W. Streets, Jr.**  
CRA Board of Commissioners



**Terolyn Watson**  
CRA Board of Commissioners



**Michele Hylton-Terry**  
CRA Executive Director



**Berk Edwards**  
CRA Attorney



## CRA Advisory Board

- Jarrett Eady .....Advisory Board Chair
- Blake Bartholomew .....Advisory Board Member
- C. Joe Coleman .....Advisory Board Member
- Michael D. Doyle .....Advisory Board Member
- James Holloway III .....Advisory Board Member
- Rachel A. Jones-Smith .....Advisory Board Member
- Geraldine Ware .....Advisory Board Member

## CRA Staff

- Michele Hylton-Terry .....Executive Director
- Mellone F. Long, Ph. D. ....Assistant Director
- LaShaun Middlebrooks Collier . . .Deputy Director of Communications
- Xavier Colon .....Redevelopment Manager
- Denise Croon .....Sr. Administrative Assistant
- Chet Vishudanand .....Trades Worker II
- Gabriel Martinez .....Service Worker I
- Victor Cruz .....Service Worker I
- Elroy Foster .....Service Worker I



## Fort Myers Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 379

Registered Agent	Mrs. Michele Hylton-Terry
Office/Mailing Address	1400 Jackson St., Suite 102, Fort Myers, FL 33901
Telephone	(239) 321-7100
Email	mhylton@cityftmyers.com
Fax	n/a
Website	www.fortmyerscra.com
County(ies)	Lee
Date Created/Established	Monday, September 17, 1984
Creation Documents	City Ordinances 2249, 2420, 2842, 2843, 2844 and 2845
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Most Recent Update	Chapter 163, Part III, Florida Statutes

Total Number of Activities Types Started	10
Total Number of Activities Types Completed	14
Current Year Taxable Value in CRA	\$ 1,776,126,356
Actual Expended Increment Revenue	\$ 6,217,937
Base Year Taxable Value in CRA	\$ 863,398,631
Current Year Tax Increment Value	\$ 912,727,725
Total amt. expended for low & middle income affordable housing	\$ 1,189,240



# Community Redevelopment Agency Annual Report

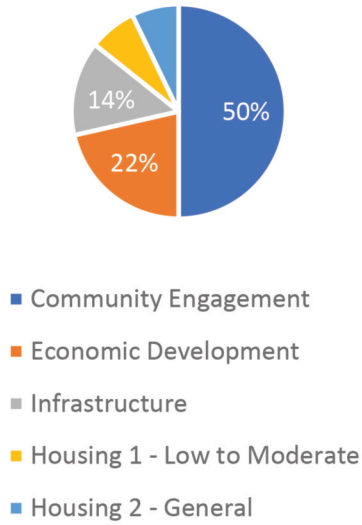
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	33
Community Engagement	33
Community Engagement	33
Community Engagement	33
Community Engagement	33
Community Engagement	33
Community Engagement	141
Community Engagement	141
Community Development	30
Community Development	30
Community Development	30
Community Development	30
Community Development	30
Community Development	30
Community Development	30
Community Development	30
Community Development	58
Community Development	152
Community Development	105
Infrastructure	101
Infrastructure	101
Housing 1 - Low to Moderate	141
Housing 2 - General	141
Community Development	58
Infrastructure	101

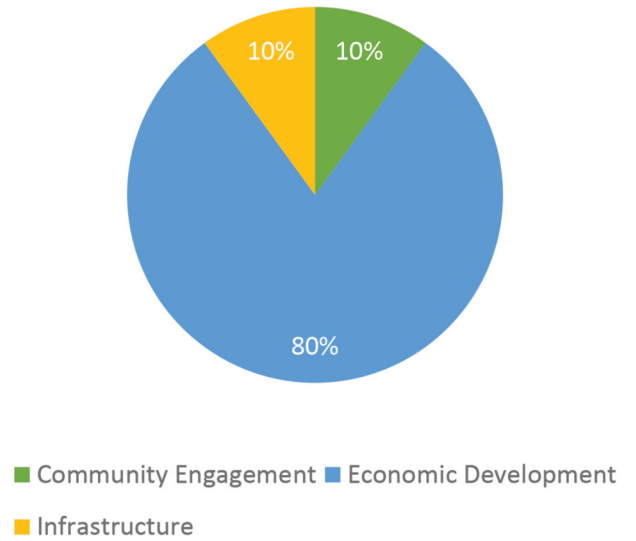


# Financials

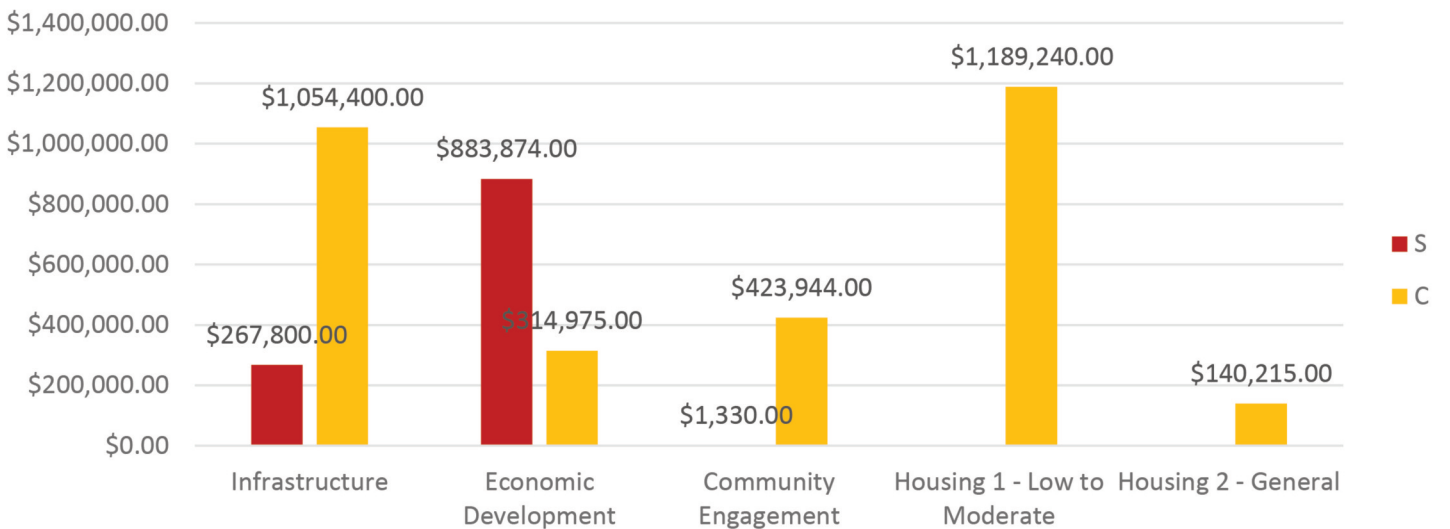
**COMPLETED (C) ACTIVITIES BY COUNT**



**STARTED (S) ACTIVITIES BY COUNT**



**ACTIVITIES SUMMARY (\$)**



# CRA Operating Funds

Last Audit September 2022

## Balance Sheet

Total Assets	\$7,081,414.00
Total Liabilities	(\$863,477.00)
Total Fund Balance	(\$6,217,937.00)
Total Liabilities & Fund Balance	(\$7,081,414.00)

## Comparable Statement of Revenues, Expenditures & Changes in Fund Balance

Total Revenues	\$2,167,748
Total Expenditures	\$6,094,946
Total Other Financing Sources (Uses)	\$3,857,252
Fund Balance - September 30, 2022	(\$69,946)





## Fort Myers CRA Revitalizes Riverfront with Walkable Outdoor Art and History Museum



The Fort Myers Community Redevelopment Agency (CRA) is proud to feature a unique and engaging cultural experience that brings together art, history, and the beauty of the Caloosahatchee River. This ambitious project, underwritten by the CRA, has transformed the river basin area between the Luminary Hotel and Hendry Street into a walkable outdoor art and history museum, offering a captivating journey through the city's past.

The final project will consist of 57 stunning murals on stanchions and obelisks encircling the river basin, this open-air gallery showcases the rich history of Fort Myers as a thriving waterfront community. Each mural depicts scenes and individuals from a time when the city was defined by its bustling piers extending into the Caloosahatchee River. The project was brought to you by the Fort Myers Community Redevelopment Agency and the Fort Myers Mural Society, led by director Shari Shifrin and Tom Hall, liaison to the Fort Myers Public Art Committee.



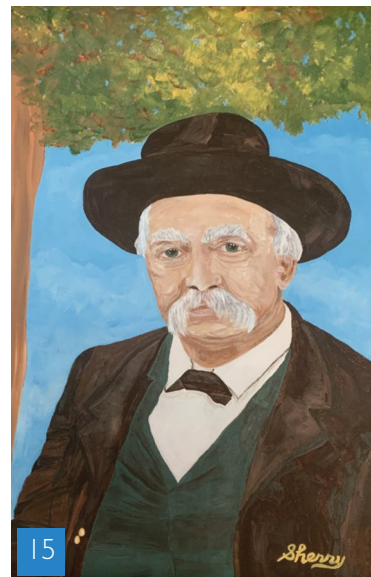
Visitors to the outdoor museum will be delighted by the diverse array of artistic styles and genres on display, reflecting the unique perspectives of the participating artists. This innovative approach to sharing local history creates an immersive and accessible experience for all, allowing people to explore the riverfront at their own pace and engage with the artwork in a relaxed, informal setting.

In addition to enjoying the stunning visual appeal of the murals, visitors can enhance their experience through the use of Otocast, a mobile app that shares stories and insights about each piece. This interactive element adds an educational component to the museum, providing context and background information for a deeper understanding of the art and the history it represents.

The Fort Myers CRA is proud to support this transformative project, which not only enriches the cultural landscape of our city but also fosters a sense of pride and connection to our shared history. The outdoor art and history museum is a testament to the power of creative collaboration and the potential of public art to revitalize spaces and communities.

As you stroll along the river basin, taking in the breathtaking murals and absorbing the stories of days gone by, we hope you'll appreciate the dedication and passion that has gone into making this project a reality. The Fort Myers CRA remains committed to investing in projects that enhance the quality of life for our residents, and we believe that this walkable outdoor museum is a shining example of that commitment.

As we reflect on the past year in our annual report, this project stands out as a shining example of the impact that innovative thinking and collaboration can have on the revitalization of our community. We invite you to visit the outdoor museum, immerse yourself in the rich history of Fort Myers, and experience the unique fusion of art and history in this one-of-a-kind setting. Brought to you by the Fort Myers Community Redevelopment Agency, the Fort Myers Public Art Committee, and the Fort Myers Mural Society.





## About

“The City of Fort Myers Community Redevelopment Agency (CRA) works on the public’s behalf to prevent and eliminate slums and blight, which stimulates the city’s economic revitalization. The CRA plays a key role in promoting economic growth and development by attracting new businesses, promoting job creation, and improving our local economy by providing infrastructure improvements, affordable housing,

streetscape enhancements, and progressive economic development initiatives.”

*Our mission is to address the challenges faced by our community and to create vibrant, thriving neighborhoods by addressing economic, housing, and infrastructure challenges while enhancing the quality of life for residents and local businesses.*

The City of Fort Myers Community Redevelopment Agency (CRA) is committed to fostering economic growth, revitalizing neighborhoods, and improving the quality of life for residents within our designated redevelopment areas. Established under Florida Statutes, Chapter 163, Part III, our mission is to address the challenges faced by our community and to create vibrant, thriving neighborhoods by addressing economic, housing, and infrastructure challenges while

enhancing the quality of life for residents and local businesses.

Working in close partnership with the local government, private sector, and community stakeholders, the City of Fort Myers Community Redevelopment Agency (CRA) develops and implements comprehensive redevelopment plans that prioritize strategic investments, community engagement,



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and sustainable development practices. By utilizing innovative financing tools such as Tax Increment Financing (TIF), we invest in public improvements, infrastructure projects, and economic development initiatives that promote sustainable growth and create a lasting positive impact.

The City of Fort Myers Community Redevelopment Agency (CRA) is driven by a passionate team of professionals and guided by a board of commissioners that is dedicated to transparent, accountable, and collaborative decision-making. Our goal is to transform the designated redevelopment areas into thriving, inclusive, and resilient communities that serve as a model for smart urban development and growth.

At the City of Fort Myers Community Redevelopment Agency (CRA), we believe in the power of collaboration, innovation, and community engagement to transform neighborhoods and create vibrant, thriving communities.

For more information about The City of Fort Myers Community Redevelopment Agency (CRA) and ongoing projects that support the City, visit and connect with us:

-  <https://www.fortmyerscra.com/>
-  <https://www.facebook.com/revitalizefortmyers>
-  <https://www.instagram.com/fortmyerscra/>

*#RedevelopmentWorks*

Together, we are  
building a brighter  
future for our  
community.









# 2022 Strategic Plan

## Our Vision

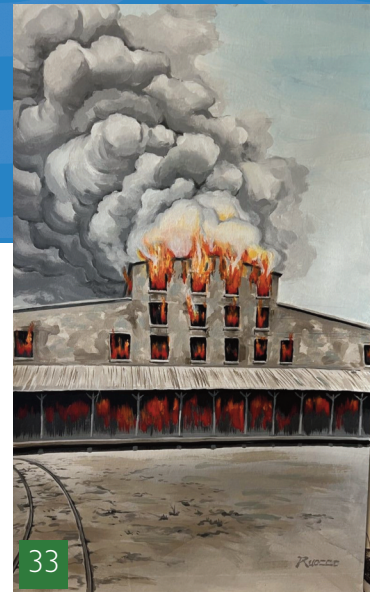
A vibrant and prosperous community free of slum and blight.

## Our Mission

Provide equitable, impactful incentives, while implementing redevelopment plans that enable revitalization and foster engagement and opportunities for stakeholders, using sound fiscal practices and professional staff to improve quality of life for our diverse community.

## Our Core Values

Integrity. Respect. Excellence. Teamwork. Curiosity.



## Resources

Fort Myers Community Redevelopment Agency | [www.fortmyerscra.com](http://www.fortmyerscra.com)

Florida Redevelopment Association | [www.redevelopment.net](http://www.redevelopment.net)





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