

FORT MYERS COMMUNITY REDEVELOPMENT AGENCY

2023-2024 Annual Report
October 1, 2023 - September 30, 2024

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INTRODUCTION

Imagine a city where every place is a vibrant, thriving place to live, work, and play. Where every resident has access to quality amenities and every business can flourish. Together, we can make this vision a reality.

SINCE 1984

[§ 163.356, Fla. Stat.]

The Fort Myers Community Redevelopment Agency of the City of Fort Myers (CRA) was first created as the Downtown Redevelopment Agency at the request of the late Council person Veronica S. Shoemaker. The goal was to revitalize downtown's Commercial district, which was listed on the National Register of Historic Places on January 26, 1990. The area is now branded as the Downtown River District. The CRA now consists of four (4) Redevelopment Areas.

CRA LEADERSHIP



Teresa Watkins Brown
CRA Board of Commissioners
Chair



Dr. Liston D. Bochette III
CRA Board of Commissioners
Vice-Chair



Kevin Anderson
CRA Board of Commissioners



Darla Bonk
CRA Board of Commissioners



Fred Burson
CRA Board of Commissioners



Diana Giraldo
CRA Board of Commissioners



Terolyn Watson
CRA Board of Commissioners



Michele Hylton-Terry
CRA Executive Director



Clifford B. Shepard
CRA General Counsel

Dear Community Members, Stakeholders, and Partners,

On behalf of the CRA Board of Commissioners, I extend my deepest gratitude to the residents, businesses, and organizations that have partnered with us over the past year. FY 2023-2024 has been a year of vision and impact, one that underscores the importance of community-driven redevelopment.

Our collective achievements—from advancing affordable housing to fostering dynamic community spaces—reflect the strength of our partnerships and the power of shared purpose. As we celebrate 40 years of service, we look ahead with optimism and a renewed commitment to shaping Fort Myers into a city of opportunity and pride. Thank you for your unwavering support and belief in our mission.

Sincerely,



Teresa Watkins Brown

Teresa Watkins Brown
Chair, Board of Commissioners
Fort Myers Community Redevelopment Agency (CRA)

Catalyzing Urban **Renewal and Growth**



To Our Esteemed Community,

As the Executive Director of the Fort Myers CRA, it has been an incredible journey to witness and contribute to the transformation of our city over the past 20 years. Starting as the office manager, I have had the privilege of growing alongside this agency, working with dedicated staff and partners to bring our mission to life.

FY 2023-2024 has been a transformative year, marked by milestones that reflect our shared commitment to revitalization and growth. From affordable housing initiatives to the creation of dynamic public spaces, each project reflects the heart of our mission: to uplift neighborhoods and improve the lives of residents. The road ahead is full of promise, and together, we will continue to build a stronger, more inclusive Fort Myers for generations to come.

As the Executive Director of the Fort Myers CRA, it is my privilege to present this year's annual report. FY 2023-2024 has been a transformative year, marked by milestones that reflect our shared commitment to revitalization and growth. The achievements highlighted in this report are a testament to the dedication of our staff, partners, and the broader Fort Myers community. Together, we continue to build a city that balances progress with preservation and ensures opportunities for all.



Sincerely,
Michele Hylton-Terry

Michele Hylton-Terry
Executive Director
Fort Myers Community Redevelopment Agency (CRA)

HAS BEEN A TRANSFORMATIVE YEAR, MARKED BY MILESTONES THAT REFLECT OUR SHARED COMMITMENT TO REVITALIZATION AND GROWTH.

**FY 2023
- 2024**

It has been an honor to support the transformative work of the Fort Myers CRA this year. Every project we've undertaken, from residential programs to public arts initiatives, reflects the passion and dedication of our team.

As Assistant Director, I am inspired by the impact our work has on the community and motivated to continue driving forward our vision of inclusive, sustainable growth. Together, with our partners and residents, we are making Fort Myers a city where everyone can thrive.



Sincerely,

Dr. Mellone F. Long

Mellone F. Long, Ph.D.
Assistant Director
Fort Myers Community Redevelopment Agency (CRA)



VISION +

A vibrant and prosperous community free of slum and blight.

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.

VALUES +

Integrity • Respect • Excellence • Teamwork • Curiosity

Resources:

Fort Myers Community
Redevelopment Agency
www.fortmyerscra.com
Florida Redevelopment Association
www.redevelopment.net



CRA TEAM

ADVISORY BOARD MEMBERS:

Jarrett Eady, Chair
James Holloway, Vice Chair
C. Joe Coleman, Board Member
Michael Doyle, Board Member
Blake Bartholomew, Board Member
Rachel Smith, Board Member
Geraldine Ware, Board Member

STAFF MEMBERS:

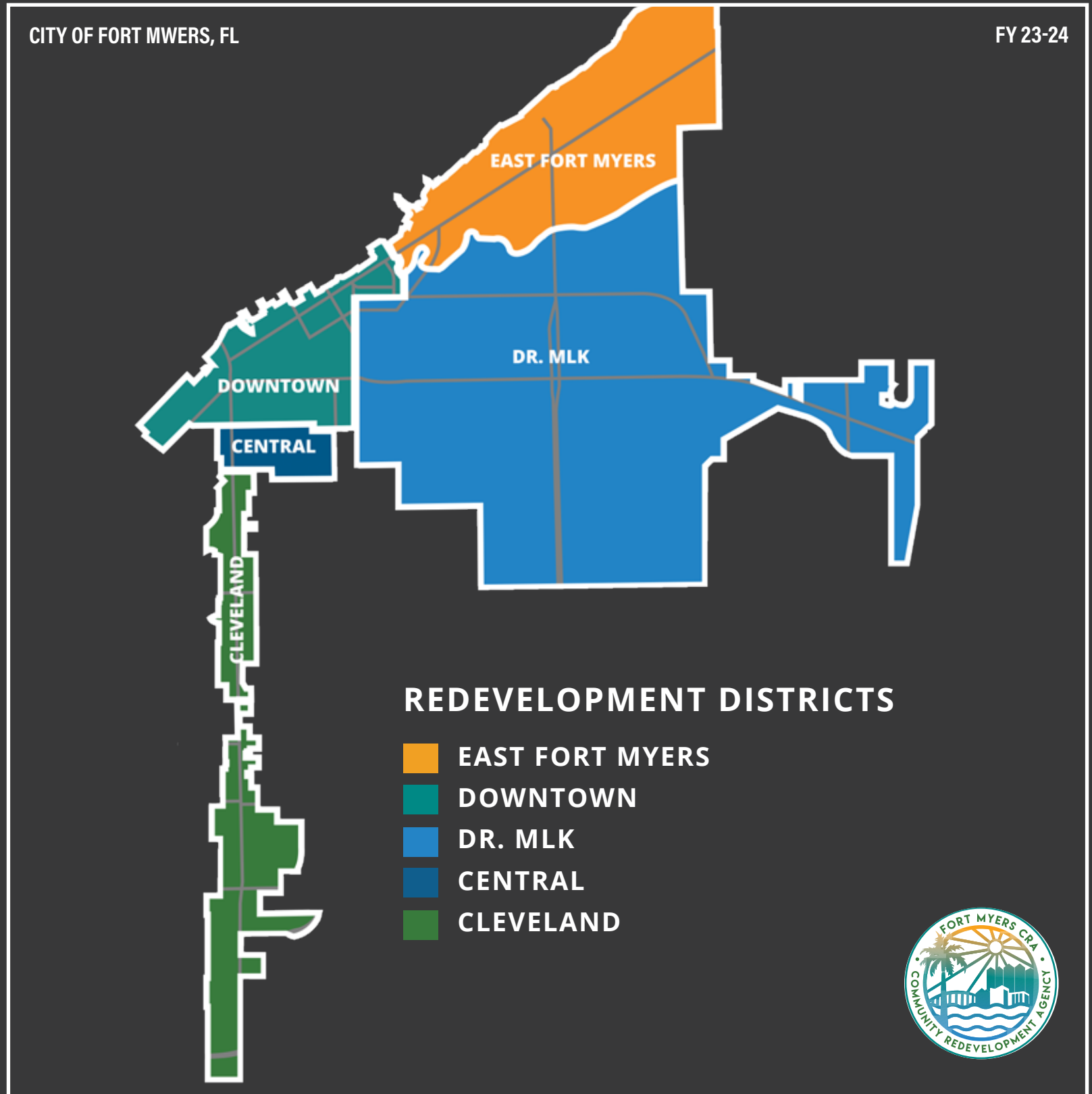
Dr. Mellone F. Long, Assistant Director
LaShaun Middlebrooks Collier, Deputy
Director of Communications
Lorraine Bailey-Hayden, Fiscal Manager
Xavier Colón, Redevelopment Manager
Denise Croon, Senior Administrative
Assistant
Shani Stinson, Marketing Specialist

SERVICWORKER STAFF:

Gabriele Martinez Espinosa,
Serviceworker
Elroy Foster, Serviceworker
Miguel Pointe, Serviceworker



FORT MYERS COMMUNITY REDEVELOPMENT AGENCY



DOWNTOWN

REDEVELOPMENT AREA



Downtown Fort Myers has transformed from a deserted urban area to a vibrant hub since its redevelopment in 1984 as the River District. Its blend of historic charm and modern amenities includes brick-lined streets showcasing restaurants, galleries, and performance venues, complemented by a lively waterfront with shops, restaurants, and a marina.

Icons Legend: Started Ongoing/Continuous Completed



BEAUTIFICATION

First Street Plant Program



GRANTS

Commercial Property Improvement Program

Retail Business Incubator Matching Grant Program



INFRASTRUCTURE

Patio DeLeon



COMMUNITY POLICING INNOVATION

Meridian Mobile Barriers



TRANSPORTATION

River District Trolley Service
(Collaboration & partnership Lee County/CFM)



PARKS

“Common Ground” Pocket Park

Downtown Redevelopment Area

Total Acreage: +/- 540

Area Established: 1984

Most Recent Plan Update:

Adopted January 2025

updated from September 2018

Sunset Date: November 2044



Your CRA Reinvests in Our City's **Stormwater Mitigation!**



#RedevelopmentWorks

Total Acreage: +/- 134
Area Established: 1990
Most Recent Pla
December 1999
Sunset Date: August 2050

Your CRA Reinvests in Our City's Affordable Housing!



CITY OF FORT MYERS CRA FY 23-24

CENTRAL

REDEVELOPMENT AREA



The Central Fort Myers redevelopment area initially facilitated the consolidation of land for City of Palms Park. Redevelopment plans for the City of Palms Park stadium site are underway, contributing to the emergence of new residential and commercial opportunities in the area.



Your CRA Reinvests in Our City's Parks!

#RedevelopmentWorks



Your CRA Reinvests in Our City's Infrastructure

CLEVELAND

REDEVELOPMENT AREA



This dynamic corridor, established in 1998, seamlessly blends commercial centers like Edison Mall with vibrant residential neighborhoods. Recent development has brought a fresh energy to the area, with trendy shops and restaurants alongside established favorites.

Icons Legend: Started Ongoing/Continuous Completed



BEAUTIFICATION

Corridor Medians



GRANTS

Commercial Property Improvement Program



AFFORDABLE HOUSING

Congress Street Apartments



Total Acreage: +/- 134
Area Established: 1990
Most Recent Plan Update:
December 1999
Sunset Date: August 2050

Your CRA Reinvests in Our City's **Safety**



Your CRA Reinvests in Our City's **Affordable Housing**

#RedevelopmentWorks



DR. MARTIN LUTHER KING BLVD.

REDEVELOPMENT AREA



Dr. Martin Luther King, Jr. Boulevard in Fort Myers is an inviting entrance adorned with palm trees, historic landmarks, and serene landscaping, offering a blend of commercial services and light industry. The 2018 redevelopment plan prioritized high-paying job creation, contributing to its status as a bustling commercial hub and a cohesive community despite limited current progress updates.

Icons Legend: Started  Ongoing/Continuous  Completed 



AFFORDABLE HOUSING

St. Peter Claver Apartments
Phase 1



GRANTS

Commercial Property Improvement
Matching Grant
Increment Rebate
Home Preservation Program
Residential Paint Program



LAND ACQUISITION

White Coral



HISTORIC PRESERVATION

McCollum Hall

Total Acreage: +/- 2749
Area Established: 2007
Most Recent Plan Update:
In Progress
(last update September 2018)
Sunset Date: January 2044

Your CRA Reinvests in Our City's **Beautification**



#RedevelopmentWorks

FINANCIALS

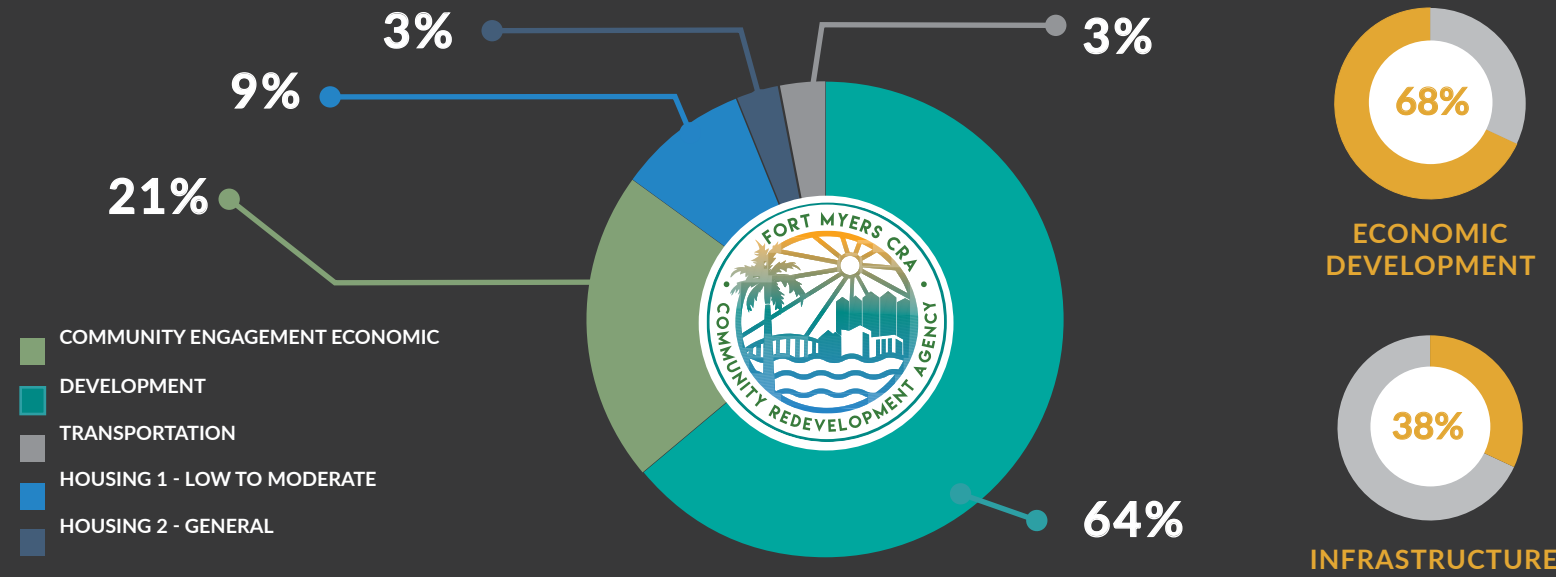
DISTRICT'S NAME	FORT MYERS COMMUNITY REDEVELOPMENT AGENCY
DISTRICT'S UNIQUE ID	379
PREFIX	Mrs.
FIRST NAME	Michele
LAST NAME	Hylton-Terry
MAILING ADDRESS	1400 Jackson Street, Suite 102
OFFICE ADDRESS	
CITY	Fort Myers
STATE	Florida
ZIP	33901
TELEPHONE	(239) 321-7100
EMAIL	mhylton@fortmyers.gov
WEBSITE	https://fortmyerscra.com
COUNTY(IS)	Active
LOCAL GOVERNING AUTHORITY	Dependent
DATE CREATED / ESTABLISHED	Lee
CREATION DOCUMENTS	City of Fort Myers
BOARD SELECTION	Community Redevelopment
AUTHORITY TO ISSUE BONDS	No
REVENUE	City Ordinances 2249, 2420, 2842, 2843, 2844 and 2845
MOST RECENT UPDATE	Chapter 163, Part III, Florida Statutes

FINANCIALS

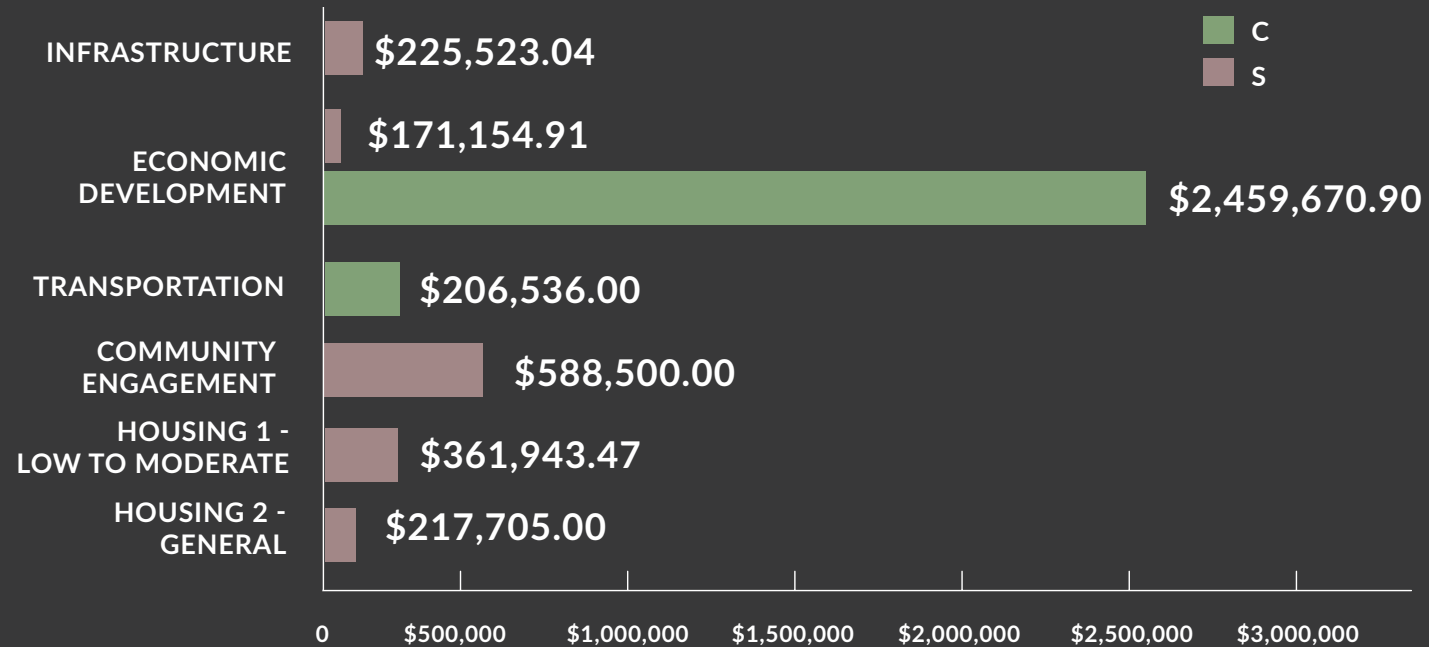
TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$1,496,128,336.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$526,947,501.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$969,180,835.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$1,339,943,009.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$812,995,508.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	95%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$920,721,793.25
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$5,709,389.00
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	0
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	0
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	0
Dedicated increment value	DOR DR420 TIF Sect II(7e)	0
Actual expended increment revenue	Audit (FUND BALANCES)	\$8,464,791.06
TOTAL LOW AND MODERATE HOUSING EXPENDED		\$361,943.47

REVENUE & EXPENDITURES

COMPLETED (C) ACTIVITIES BY COUNT

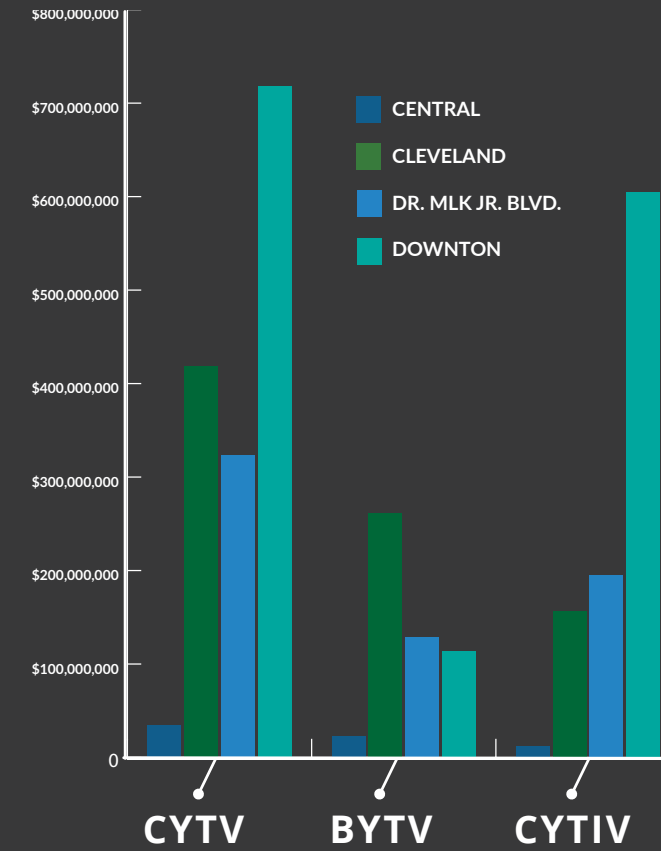


STARTED (S) & COMPLETED (C) ACTIVITIES BY COUNT



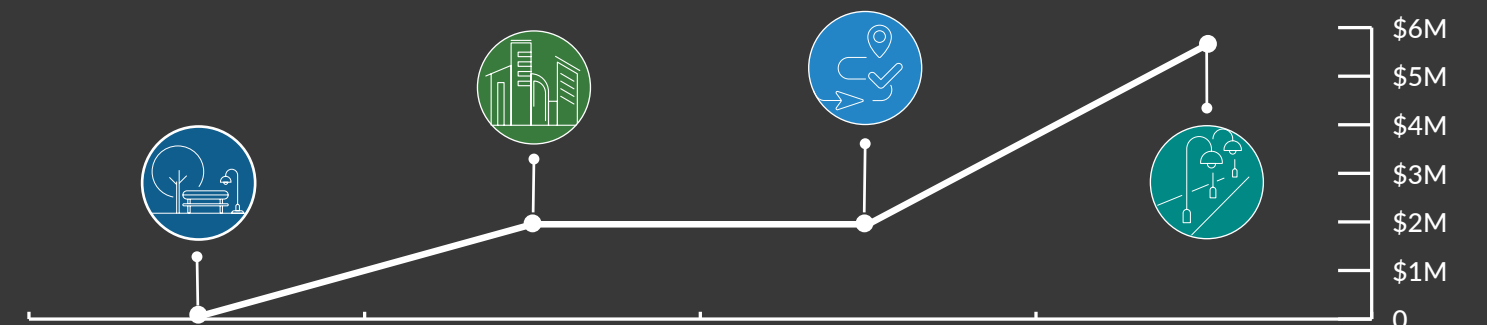
TAXABLE VALUES PER DR

ACTIVITIES SUMMARY (\$)



DESCRIPTION BY CITY OF FORT MYERS CRA AREA	SUM OF AMOUNT
Central Current year taxable value	\$34,874,573
Central Base year taxable value	\$22,542,840
Central Current year tax increment value	\$12,331,733
Cleveland Current year taxable value	\$419,174,920
Cleveland Base year taxable value	\$262,018,560
Cleveland Current year tax increment value	\$157,156,360
Dr. MLK Jr. Blvd. Current year taxable value	\$323,532,605
Dr. MLK Jr. Blvd. Base year taxable value	\$128,416,351
Dr. MLK Jr. Blvd. Current year tax increment value	\$195,116,254
Downtown Current year taxable value	\$718,546,238
Downtown Base year taxable value	\$113,969,750
Downtown Current year tax increment value	\$604,576,488


INCREMENT REVENUE & EXPENDITURES BY AREA



REVENUE & EXPENDITURES

DOWNTOWN

REVENUES	EXPENSES	
INCREMENT REVENUE - LEE \$2,244,912.00	ECONOMIC DEVELOPMENT INCENTIVES \$2,622,099.16	TRANSPORTATION INITIATIVE \$206,536.00
INCREMENT REVENUE - CITY \$3,997,737.03	OPERATING \$2,334,849.14	EQUIPMENT/MACHINERY STREET SWEEPER \$280,000.00
	CONSTRUCTION PROJECTS \$34,790.56	
TOTAL \$6,242,649.03	TOTAL \$5,478,274.86	



REVENUE & EXPENDITURES


CLEVELAND

REVENUES	EXPENSES	
INCREMENT REVENUE - LEE \$723,220.00	ECONOMIC DEVELOPMENT INCENTIVES \$493,621.39	BUILDING \$555,000.00
INCREMENT REVENUE - CITY \$1,287,910.80	OPERATING \$665,486.08	LAND \$210,000.00
	BEAUTIFICATION - LANDSCAPE IMPROVEMENT PROJECT \$27,352.75	
TOTAL \$2,011,130.80	TOTAL \$1,951,460.22	




DR. MLK BLVD

REVENUES	EXPENSES	
INCREMENT REVENUE - LEE \$723,220.00	ECONOMIC DEVELOPMENT INCENTIVES \$119,083.89	HOUSING LOW TO MODERATE \$318,007.97
INCREMENT REVENUE - CITY \$1,287,910.80	OPERATING \$306,447.46	HOUSING LOW GENERAL PAINT PROGRAM \$217,705.00
	CONSTRUCTION PROJECT - PUBLIC ART \$30,000.00	
TOTAL \$1,978,239.30	TOTAL \$991,244.32	



CENTRAL

REVENUES	EXPENSES
INCREMENT REVENUE - LEE \$48,595.00	OPERATING \$43,811.66
INCREMENT REVENUE - CITY \$86,538.54	
TOTAL \$135,133.54	TOTAL \$43,811.66



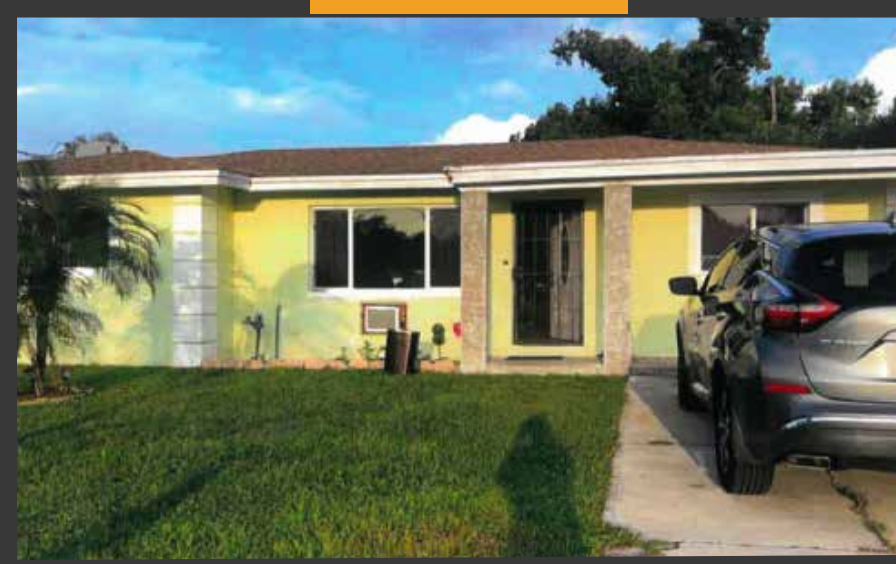
GRAND TOTAL
CRA: ALL AREAS

Total Expenditures
\$8,464,791.06

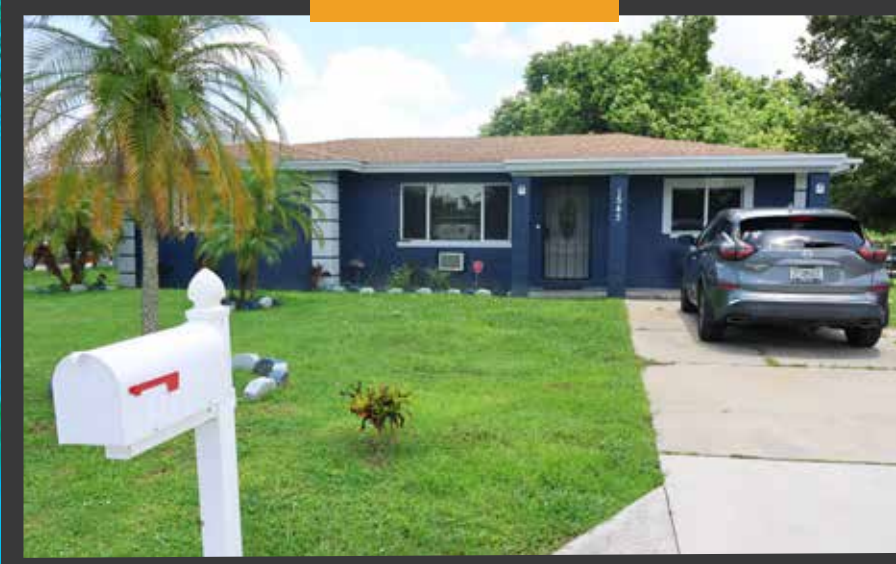
Total Revenue
\$10,367,152.67

Residential Paint Program

BEFORE



AFTER



Our Residential Paint Program, focusing on beautifying homes in the Dr. MLK Jr. redevelopment area has been a resounding success. By partnering with Minority Business Enterprises (MBEs), we've not only enhanced the visual appeal of our neighborhoods but also supported local businesses. This initiative is a testament to our commitment to community development and economic inclusivity.



COMPLETED PROJECTS:

- 48 homes revitalized, contributing \$237,670 in value



SCAN CODE TO LEARN MORE

Commercial Property Improvement Grant Program

BEFORE



AFTER



The Commercial Property Improvement Grant Program is a cornerstone of our efforts to invigorate Fort Myers' commercial corridors. In fiscal year 2022-2023 the program was amended to include a second tier of increasing the maximum award up to \$200,000 to attract and encourage property owners to take on more extensive renovation projects along the corridor. This program will be instrumental in enhancing property values and the visual appeal of our commercial corridors.



GRANTS AWARDED

- 31 grants awarded across redevelopment areas, resulting in a financial impact of \$1,933,100.67



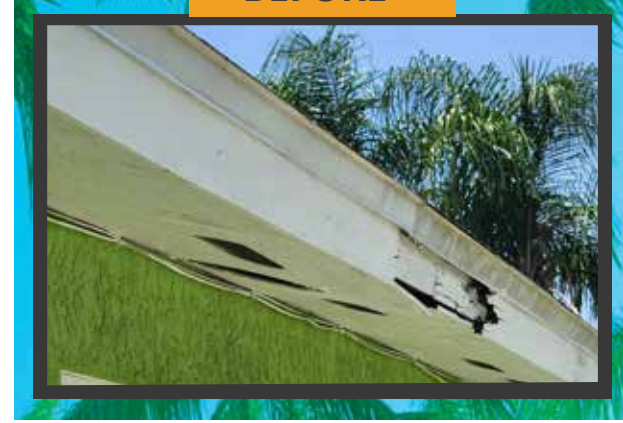
SCAN CODE TO LEARN MORE

Home Preservation Program

BEFORE



BEFORE



AFTER



AFTER



In fiscal year 2023-204, the Home Preservation Program made significant strides in mitigation code violations.

Our goal was to eliminate slum and blight and restore the integrity of our community's homes which will positively impact the taxable values. We're proud to report that

through a 5-year forgivable lien, we've provided up to 14 homes restored with an investment of \$318,007.95 in repairs for eligible homeowners. This initiative not only revitalizes our neighborhoods but also instills a sense of pride.



SCAN CODE
TO LEARN
MORE



Your CRA Reinvests in Our City's **Historic Preservation!**



FORT MYERS COMMUNITY REDEVELOPMENT AGENCY

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Art & Design by:
Southstar Creative LLC
2025©



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