

CRA Accomplishments: 2016 - Present

Full Time Staffing

On July 11, 2016, the CRA created positions for a full-time administrator and assistant administrator. Prior to this date, the agency was staffed through an interlocal agreement for administrative services on a part time basis. Helen Gibson, the agency's part-time staff at the time, was hired to serve in the administrator position. Following Ms. Gibson's hire, a solicitation was issued to fill the assistant administrator position. The position was filled on February 13, 2017. Programming for the agency was approved for fiscal year 2017 and 2018 on April 11, 2017.

Redevelopment Revenue Bonds, Series 2017

Redevelopment revenue bonds have been secured to fund the acquisition of land, and other capital projects.

Urban Core Holiday Lights

Allocations have been made and necessary agreements executed to support holiday lights in the Urban Core, including Downtown Pensacola and Belmont DeVilliers.

Repair of CRA-Constructed Improvements

Allocations have been made to support necessary repairs to CRA-constructed improvements. Bid solicitations are underway and repairs are anticipated for completion during early- to mid- 2018.

Delphin Downs Apartments Technical Design Assistance

Technical design assistance has been provided to support the Delphin Downs Apartment development. This project has been submitted for permitting, and has received approval from City Council for a green re-use designation to address the perception of contamination on the development site.

Community Policing

Community policing has been reinstated in the Urban Core, and the Westside through an interlocal agreement with the City of Pensacola Police Department.

Amendments to Eastside-Urban Infill Redevelopment Area Plan and TIF Ordinance

Eastside Tax Incremental Financing (TIF) has been extended to the full term allowable under state statute. Amendments to the Eastside Urban Infill and Redevelopment Area Plan and Tax Incremental Financing Ordinance were completed during fiscal year 2017.

Amendment to the Urban Core Redevelopment Plan

An amendment to Urban Core Redevelopment Plan was adopted by City Council on February 8, 2018. This amendment establishes a time certain for the completion of redevelopment activities financed by tax increment revenues in the Urban Core and adds additional priority elements related to affordable housing.

Operation of Plaza de Luna Concession and Restroom Facilities

Active operation of the Plaza de Luna Concession and Restroom Facilities has been maintained through a renewed Concessions Agreement with the existing operator, DeLuna Chat and Chew. Payment processing and compliance monitoring continues to be performed by the CRA.

Plaza de Luna Docking

Applications for docking at Plaza de Luna have been processed for six key maritime events including America's Cup Tour Yacht America (2016), the Pensacola Sports Association Flyboarding Competition (2017), the visit and public tours of the USCGC Benjamin Dailey (2017), the 2018 Tall Ships Challenge, the Haunted Ship Tours (2016 and 2017), and the UWF Science Fair/Docking of the Florida Institute of Oceanography's R/V W.T. Hogarth. Processing and coordination of docking at Plaza de Luna continues to be performed by the CRA.

Interlocal Agreement Revisions

The CRA maintains interlocal agreements with the City of Pensacola for administrative services and landscape and asset maintenance. For many years these agreements were prepared and approved by the CRA and City Council on an annual basis. In 2017, the agreements were revised to reflect the lifespan of each of the tax incremental financing areas.

Additionally, the CRA and City Council maintains an interlocal agreement with the Pensacola Downtown Improvement Board for parking and mobility management. Due to the sale of two parking facilities under the agreement, amendments to the agreement were prepared for each individual property. Amendments were approved by the CRA and City Council during fiscal year 2017.

Project and Program Development

CRA staff are actively engaged in the development and implementation of a strategic and comprehensive work program. **From 2016 to present, the CRA has developed or made great strides in establishing approximately 12 (twelve) projects and programs.** These projects and programs include:

CRA Urban Design Standards Overlay

An award of contract was issued to DPZ CODESIGN for the development, adoption and codification of CRA Urban Design Standards Overlay for each of the Community Redevelopment Areas under Request for Qualifications (RFQ) No. 17-043. CRA staff applied for and was awarded a DEO Community Planning Technical Assistance Grant in the amount of \$40,000 to support the development of the Overlay. Implementation of this project begin in January 2018 and will continue well into the 2018 fiscal year. A four-day charrette was held February 12-15, 2018. Public workshops for feedback on the draft overlay was held March 19, 2018. Additional public input sessions have been scheduled for April with public hearings to follow.

Chappie James Memorial Home Site – Museum and Flight Academy

The CRA initiated construction of the Chappie James Memorial Home Site Facilities to support the operation of a youth flight academy and commemorative museum. Construction was completed in 2018.

Chappie James Memorial Home Site – Overflow Parking

The CRA acquired the former Walker Gas Station site located at 1700 Dr. MLK Jr. Drive to provide for overflow parking for the Chappie James Museum and Flight Academy. Design of the parking improvements is currently underway, and construction is slated to begin during mid- fiscal year 2018.

Commercial Façade Improvement Program

All program guidelines and documents have been completed and the program was approved by the CRA at its December 2017 meeting. The Commercial Façade Improvement Program will support improvements to commercial, historic and/or culturally significant properties by funding up to \$20,000 for eligible projects with a 50% match. The program is slated for implementation during the 2018 fiscal year.

Affordable Housing Infill Program

The Affordable Housing Infill Program has been established and implementation is underway. The program will fund property acquisition, clearance and preparation for residential infill development within targeted districts of the Community Redevelopment Areas. The program will be targeted to homebuyers within 120% Area Median Income (AMI) and offered with available down payment and closing cost assistance programs.

Commercial Infill Program

The Commercial Infill Program has been established and implementation is underway. The program will fund targeted property acquisition, clearance and preparation for commercial infill development.

Residential Property Improvement Program

Program guidelines and documents have been completed and the program was approved by the CRA at its January 2018 meeting. The Residential Property Improvement Program will support eligible improvements and repairs to residential properties within targeted districts of the Community Redevelopment Areas. Funding up to \$35,000 will be provided to eligible households within 120% AMI. Households exceeding 120% AMI will be eligible to receive \$17,500. Implementation is slated for fiscal year 2018.

Residential Improvement Strategy

Field surveys of existing conditions, and analyses of available programs, and potential partners have been completed and a preliminary plan of action has been identified. The Residential Improvement Strategy will layer available housing and financial programs and resources to support affordable housing within targeted districts of the Community Redevelopment Areas. The strategy is slated to be presented for approval during the 2018 fiscal year.

West Cervantes Street Corridor Improvements

The CRA, City of Pensacola, and Escambia County have formed a partnership to initiate the short term improvements identified within the West Cervantes Street Corridor Management Plan and kick start project development. Through the combined support of this partnership, the project was identified as a Florida-Alabama Transportation Planning Organization (FL-AL TPO) project priority list for the 2018-2023 funding cycle. Although funding was not allocated this year, steps were taken to incorporate the project into the FL-AL TPO Long Range Transportation Needs Plan. Public input meetings to support the amendment were held in November 2017, and the amendment was approved at the December 2017 TPO meeting. Additionally, City Council authorized an allocation of \$1.5 million in LOST funds to support the West Cervantes Street Corridor Improvements. The project will be re-submitted for funding through the TPO's prioritization process during fiscal year 2018, and the partnership will continue to seek avenues to implement the plan's short term improvements and propel the project forward.

West Moreno Stormwater Park and Streetscape

Acquisition to support stormwater park development is currently underway. A service authorization to provide cost estimates and design are currently being prepared by Atkins Global through the City's continuing services agreement. Additionally, outside grant opportunities are actively being sought, and applications submitted as they are identified.

“A”, Reus and DeVilliers Streetscape

A service authorization to provide cost estimates and design are currently being prepared by Atkins Global through the City's continuing services agreement. Additionally, outside grant opportunities are actively being sought, and applications submitted as they are identified.

Hollice T. Williams Urban Greenway

Funding has been allocated from Escambia County RESTORE Direct Component funds to support design, and permitting. Additionally, outside grant opportunities to support construction are actively being sought, and applications submitted as they are identified.

Property Marketing and Disposition

From 2016 to present, the CRA has marketed, and sold or is in the process of closing on five properties including:

- 16 South Palafox
- 150 South Baylen Street
- 180 West Government Street
- 216 North “A” Street
- Hawkshaw – 9th and Romana

The sale and/or redevelopment of these underutilized sites will place the properties onto the tax roll and into productive use.