

# City of Pensacola

## COMMUNITY REDEVELOPMENT AGENCY

### Meeting Minutes

May 13, 2019

4:02 P.M.

Hagler/Mason Conference Room

The Community Redevelopment Agency (CRA) Board meeting was called to order by Vice Chairperson (immediately following a CRA Board workshop) at 4:02 P.M.

#### **CALL MEETING TO ORDER**

**CRA Members Present:** Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers

**CRA Members Absent:** Gerald Wingate

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

CRA Members Hill and Terhaar (individually) disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

#### **CHAIRMAN'S REPORT**

None.

#### **APPROVAL OF MINUTES**

##### **1. [19-00222 MINUTES OF CRA MEETING - 4/8/19](#)**

**A motion to approve was made by CRA Member Hill and seconded by CRA Member Cannada-Wynn.**

**The motion carried by the following vote:**

Yes: 6	Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0	None

## PRESENTATIONS

### 2. 19-00217 COMMUNITY REDEVELOPMENT AGENCY UPDATE

**Recommendation:** That the Community Redevelopment Agency (CRA) receive an update on the progress and focus of the City of Pensacola CRA.

CRA Administrator Gibson provided an overhead presentation (hardcopies provided to each member and attached to minutes).

Discussion ensued following the presentation with CRA Administrator Gibson fielding comments and questions. CRA Member Myers made comments and requested demographic information be provided for further analysis of housing conditions/market.

In reference to discussion which took place during the workshop (held immediately prior to this meeting), Assistant City Attorney made follow-up remarks related to Ms. Dubuisson's questions/comments regarding HB/CS 7103 pertaining to Land Use and Growth Management which passed and set to become law on July 1, 2019 (a.k.a. Florida's Growth Management Act). **He indicated he looked further at the details of the legislation and determined it is an issue for counties and not municipalities.**

In response to CRA Member Myers' request (above) she indicated budget planning for FY 2020 includes providing for updates to all three (3) CRA plan (Urban Core, Eastside, and Westside) to address gentrification. CRA Chairperson Cannada-Wynn made follow-up remarks.

## ACTION ITEMS

### 3. 19-00236 AWARD OF CONTRACT - BID # 19-018 PALAFOX PIER RAILING AND PAINTING PROJECT

**Recommendation:** That the Community Redevelopment Agency (CRA) award a contract for painting and fabrication services for the Palafox Pier Railing and Painting Project to D & R Painting, the lowest and most responsible bidder, with a base bid of \$210,284.00, plus a 10% contingency of \$21,028.40 for a total amount of \$231,312.40.

**A motion to approve was made by CRA Member Cannada-Wynn and seconded by CRA Member Myers.**

CRA Administrator Gibson indicated the contractor will need to provide updated documentation with regard to corporate registration with the State of Florida and she responded to related questions accordingly. CRA Member Terhaar raised concerns that this was the sole bid received and seemed high for the scope of work. CRA Member Myers made comments suggesting this item be tabled. **Based on discussion, CRA Chairperson Cannada-Wynn (sponsor) withdrew this item at this time.**

**ACTION ITEMS (CONT'D.)****4. 19-00216 APPROVAL OF DELUNA'S CHAT AND CHEW SIGNAGE**

**Recommendation:** That the Community Redevelopment Agency (CRA) authorize DeLuna's Chat and Chew LLC to replace the signage on the Plaza de Luna Concession and Restroom Facilities according to the design and specifications provided.

**A motion to approve was made by CRA Member Cannada-Wynn and seconded by CRA Member Terhaar.**

Discussion ensued among CRA Members with regard to the wording and details of the signage (raised by CRA Member Hill) with CRA Administrator Gibson fielding comments and questions.

Upon conclusion of discussion, the vote was called.

**The motion carried by the following vote:**

Yes: 6            Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C.  
                      Wu, Sherri Myers  
No: 0            None

**DISCUSSION ITEMS**

None.

**INFORMATION ITEMS**

None.

**OPEN FORUM**

**Dorothy Dubuisson:** Again addressed the CRA Board urging the establishment of an advisory board for the Urban Core as such with the Eastside and Westside. She then spoke to several current projects within the CRA district(s).

**Jeannie Rhoden:** Addressed the CRA Board requesting a traffic study be conducted at the intersection of Blount Street and Davis Hwy citing many severe traffic accidents.

**Michael Tracy:** Also addressed the CRA Board urging the establishment of an advisory board for the Urban Core as such with the Eastside and Westside.

**ADJOURNMENT**

5:06 P.M.

**Approved:** June 10, 2019

Attachments:

- 1) Presentation

Prepared by City Clerk Staff/rmt

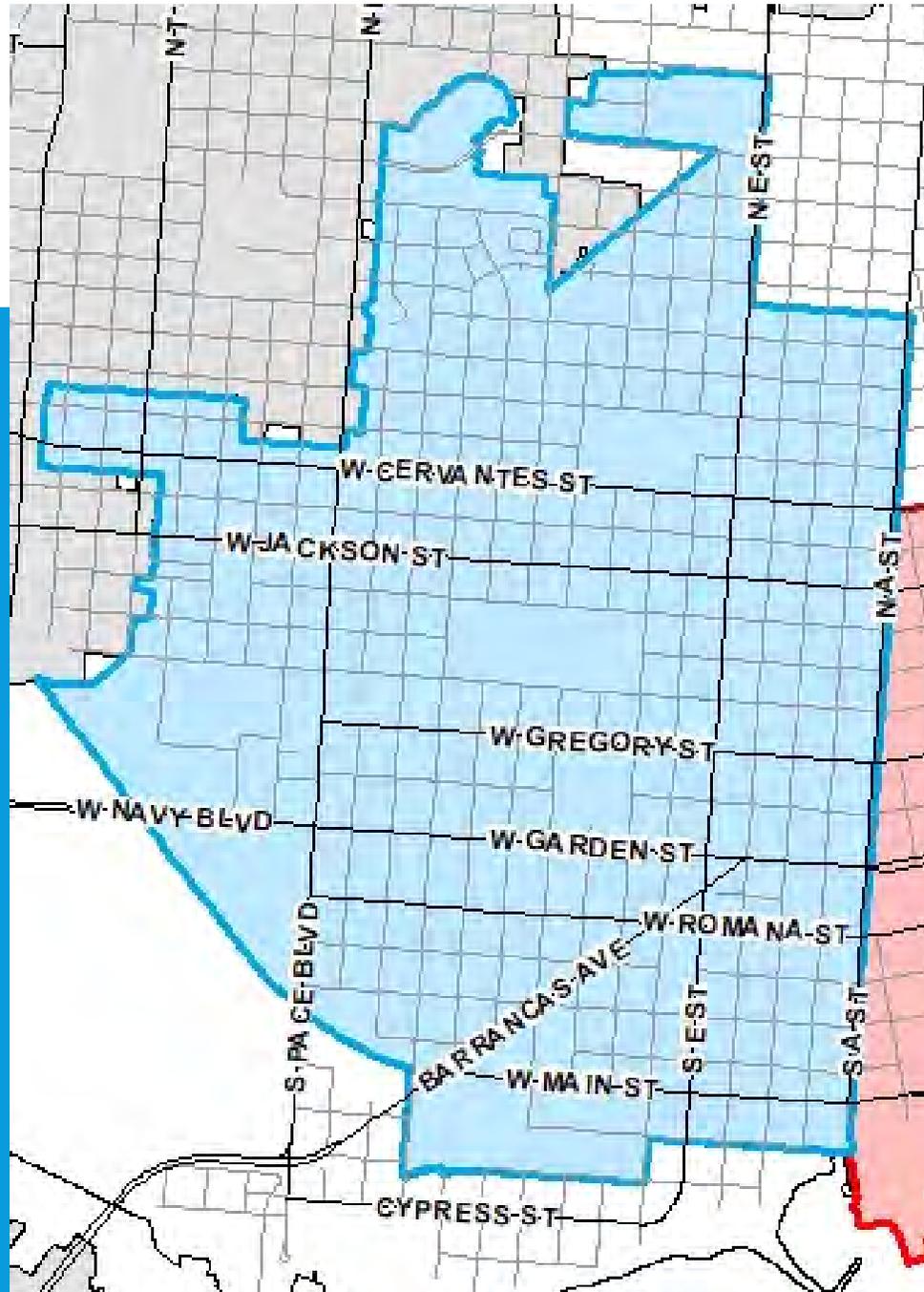
**COMMUNITY  
REDEVELOPMENT AGENCY**

**What is the Community Redevelopment Agency (CRA)?**

# Redevelopment (TIF) District Boundaries

# Urban Core (TIF) District Boundaries

# Westside & Eastside (TIF) District Boundaries



# What is the CRA's Purpose?

Defined in Florida's Community Redevelopment Act, Chapter 163, Part III, Florida Statutes:

- Elimination and prevention of the development or spread of slum and blight
- Rehabilitation or conservation in a redevelopment district
- Affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly
- Reduction or prevention of crime, including community policing innovations
- Preparation and administration of redevelopment plans to carry out the activities above

# PLANS AND LIMITS

District	Creation Date	Sunset Date	Plan
Urban Core	1984	End of FY 2044	Urban Core Community Redevelopment Plan (2010)
Eastside	2006	End of FY 2045	Eastside Urban Infill Redevelopment Area Plan(2005)
Westside	2008	End of FY 2037	Westside Redevelopment Plan (2007)

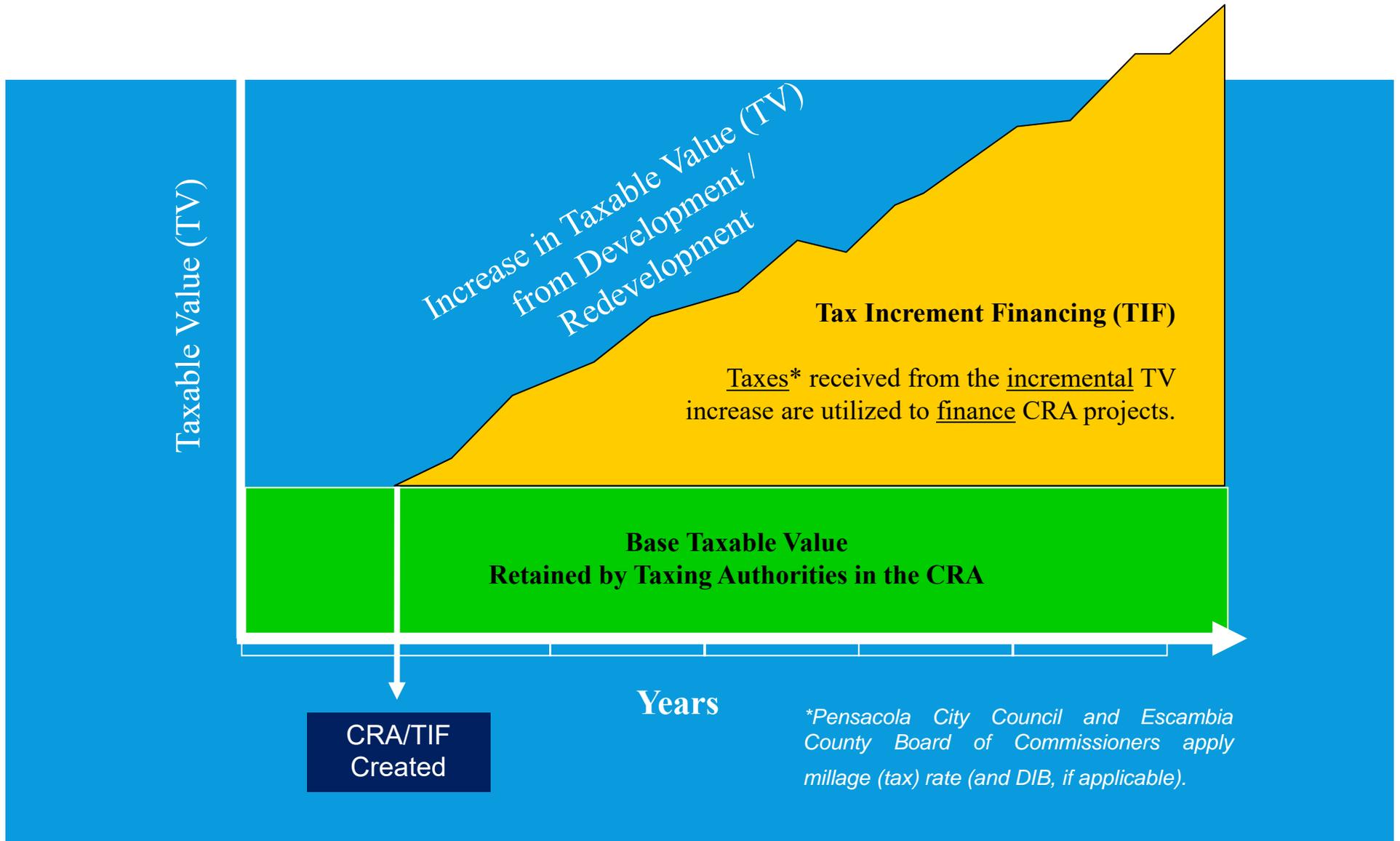
# How is the CRA Funded?

The CRA is primarily funded through a funding mechanism called “Tax Incremental Financing (TIF)”.

For each respective redevelopment (TIF) district:

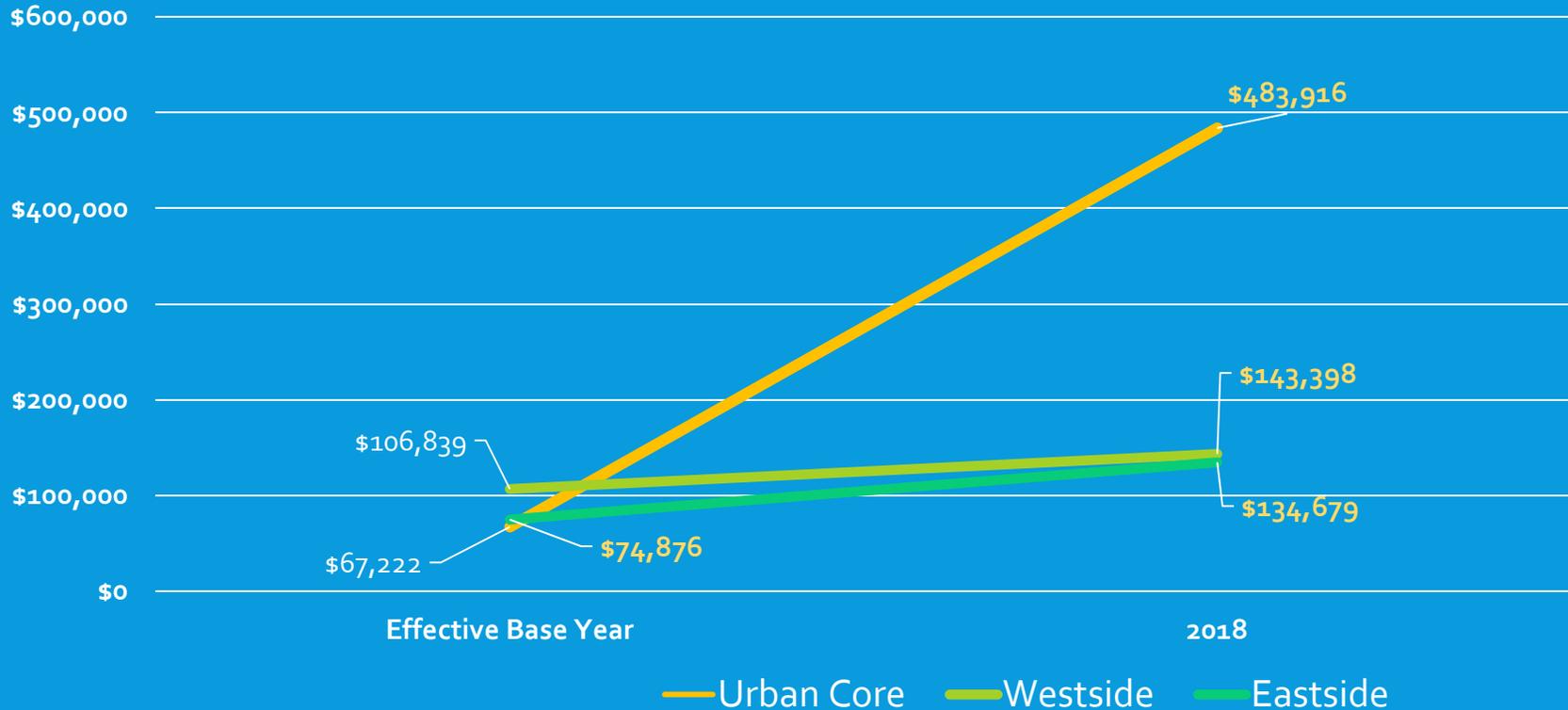
1. Annual increase in taxes assessed above base year (as established by ordinance) = “increment”.
2. 95% of the “increment” is sent to the Trust Fund (County and City contribute annually).
3. No additional millage is applied to the TIF districts beyond the regular millage assessed by the City and County (and DIB district, if applicable). No additional tax.
4. Funds generated within the district may only be used within the district, and for projects authorized by the adopted redevelopment plan, and the Florida Statutes.
5. CRA annually adopts a budget and work plan – based on TIF generated and adopted redevelopment plans.
6. Other mechanisms such as grants, redevelopment bonds, public/private partnerships, private re-investment and similar sources may also be applied to accomplish projects contained in the redevelopment plans.

# How does it work?



# Tax Base Growth: Eff. Base Year to 2018

## TIF District Growth Taxable Value/Acre



- **Urban Core** – Established 1984. **620% Growth. Avg 18%/Yr.**
- **Westside** – Established 2008. TIF reset in 2014 due to recession. **34% Growth. Avg 7%/Yr.**
- **Eastside** – Established 2004. **80% Growth. Avg 6% Yr.**

\*Values not adjusted for inflation\*

# Tax Base Growth: 10 Year Snapshot (2008-18)

	URBAN CORE			WESTSIDE			EASTSIDE		
	Taxable Valuation/Acre	Annual Increase	Annual % Change	Taxable Valuation/Acre	Annual Increase	Annual % Change	Taxable Valuation/Acre	Annual Increase	Annual % Change
2008	\$377,776	-\$2,748	-1%	\$121,056	-\$3,199	-3%	\$115,836	-2,578	-2%
2009	\$356,247	-\$21,529	-6%	\$119,002	-\$2,054	-2%	\$113,010	-\$2,826	-2%
2010	\$339,406	-\$16,841	-5%	\$115,334	-\$3,668	-3%	\$111,287	-\$1,723	-2%
2011	\$337,739	-\$1,667	0%	\$113,822	-\$1,512	-1%	\$108,658	-\$2,629	-2%
2012	\$326,407	-\$11,332	-3%	\$108,713	-\$5,110	-4%	\$99,580	-\$9,078	-8%
2013	\$334,508	\$8,101	2%	\$106,839	-\$1,873	-2%	\$100,042	\$461	0%
2014	\$354,135	\$19,626	6%	\$112,547	\$5,707	5%	\$104,816	\$4,774	5%
2015	\$379,209	\$25,074	7%	\$114,645	\$2,098	2%	\$108,748	\$3,932	4%
2016	\$406,352	\$27,144	7%	\$123,326	\$8,681	8%	\$114,088	\$5,340	5%
2017	\$439,387	\$33,035	8%	\$132,812	\$9,486	8%	\$120,129	\$6,041	5%
2018	\$483,916	\$44,529	10%	\$143,398	\$10,586	8%	\$134,679	\$14,549	12%

Growth/Acre	<u>Urban Core</u> 10 Year	\$106,139	28%	<u>Westside</u> 10 Year	\$22,342	18%	<u>Eastside</u> 10 Year	\$18,843	16%
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# Where did we start?

Urban Core – 1970's & 80's



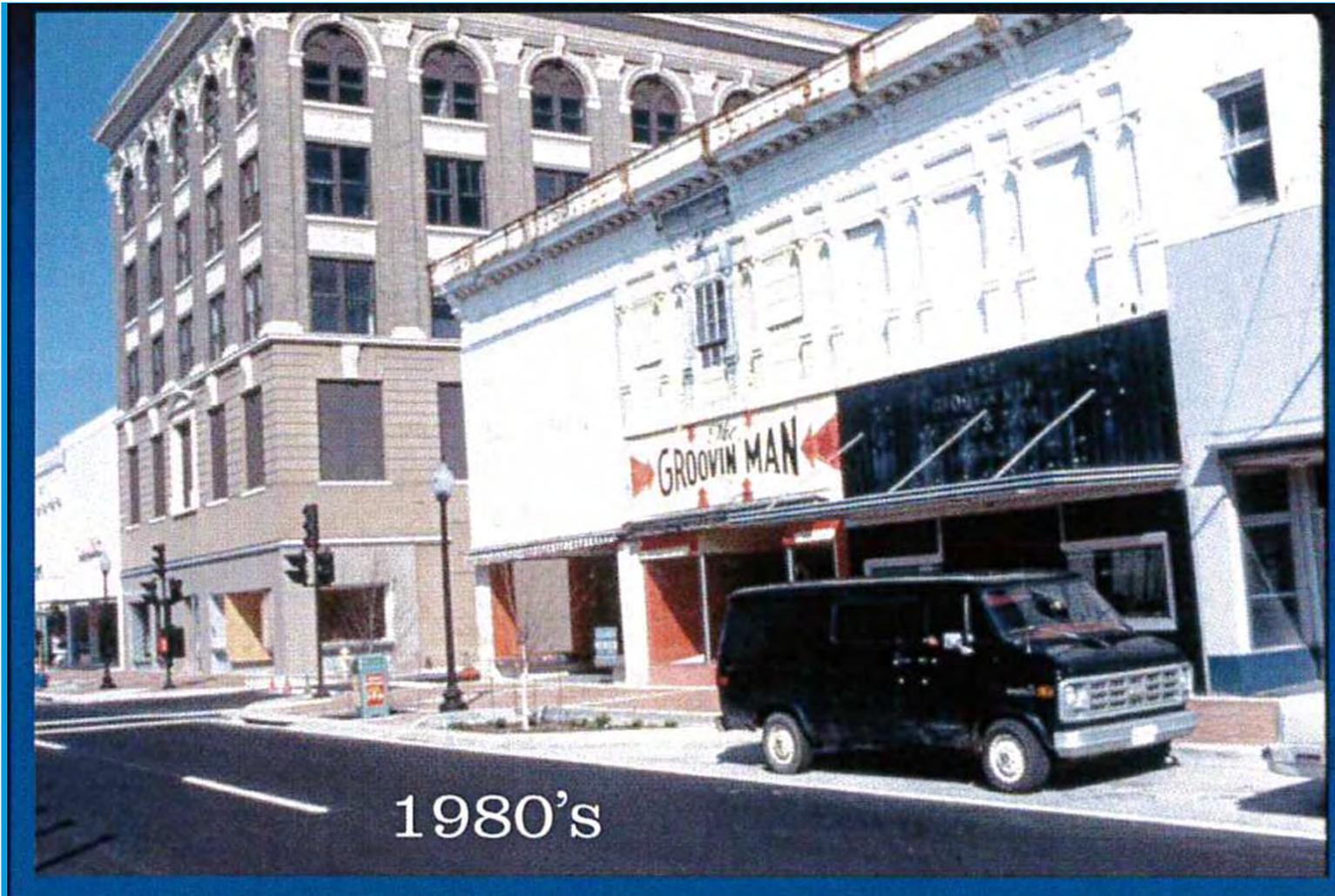
# Where did we start?

## Palafox Street



# Where did we start?

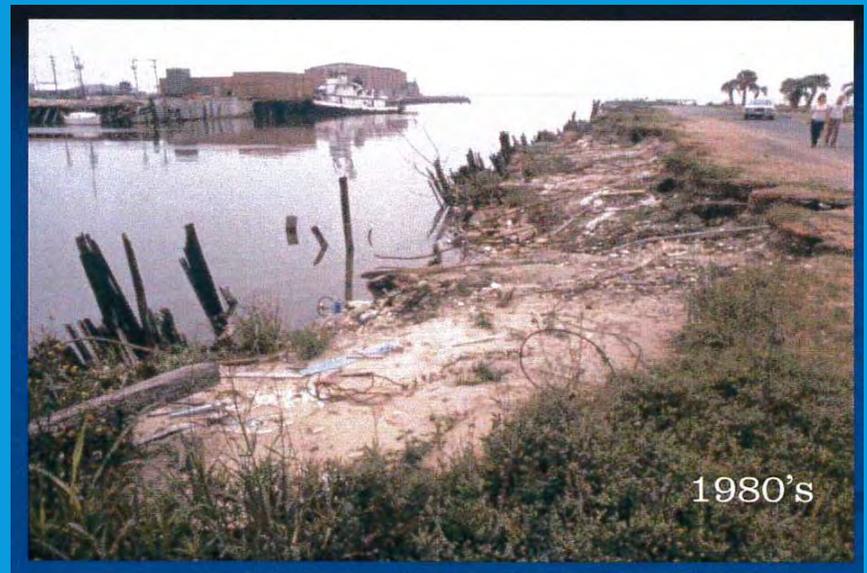
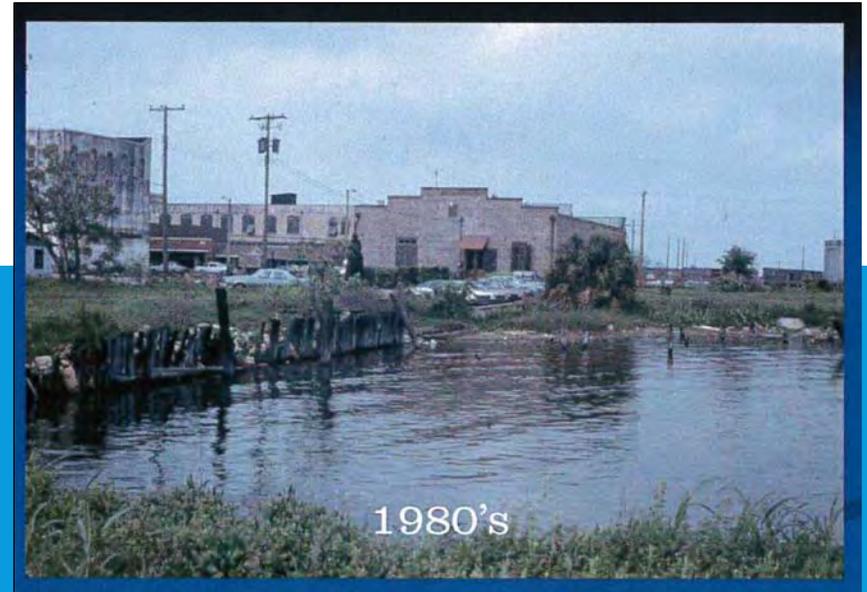
## Palafox Street



# PALAFIX ST ONE OF AMERICA'S GREAT STREETS



# The Downtown Waterfront: 1970's & 80's



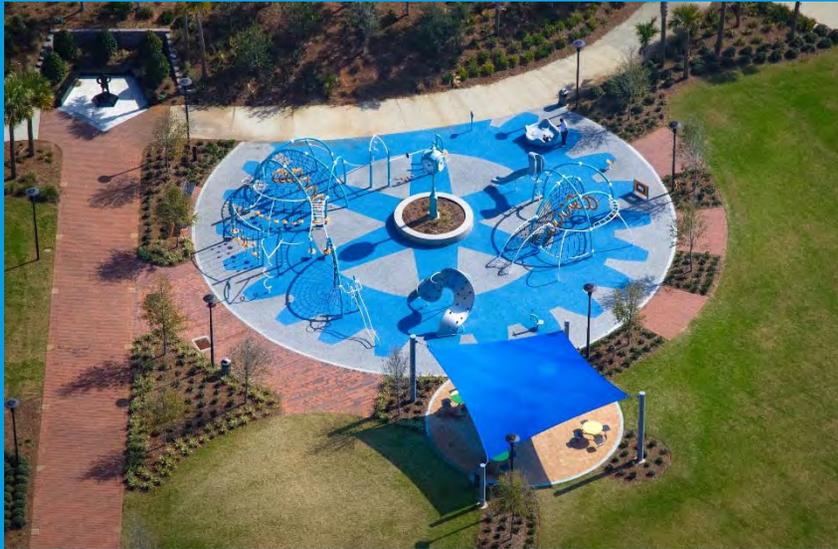
# PALAFIX PIER



# PLAZA DE LUNA PARK



# MARITIME PARK & BLUE WAHOOS STADIUM



# CORRINE JONES PARK



# PENSACOLA BAY FERRY SERVICE



# REVITALIZED DOWNTOWN CORE



# HOW DID WE GET HERE?

## The CRA Strategy

A targeted and layered approach to redevelopment

Investment in public infrastructure, including parks and streetscape

Commercial façade improvements

Enlivenment Activities, in partnership with DIB

Property Acquisition and Preparation for Redevelopment

# NOTABLE CRA PROJECTS

- Community Maritime Park
- Relocation of ECUA Wastewater Treatment Plan on Main Street
- Plaza de Luna, Palafox Pier and Comendancia Slip Improvements
- Seville Square
- Palafox Streetscape and MLK Plaza
- Belmont DeVilliers Streetscape & Henry Wyer Park
- Aragon Court Redevelopment
- Port Royal Redevelopment
- Downtown Core and Belmont and DeVilliers Commercial Façade Improvements

**Private sector now very well catalyzed in Urban Core. The district is experiencing healthy growth, and spurring reinvestment along its western-most periphery and in adjacent districts (Westside and Eastside).**

# COMMERCIAL FAÇADE PROGRAM



FIVE SISTERS BLUES CAFÉ,  
BELMONT DEVILLIERS



# COMMERCIAL FAÇADE PROGRAM



ROSIE O GRADY'S, SEVILLE  
QUARTER



# COMMERCIAL FAÇADE PROGRAM



FORMER RAGTYME GRILL,  
JEFFERSON STREET



# CURRENT FOCUS AND INITIATIVES

Moving into westernmost neighborhoods of the Urban Core (Belmont DeVilliers and Tanyard), and the Westside and Eastside Districts

Urban Design / Preservation & Enhancement of Traditional Built Form/Character – i.e. CRA Urban Design Overlay District

Affordable Housing – Rehab (Residential Property Improvement Program) and Infill (New Construction)

Commercial Façade Improvement Program

Complete Streets / Multi-modal Improvements – i.e. A, DeVilliers & Reus Streetscape

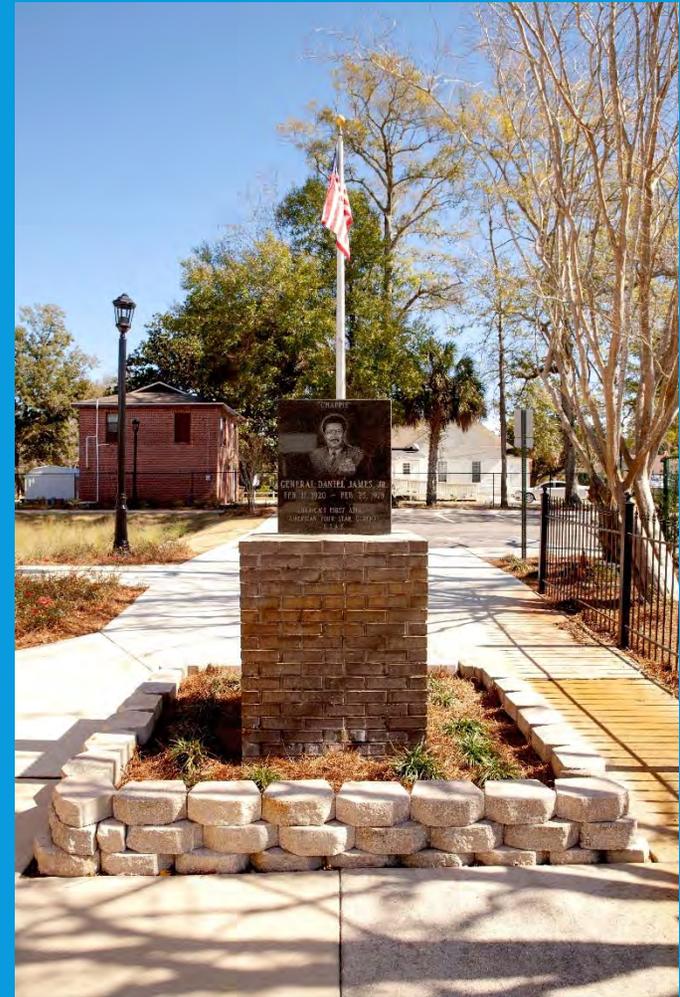
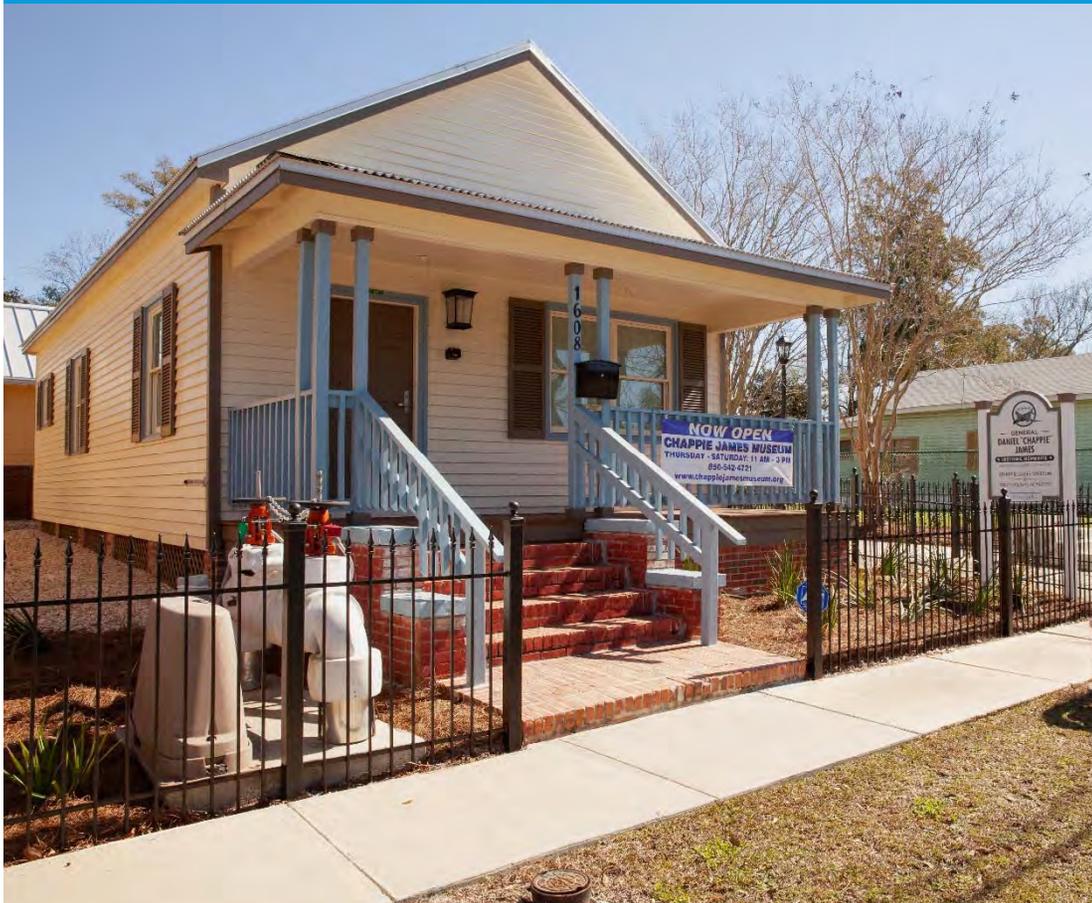
Maintenance of CRA Improvements

Leverage Public/Private Partnerships – i.e. Jefferson Street Streetscape, West Moreno Stormwater Park, Hollice T. Williams Urban Greenway & Skate Park, Chappie James Museum and Flight Academy, Delphin Downs Apartments

Property Acquisition and Preparation for Redevelopment, including Mixed Use & Commercial Infill

# EASTSIDE DISTRICT

## Chappie James Museum and Flight Academy



### Complementary Programs

- Residential Property Improvements
- Affordable Housing Infill

# HOLLICE T. WILLIAMS URBAN GREENWAY AND SKATE PARK



- **VISION: Art Infused Urban Greenway**
- Design funded by RESTORE grant
- Active community garden located within the southernmost portion of park
- Multi-purpose skate park to be co-located within proximity of garden
- Spans between Urban Core and Eastside districts



# WEST CERVANTES CORRIDOR IMPROVEMENTS AND PRIVATE RE-INVESTMENT

- CRA & City working closely with the Florida Department of Transportation (FDOT) to initiate corridor improvements to Cervantes from A to Dominguez Street (County-side).
- Commercial Façade Improvements
- Enhanced urban design of new Delphin Downs Apartments.



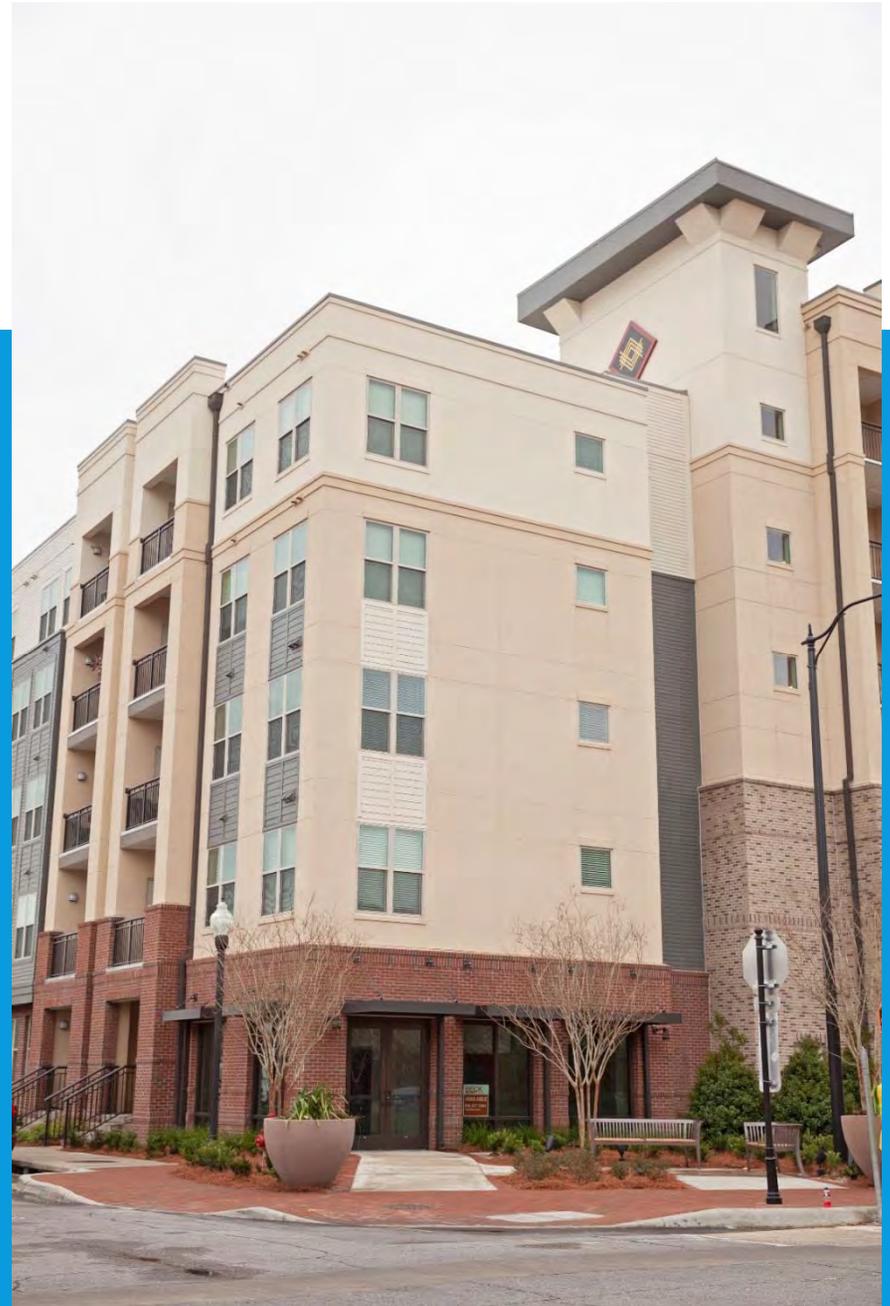
New Delphin Downs Apartments

Questions?

# BRENT BUILDING REVITALIZATION



# SOUTHTOWNE





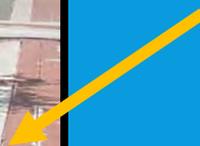
# WEST JUNCTION TOWNHOMES



# Belmont DeVilliers Commercial Core



Streetscape



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# COMMERCIAL FACADE



2006



**AFTER**

## Downtown Core



Community Maritime Park, Palafox Street and Main Street



# The Downtown Waterfront: Then & Now



THEN