



Agenda - Final

Community Redevelopment Agency

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Monday, December 12, 2022

3:30 PM

Hagler-Mason Conference Room, 2nd Floor

Immediately following City Council Agenda Conference starting at 3:30 P.M.

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate via live stream or phone. Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

CALL MEETING TO ORDER

Members: Teniade Broughton -Chairperson, Casey Jones -Vice Chairperson, Charles Bare, Jennifer Brahier, Jared Moore, Allison Patton, Delarian Wiggins

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

- 1. [22-01199](#) CRA MEETING MINUTES - 11/07/2022

Attachments: [CRA MEETING MINUTES - 11/07/2022](#)

PRESENTATIONS

ACTION ITEMS

2. [22-01195](#) Local Government Area of Opportunity funding for 9% Housing Tax Credit Application
- Recommendation:** That the Community Redevelopment Agency (CRA) authorize funding in the amount of \$460,000 to support a Local Government Area of Opportunity application for Kupfrian Manor for Florida Housing Finance Corporation's RFA 2022-201 Housing Credit Financing for Affordable Housing Developments located in Medium and Small Counties. Further, that the CRA authorize the Mayor to sign the Local Government Verification of Contribution Loan form as required by Florida Housing Finance Corporation.
- Sponsors:** Teniade Broughton
- Attachments:** [Local Government Verification of Contribution- Loan Form](#)
[Proposed Site Map - Kupfrian Manor](#)
3. [22-01186](#) WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - TALL SHIP PINTA
- Recommendation:** That the Community Redevelopment Agency (CRA) consider a request from Sanger Ships, LLC. to approve a fee waiver for docking of the Tall Ship Pinta at Plaza de Luna from January 4, 2023 to January 23, 2023.
- Sponsors:** Teniade Broughton
- Attachments:** [Waiver Request Letter](#)
[Berth Application](#)
[Cost Estimate](#)
4. [2022 -05 CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2022-05 CRA - FY 2023 ENCUMBRANCE CARRYOVER RESOLUTION
- Recommendation:** That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2022-05 CRA.
- A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE
- Sponsors:** Teniade Broughton
- Attachments:** [Supplemental Budget Resolution No. 2022-05 CRA](#)
[Supplemental Budget Explanation No. 2022-05 CRA](#)

DISCUSSION ITEMS

OPEN FORUM

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 436-5640 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01199

Community Redevelopment Agency 12/12/2022

SUBJECT:

CRA MEETING MINUTES - 11/07/2022



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

November 7, 2022,

7:11 P.M.

Hagler Mason Conference Rm.

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Broughton at 7:11 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Teniade Broughton, Ann Hill, Delarian Wiggins(arrived 7:29 P.M. via Teams), Jared Moore, Jennifer Brahier, Casey Jones, Sherri Myers

CRA MEMBERS ABSENT: None

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate via live stream or phone.

Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

BOARD MEMBER DISCLOSURE

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

CRA Member Hill disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None.

APPROVAL OF MINUTES

1. [22-01101 CRA MEETING MINUTES - 10/10/2022](#)

A motion was made by CRA Member Jared Moore, seconded CRA Member by Casey Jones.

The motion carried by the following vote:

Yes: 6 Teniade Broughton, Casey Jones, Jennifer Brahier, Ann Hill,
Jared Moore, Sherri Myers

No: 0 None

After Approval of Minutes, Chairperson Broughton asked Board Members if Item #5 could be brought forth as the first action item on the agenda. Board Member Brahier reminded members of the promise made to keep the Sixth Amendment to Hawkshaw Declaration of Conditions, Covenants and Restrictions as the first action item. No changes to the items were made.

PRESENTATIONS

2. [22-01068 COMMUNITY POLICING UPDATE](#)

Recommendation: That the Community Redevelopment Agency (CRA) receive an update regarding community policing activities within the Urban Core Community Redevelopment Area.

Chairperson Broughton brought forth the item. Officer David Partrick gave an overhead presentation and answered questions accordingly.

ACTION ITEMS

3. [22-01067 SIXTH AMENDMENT TO HAWKSHAW DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve a Sixth Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project at 9th Avenue and Romana Street as enumerated in the attached.

A motion was made by CRA Member Casey Jones, seconded by CRA Member Jared Moore.

City Attorney Charlie Pepler stated for the record that Board Member Wiggins met the requirements to attend the meeting virtually due to a health condition.

Assistant CRA Manager Victoria D'Angelo gave an update of the item. City Attorney Charlie Pepler and Deputy City Administrator David Forte spoke to the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 4 Casey Jones, Jennifer Brahier, Jared Moore, Sherri Myers

No: 3 Teniade Broughton, Delarian Wiggins(via Teams), Ann Hill

4. [22-01081 APPROVAL OF FUNDING FOR DOWNTOWN NEW YEARS EVE FIREWORKS DISPLAY AND HISTORIC BELMONT AND DEVILLIERS HOLIDAY LIGHTS](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve entering into miscellaneous appropriation agreements with Fiesta of Five Flags Association, Inc. for funding in the amount of \$5,500 for the Fiscal Year 2023 Downtown New Year's Eve Fireworks Display and the Belmont and DeVilliers Neighborhood Association for funding in the amount of \$2,750 for the Fiscal Year 2023 Historic Belmont and DeVilliers Holiday Lights. Further, that the CRA authorize the CRA Chairperson to execute all necessary documents.

A motion was made by CRA Member Jennifer Brahier, seconded by CRA Member Ann Hill.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item. Bridget Middleton, Fiesta of Five Flags Executive Director spoke to the item. Staff responded accordingly to questions.

Following discussion by the Board Members, a friendly amendment was made by Board Member Jones to remove the recommendation for funding to the Belmont and DeVilliers Neighborhood Association for the Fiscal Year 2023 Historic Belmont and DeVilliers Holiday Lights in the amount of \$2,750

due to installation by the Downtown Improvement Board through a grant received from Escambia County, therefore withdrawing their request.

Chairperson Broughton abstained from voting due to being a member of the Fiesta of Five Flags.

The motion carried by the following vote:

Yes: 6 Casey Jones, Delarian Wiggins (via Teams), Jennifer
Brahier, Ann Hill, Jared Moore, Sherri Myers

No: 0 None

Abstain: 1 Teniade Broughton

5. [22-01076 APPROVAL OF THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM POLICY](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve the Commercial Property Improvement Program Policy.

A motion was made by CRA Member Jared Moore, seconded by CRA Member Casey Jones.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and responded accordingly to questions.

The motion carried by the following vote(with Sherri Myers leaving at 8:02 p.m.):

Yes: 6 Teniade Broughton, Casey Jones, Delarian Wiggins (via
Teams), Jennifer Brahier, Ann Hill, Jared Moore

No: 0 None

DISCUSSION ITEMS

None.

OPEN FORUM

None.

ADJOURNMENT
8:06 P. M.

APPROVED _____

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Broughton Jeniade</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City of Pensacola Community Redevelopment Agency</i>
MAILING ADDRESS <i>413 Fairfax Drive</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Pensacola Escambia</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>11/07/2022</i>	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/22/22

Date Filed

Jermad Bray
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Memorandum

File #: 22-01195

Community Redevelopment Agency 12/12/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

Local Government Area of Opportunity funding for 9% Housing Tax Credit Application

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) authorize funding in the amount of \$460,000 to support a Local Government Area of Opportunity application for Kupfrian Manor for Florida Housing Finance Corporation's RFA 2022-201 Housing Credit Financing for Affordable Housing Developments located in Medium and Small Counties. Further, that the CRA authorize the Mayor to sign the Local Government Verification of Contribution Loan form as required by Florida Housing Finance Corporation.

SUMMARY:

A priority recommendation made to the City in 2020 as part of the Final Report presented by the City's Affordable Housing Task Force was for the City to support tax credit development applications. The Task Force was convened to provide support and create objectives related to the City's goal of 500 Homes in 5 years. The Westside CRA Plan outlines an objective for multi-family residential under "Residential Preservation and Enhancement," to "provide infill development opportunities and affordable housing where appropriate," by considering "implementing incentives for affordable housing..." as an action strategy. Support of an affordable multi-family rental development also supports multiple Housing goals as outlined in the City's current Comprehensive Plan.

A potential location for affordable multi-family housing is the Baptist Hospital site. The City Council supported Baptist's Redevelopment Vision Plan as presented earlier this year, approving Resolution 2022-057 concerning redevelopment of the site. Baptist Hospital recently solicited proposals from developers for site redevelopment, specifically seeking affordable housing developers to support the City's desired goals for affordable housing. Baptist Hospital has selected a proposal received from the Paces Preservation Partners, LLC (Paces), a partnership between The Paces Foundation, Inc. and Soho Housing Partners, LLC, to develop a 102-unit senior multi-family development at the southeast corner of H and Avery Streets, to be named Kupfrian Manor. The development site is located in the Westside CRA.

In order to obtain financing for Kupfrian Manor, Paces is seeking a 9% Low Income Housing Tax Credit (LIHTC) allocation made available by Florida Housing Finance Corporation (FHFC) under RFA 2022-201-Housing Credit Financing for Affordable Housing Developments Located in Medium and

Small Counties. FHFC has set certain funding goals for this RFA, to include three Local Government Area of Opportunity applications. The Local Government Area of Opportunity (LGAO) preference requires a local government to select one development for support and provide a minimum funding amount based on County size. The minimum funding commitment under this year's RFA for a development located in Escambia County is \$460,000.

CRA support of this request for this funding will give this development proposal a higher chance of receiving a LIHTC allocation from FHFC. Because of the competitive nature of the FHFC RFA process, there is no guarantee that funding will be received from the State. Applications are due December 28, 2022, with FHFC Board approval of development applications estimated in January 2023. Should Kupfrian Manor be selected for award by the State, an agreement will come back to the CRA for approval to formally obligate funds and outline developer commitments. This rental development will comply with all CRA urban design overlay district requirements and City planning and zoning requirements. Properties awarded LIHTC funding are routinely monitored by FHFC for set asides, rents, and other property conditions as outlined in the RFA.

Kupfrian Manor will consist of 51-1 bedroom/1 bath units and 51-2 bedroom/2 bath units to be located over a one-story commercial space. Paces is committing to unit affordability for 50 years. All of the units will be targeted to households at or below 80% area median income (AMI) to meet both IRS and FHFC requirements. 16 units will be set aside for residents at or below 30% AMI; 64 units at or below 60% AMI; and 22 units at or below 80% AMI (for reference, the current maximum annual income limits for a one-person household at 30% AMI may not exceed \$16,250; 60% AMI may not exceed \$32,520; and 80% AMI may not exceed \$43,300). Additionally, 8 of the 30% AMI units will be set aside for special needs households. Based on unit set asides, the one-bedroom rents are expected to range from \$342-\$1068/month and two-bedroom rents are expected to range from \$406-\$1276/month. The following programs will be available to Kupfrian Manor residents at no additional cost: 24 Hour Support to assist residents in handling urgent issues, adult literacy, daily activities, and computer training.

PRIOR ACTION:

N/A

FUNDING:

Budget: \$ 460,000.00

Actual: \$ 460,000.00

FINANCIAL IMPACT:

The \$460,000.00 contribution will be funded from the Westside CRA Tax Increment Financing (TIF) property acquisition and development allocation. No funds will be provided to the developer unless the proposed development is awarded funding from FHFC under RFA 2022-201.

The statewide housing tax credit application process through FHFC is extremely competitive, so there is no guarantee of this project being funded by the state. Should this project be awarded a 9% tax credit, there may be a separate request to reallocate funding to ensure that other Westside CRA

projects that may occur in FY23 are not impacted.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

12/2/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Assistant Manager
Marcie Whitaker, Housing Department Director

ATTACHMENTS:

- 1) Local Government Verification of Contribution-Loan Form
- 2) Proposed Site Map-Kupfrian Manor

PRESENTATION: Yes

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: Kupfrian Manor

Development Location: N H Street at W. Avery Street, Pensacola, FL 32501

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Pensacola, commits \$ 460,000.00 at face value, (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced loan, based on its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

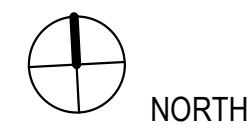
I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

<hr/>	D.C. Reeves
Signature	Print or Type Name
<hr/>	<hr/>
Mayor	Date Signed
<hr/>	<hr/>
Print or Type Title	

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.



KUPFRIAN MANOR

EAST SITE

SENIOR APARTMENT BUILDING
4 STORIES
102 UNITS

UNIT TOTALS

1 BED / 1 BATH:	51
2 BED / 2 BATH:	51
TOTAL UNITS:	102

SQUARE FOOTAGE

1 BED / 1 BATH:	700 RSF
2 BED / 2 BATH:	950 RSF
TOTAL RENTABLE:	84,150 RSF

COMMERCIAL:	20,000 GSF
RESIDENTIAL UNITS:	94,000 GSF
AMENITY:	6,000 GSF
COMMON AREA:	34,000 GSF
TOTAL GROSS:	154,000 GSF

PARKING

REQUIRED		
RESIDENTIAL:	1/UNIT	102 SPACES
COMMERCIAL:	1/300 SF	67 SPACES
TOTAL:		169 SPACES
TOTAL PROVIDED:		+/- 172 SPACES



Memorandum

File #: 22-01186

Community Redevelopment Agency 12/12/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - TALL SHIP PINTA

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) consider a request from Sanger Ships, LLC. to approve a fee waiver for docking of the Tall Ship Pinta at Plaza de Luna from January 4, 2023 to January 23, 2023.

SUMMARY:

Sanger Ships, LLC is requesting a fee waiver for docking of the Tall Ship Pinta at Plaza de Luna from January 4, 2023 to January 23, 2023 (19 days). The Pinta plans to offer daily public tours at a small fee per visitor from January 5, 2023 to January, 22, 2023 (17 days). The ship expects approximately 200 visitors per day.

The value of the waiver request is estimated at \$6,408.08. The waiver request, berth application and cost estimate is attached.

PRIOR ACTION:

None.

FUNDING:

N/A

FINANCIAL IMPACT:

If approved, an estimated \$6,408.08 in docking fees will be waived.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

12/1/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Assistant Manager

Click or tap here to enter text.

ATTACHMENTS:

- 1) Waiver Request
- 2) Berth Application
- 3) Cost Estimate

PRESENTATION: No

Victoria D'Angelo

From: Columbus <ninapintadirector@gmail.com>
Sent: Thursday, November 17, 2022 9:31 AM
To: Victoria D'Angelo
Cc: Thomas Coggin; Jamie McLaughlin; Nikki Gray; Tiffany Whiting
Subject: [EXTERNAL] Letter to CRA copy and pasted

Follow Up Flag: Follow up
Flag Status: Flagged

Tall Ship Pinta
8655 E. Davenport st
Bayou la batre, AL
36509

Dear CRA,

I would love the opportunity to bring one of the most famous Ships in World history to the Port of Pensacola to offer dockside educational tours. A replica of Columbus' Ship the "Pinta", which was constructed in Brazil by 8th generation Portuguese descendants who's family built the originals over 500 years ago.

We travel the country and open up as a "floating museum" for school groups and the general public, so one can get a glimpse and a better understanding of what life was like in the 15th Century when Columbus sailed the ocean blue to discover the "New World".

Visitors will get to walk aboard the Ship or schedule a guided tour and learn about life for the 30 sailors onboard a 15th century Caravel, basic mechanics, history of the voyages, construction of the Ship, life today onboard and much more.

We would like to offer tours for the public to board Tall Ship Pinta from the 5th-22nd of January from 10a-4pm daily. We charge a small fee, which goes into maintaining and covering operating costs for the Ship.

Thank you for your time and I hope we can bring this unique historical vessel into the heart of Pensacola. A city which is so rich in maritime history was most likely discovered and settled using the same style of Ship used over 525 years ago.

Any questions or concerns please don't hesitate to reach out. Thank you for your consideration.

Yours sincerely

Capt. Stephen Sanger
251-293-2394
Director

On Friday, November 11, 2022, Columbus <ninapintadirector@gmail.com> wrote:

I re submitted the form with new dates. I checked out berth 13 and it will be perfect with that swinging gate being mid ship. Is there shore power? If not we have a generator. We require 120v/50amp service. (Green, white and black wires)I will get that letter for the community agency to you shortly. Thanks

Stephen
251-293-2394

On Tue, Nov 8, 2022 at 10:51 AM Victoria D'Angelo <VDangelo@cityofpensacola.com> wrote:

Thank you. 😊

From: Columbus <ninapintadirector@gmail.com>

Sent: Tuesday, November 8, 2022 10:31 AM

To: Victoria D'Angelo <VDangelo@cityofpensacola.com>

Cc: Thomas Coggin <tcoggin@cityofpensacola.com>; Jamie McLaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>

Subject: [EXTERNAL] Re: Plaza de Luna Docking - Nina & Pinta Tall Ships

I hi, I will get that letter together and I will be available to attend the meeting on the 12th. The Pinta has a freeboard of 7ft so the lowest section of the sea wall accessible would be best for our gangways to work. Thanks

Stephen

On Monday, November 7, 2022, Victoria D'Angelo <VDangelo@cityofpensacola.com> wrote:

10-4. Thanks!

Victoria D'Angelo

Assistant CRA Manager

Visit us at <https://www.cityofpensacola.com>

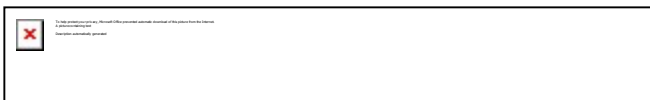
[222 W Main St.](#)

[Pensacola, FL 32502](#)

[Office: 850.435.1695](#)

Cell: 850.530.0346

vdangelo@cityofpensacola.com



To receive text and/or email notifications on CRA projects, please register at [cityofpensacola/NotifyMe](#) and select “CRA Projects”.

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Thomas Coggin <tcoggin@cityofpensacola.com>

Sent: Monday, November 7, 2022 2:37 PM

To: Victoria D'Angelo <VDangelo@cityofpensacola.com>; 'Columbus' <ninapintadirector@gmail.com>

Cc: Jamie McLaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Tiffany

Whiting <TWhiting@cityofpensacola.com>

Subject: RE: [EXTERNAL] Re: Plaza de Luna Docking - Nina & Pinta Tall Ships

Victoria,

We are good on our side. Just need to confirm the dates and I'll make sure the berths are available. Thanks!

Thanks,

Thomas Coggin

Port Commercial Development & Seaport Security Manager

Visit us at <https://www.portofpensacola.com>

[700 S. Barracks St.](#)

[Pensacola, FL 32502](#)

[Office: 850.436.5070](#)

Cell: 850.426.2519

tcoggin@cityofpensacola.com



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From: Victoria D'Angelo <VDangelo@cityofpensacola.com>

Sent: Monday, November 7, 2022 2:33 PM

To: 'Columbus' <ninapintadirector@gmail.com>

Cc: Thomas Coggin <tcoggin@cityofpensacola.com>; Jamie Mclaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>

Subject: RE: [EXTERNAL] Re: Plaza de Luna Docking - Nina & Pinta Tall Ships

Good Afternoon:

We have received your berth application and will place your request for a docking waiver on the December 12th CRA agenda. We are working on generating the estimate and will provide that to you when it is available. To support your request, please submit a request letter outlining your programming. The more information you can provide to support the request the better. Please also plan to have a representative attend the meeting.

We cannot predict or confirm how the CRA will vote, however, waivers requests with merit to the public are typically approved.

Shep – Is there any additional information that you need on the logistics side of this docking?

Victoria D'Angelo

Assistant CRA Manager

Visit us at <https://www.cityofpensacola.com>

[222 W Main St.](#)

[Pensacola, FL 32502](#)

[Office: 850.435.1695](#)

Cell: 850.530.0346

vdangelo@cityofpensacola.com



To receive text and/or email notifications on CRA projects, please register at [cityofpensacola/NotifyMe](https://www.cityofpensacola.com/NotifyMe) and select “CRA Projects”.

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From: Columbus <ninapintadirector@gmail.com>
Sent: Monday, November 7, 2022 12:29 PM
To: Victoria D'Angelo <VDangelo@cityofpensacola.com>
Cc: Thomas Coggin <tcoggin@cityofpensacola.com>; Jamie Mclaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>
Subject: [EXTERNAL] Re: Plaza de Luna Docking - Nina & Pinta Tall Ships

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi,

I am writing to make sure the application I filled out was received and if there was any additional information needed? I am planning on dates after the December 12th meeting. Is there a good chance that the fee will be waived being an educational experience for school groups and general public? There is no way to get an idea what the community redevelopment agency is thinking before hand? I will want to give schools in the area notice of our arrival so they have time to plan. Thanks for your time.

Stephen

Director

251-293-2394

On Thursday, November 3, 2022, Victoria D'Angelo <VDangelo@cityofpensacola.com> wrote:

Good Morning:

The berth application for Plaza de Luna may be accessed via the following link:
<https://www.cityofpensacola.com/3328/Docking>

As we discussed, in order to receive a waiver the request must be approved by the Community Redevelopment Agency at a regularly scheduled meeting. The next meeting will be held on December 12th. Once we receive your application we can provide a docking estimate as well as discuss docking location.

For questions regarding waiver requirements please reach out to me directly. For all other questions please contact Thomas Coggin, Cargo Operations Superintendent at (850) 436-5692 or tcoggin@cityofpensacola.com .

Thank You:

Victoria D'Angelo

Assistant CRA Manager

Visit us at <https://www.cityofpensacola.com>

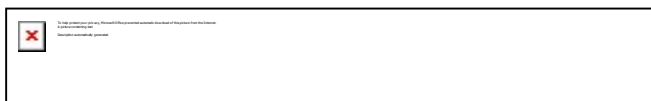
[222 W Main St.](#)

[Pensacola, FL 32502](#)

[Office: 850.435.1695](#)

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Victoria D'Angelo

From: noreply@civicplus.com
Sent: Friday, November 11, 2022 12:17 PM
To: Victoria D'Angelo; PortGuard; Kenny Emberton; Jamie Mclaughlin; Nikki Gray
Subject: [EXTERNAL] Online Form Submittal: City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

Follow Up Flag: Follow up
Flag Status: Flagged

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

City of Pensacola, Florida / Plaza de Luna
Berth Application (Berth 13-14-15-16)

The vessel agent for any vessel shall file a berth application request form with the Community Redevelopment Agency (CRA) of the City of Pensacola at least ten (10) business days prior to the arrival of the vessel. No cargo, hazardous materials, or international cruise operations are permitted at Berths 13-16.

In requesting a berth application, the vessel agent or owner assumes responsibility for all charges assessable against the vessel and any additional charges resulting from services from the terminals where the vessel is either working or at lay berth.

Charges assessed are based on actual arrival and departure times, and services rendered. **To ensure accurate billing, vessel agents or crew must call the Port Security Office at (850) 436-5075 or via 24/7 Marine Radio Channel 16 to check out upon departure.** It is also recommended that vessel agents or crew contact the Port Security Office to check in upon arrival.

In making a berth application, the vessel agent indicates a desire to use City/CRA facilities under the jurisdiction of the City of Pensacola. Berth application requests shall constitute consent to all the terms and conditions of any and all applicable tariffs to include payment of damages to the City's/CRA's property caused by the owner, its agent, and employees.

Chapter 376.071 Florida Statutes provides that any vessel operating in state waters with a storage capacity to carry 10,000 gallons or more of pollutants as fuel and cargo shall maintain an adequate written ship-specific Spill Prevention and Control Contingency Plan. Violators are subject to fine as administered by the State of Florida.

For Official Use Only:	Berth Assignment Approved:	_____	_____
		(Signature)	(Date)

CRA/Port Revenue Account for 105.345910
Posting _____

Vessel Information

Vessel:	SV Pinta
Call Letters:	DI 2189 ac
Flag:	USA
IMO Number:	<i>Field not completed.</i>
Maximum Draft:	7ft
Arrival Draft:	7ft
Lloyd's Registration Tonnage:	<i>Field not completed.</i>
N/T	<i>Field not completed.</i>
G/T:	100

(Section Break)

Arrival / Departure Information

ARRIVL DATE:	4th January 2023
TIME: *	3pm
(central time)	
LAST PORT:	Fort Walton fl
NEXT PORT:	Biloxi ms
DEPARTURE DATE:	23rd January 2023
TIME: *	9am

(central time)

*Any changes to arrival or departure time must be reported promptly to the Port of Pensacola, Thomas Coggin at 850-426-2519 or tcoggin@cityofpensacola.com. Changes identified less than 72 hours in advance of docking must also be reported to the Port Security Office at (850) 436-5075 or via 24/7 Marine Radio Channel 16.

Operational Information

Vessel will Conduct: Public Tours/Special Events (dockside only, no sailing) note:
(check all that apply) additional permitting and fees may be necessary for dockside
events

Description of Visit: (for Dockside educational tours
use in response to
media/public inquires.
attach description if
necessary)

On Board Contact: Stephen sanger

Title/Position: Owner/captain

Phone: 251-293-2394

E-mail: ninapintadirector@gmail.com

check box if generally Phone , E-mail
available while underway

Operational Details

Vessel: (check all that apply)

Will receive: *Field not completed.*

Will Change crew: No

Requests: Fresh Water (1)

(1) To coordinate these services, please contact Kenny Emberton with the Port of Pensacola at (850) 982-0071.

Layberth: Vehicle *Field not completed.*
Parking or other landside

transportation
accommodation needs if
not addressed below:

(Section Break)

1. FOR MULTI-DAY/OVERNIGHT PASSENGER OPERATIONS:

Total Passengers: *Field not completed.*

Embarking: *Field not completed.*

Disembarking: *Field not completed.*

Embarkation date: *Field not completed.*

Time From: *Field not completed.*

To: *Field not completed.*

Disembarkation Date *Field not completed.*

Time From: *Field not completed.*

To: *Field not completed.*

Vehicle Parking or other
landside transportation
accommodation needs: *Field not completed.*

2. FOR DAY, HARBOR OR DINNER CRUISES:

Total Capacity: *Field not completed.*

Day/Harbor: *Field not completed.*

Dinner *Field not completed.*

Water Taxi: *Field not completed.*

Days of Operation:
(check all that apply) *Field not completed.*

Scheduled Departure
Time(s): (please list) *Field not completed.*

Scheduled Return Time(s): (please list) *Field not completed.*

Vehicle Parking or other landside transportation accommodation needs: *Field not completed.*

3. FOR PUBLIC TOURS & SPECIAL EVENTS:

Please list all scheduled events including event type/description, date, start time, end time, and estimated number of guests/attendees. *Daily public tours from 9a-4p daily from the 5th-22nd January Estimated 200 daily*

Owner / Agent and Billing Information:

Vessel Owner: Stephen sanger

Owner Phone: 251-293-2394

Owner Fax: *Field not completed.*

Owner Email: ninapintadirector@gmail.com

Owner Address: 8655 e Davenport st bayou la batre al 36509

Vessel Agent: *Field not completed.*

Agent Phone: *Field not completed.*

Agent Fax: *Field not completed.*

Agent Email: *Field not completed.*

Agent Address: *Field not completed.*

P&I Club: (including name and phone number of local rep): *Field not completed.*

Billing Contact/ Address: Owner
(check one)

Additional Billing *Field not completed.*
Instructions (Other
Billing Contact/Address):

Please be aware that commercial vessels calling at the adjacent Port of Pensacola take precedence over vessels docked at Plaza de Luna, and therefore, vessels at Plaza de Luna berths may be asked to line shift, vacate their berth either temporarily or permanently, or relocate either temporarily or permanently if required for the safe arrival, departure, or transit of commercial vessels or to facilitate efficient commercial vessel operations. Vessels docked at Plaza de Luna will be given as much advance notice as possible, and will be required to comply expeditiously and at their own cost with any and all such requests from the Port Director, his/her designee, or any authorized representative of the City of Pensacola.

By completing the Yes
information above, I
(agent/owner) agree to the
terms and conditions
stated herein with the
City of Pensacola

Email not displaying correctly? [View it in your browser.](#)

ACCT# _____

FILE pdlves -4676

AGENT: _____

VESSEL: PINTA

ARRIVAL: 1/4/2023

DEPART: 1/23/2023

CHARGE CODE	LENGTH	DAYS	RATE	TOTAL
209	85 ft	19	\$ 3.41	\$ 5,507.15
248			13.00%	\$ 715.93
246				\$ 185.00

TOTAL \$ 6,408.08

rates length ft Harbor fee

3.41 < - 199 185

4.48 200 - 399 430

6.09 400 - 499 675

8.18 500 - 599 795

9.50 600 - 799 915

12.05 800+ 1015

14.52 1015

17.37 1015



Memorandum

File #: 2022 -05 CRA

Community Redevelopment Agency 12/12/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2022-05 CRA - FY 2023 ENCUMBRANCE CARRYOVER RESOLUTION

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2022-05 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE

SUMMARY:

There are three Tax Increment Financing (TIF) Districts within the City of Pensacola’s Fiscal Year 2023 Annual Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The Community Redevelopment Agency (CRA) is responsible for using the Tax Increment Financing (TIF) funds to promote growth, redevelopment, and subsequent property value increases in the Redevelopment Area. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhood included within the respective plans.

In order to be compliant with Florida Statutes, the CRA is required to approve all budget resolutions involving any TIF District.

At the beginning of each fiscal year, a supplemental budget resolution is brought to the CRA for consideration. This resolution includes appropriations for the following:

- FY 2022 encumbered purchase order balances net of contracts payable
Appropriations are carried forward to the new fiscal year for purchase orders issued by September 30, 2022, for which final payment had not been made. However, all work completed on outstanding purchase orders by September 30th is expensed to FY 2022 as contracts payable. Encumbrances carried forward to the new fiscal year are reduced by the amount expensed to contracts payable in the previous fiscal year.
- Appropriation of fund balance

The fund balance has been appropriated to cover encumbrances carried forward.

A second resolution to carry forward FY 2022 funding for not encumbered items will be brought forward for CRA's approval on a separate resolution. These funds will be appropriated to projects that will be completed in future years or toward the reduction of indebtedness.

PRIOR ACTION:

August 15, 2022 - The CRA approved the FY 2023 Budget on Resolution No. 2022-04 CRA.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution maintains compliance as required by Florida Statutes pertaining to tax increment financing districts.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

11/30/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Assistant Manager
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2022-05 CRA
- 2) Supplemental Budget Resolution No. 2022-05 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2022-05 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. COMMUNITY REDEVELOPMENT FUND

	Fund Balance	706,860
To:	Purchase Orders Payable	706,860

B. EASTSIDE TIF FUND

	Fund Balance	35,841
To:	Purchase Orders Payable	35,841

C. WESTSIDE TIF FUND

	Fund Balance	30,438
To:	Purchase Orders Payable	30,438

D. CRA SERIES 2017 PROJECT FUND

	Fund Balance	6,180,407
To:	Purchase Orders Payable	6,180,407

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
DECEMBER 2022 - ENCUMBRANCE CARRYOVERS NO. 2022-05 CRA**

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT FUND		
Fund Balance	<u>706,860</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>706,860</u>	Carryover - encumbrances outstanding at 9/30/22
B. EASTSIDE TIF FUND		
Fund Balance	<u>35,841</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>35,841</u>	Carryover - encumbrances outstanding at 9/30/22
C. WESTSIDE TIF FUND		
Fund Balance	<u>30,438</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>30,438</u>	Carryover - encumbrances outstanding at 9/30/22
D. CRA SERIES 2017 PROJECT FUND		
Fund Balance	<u>6,180,407</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>6,180,407</u>	Carryover - encumbrances outstanding at 9/30/22