



City of Pensacola

CITY COUNCIL

Special Meeting Minutes

July 28, 2021

5:30 P.M.

Council Chambers

Council President Moore called the special meeting to order at 5:30 P.M.

ROLL CALL

Council Members Present: Jared Moore, Ann Hill, Jennifer Brahier, Teniade Broughton, Casey Jones, Sherri Myers, Delarian Wiggins

Council Members Absent: None

Also Present: Mayor Grover C. Robinson, IV (left 8:45)

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.

The meeting can also be watched live stream at: [cityofpensacola.com/428/Live-Meeting-Video](https://www.cityofpensacola.com/428/Live-Meeting-Video).

To provide input:

- Citizens may submit an online form here <https://www.cityofpensacola.com/ccinput> **beginning at 3:00 P.M. until that agenda item has been heard** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the City Council using a telephone held up to a microphone. **Any form received after an agenda item has been heard will not be considered.**

DISCUSSION ITEM**1. [21-00636](#) PRESENTATIONS BY SUBMITTING GROUPS FROM PUBLIC NOTICE FOR DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - LOTS 4 AND 5 AT VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK**

Mayor Robinson (sponsor) made opening remarks and then introduced City consultant Mr. Andrew Rothfeder of Rothfeder Real Estate and Kuhn Realty.

Mr. Rothfeder was provided an opportunity to address Council outlining the (recent) history of proposed development for the parcels at Community Maritime Park and negotiations to-date. He also provided input as to the proposals before Council at this time.

Council received presentations (each on file with background materials) from the following submitting groups:

Caldwell Associates Architects:

H. Miller Caldwell, III, Managing Partner addressed Council with an overhead presentation regarding their proposed development and project partner companies. R. Withers Poellnitz, Director of Development with Dominion Partners was also in attendance (via Microsoft Teams).

Following the presentation Mr. Caldwell responded accordingly to comments and questions from Council Members.

Prior to moving forward with the next submitting group, brief discussion took place among Council regarding costs related to infrastructure parking and how it will be funded.

Inspired Communities of Florida:

Dennis E. Pemberton, Jr., Executive Managing Director and Bailey Pope, Senior Vice President of Design & Sustainability, both with The Dawson Company (representing Inspired Communities of Florida) addressed Council with an overhead presentation regarding their proposed development and project partner companies. Emmitt Smith, President & CEO of Emmitt Smith Enterprises was also in attendance and provided input.

Following the presentation Mr. Pemberton, Mr. Pope, and Mr. Smith responded accordingly to comments and questions from Council Members.

DISCUSSION ITEM (CONT'D.)

Prior to moving forward with the next submitting group, Council President Moore called on City Attorney Woolf to provide clarification of the City's obligation regarding the 2006 Referendum which the citizens approved the Master Development Agreement (MDA) and Master Lease Agreement (MLA) between the City and the Community Maritime Park Associates (CMPA) related to the development, construction and operation of the Community Maritime Park. City Attorney Woolf responded accordingly addressing Council. Some follow-up discussion took place with Mayor Robinson also providing input.

Carson Lovell Incorporated:

Greg Darden, Director of Business Development with Structured Parking Solutions (representing Carson Lovell) addressed Council with an overhead presentation regarding their proposed development and project partner companies. Adrian Lovell was also in attendance, as well Rick Kozubek, President & CEO of International Coliseums Company, Steve Hicks, Chairman & CEO and Chris Hicks, Executive Vice President of Capital Markets & Corporate Development, both with Provident Resources Group (via Microsoft Teams).

Following the presentation Mr. Darden responded accordingly to comments and questions from Council Members.

That concluded all presentations.

ACTION ITEM

2. [21-00629 RANKING RECOMMENDATION OF SUBMITTERS FROM PUBLIC NOTICE FOR DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - LOTS 4 AND 5 AT VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK](#)

Recommendation: That City Council accept the Mayor's ranking of the submitting groups as provided after their presentations, with consideration of both their presentations and analysis of their submittals, and as determined in the best interests of the City of Pensacola for the redevelopment of Lots 4 and 5 at the Vince J. Whibbs Sr. Community Maritime Park. Further, that City Council authorize the Mayor and/or his designee to begin negotiations with the top-ranked submitting group for the completion of an option agreement granting exclusive rights for the lease and redevelopment of Lots 4 and 5, with a negotiating period of approximately 60 days. Finally, that City Council authorize the Mayor and/or his designee to begin negotiations with the second- and third-ranked submitting group, individually and in that order, if negotiations with the top-ranked group are unsuccessful.

A motion to approve was made by Council Member Jones and seconded by Council President Moore.

ACTION ITEM (CONT'D.)

Mayor Robinson (sponsor) addressed Council referring to the matrix and fact-finding analysis of the proposals prepared by City staff (attachment 1 to the memorandum provided in the agenda materials). Based on such, he recommends ranking of submitting groups as follows: #1 Inspired Communities of Florida; #2 Carson Lovell Incorporated; and #3 Caldwell Associates Architects.

Public input was heard from the following individuals:

Gloria Horning

James Gulley

Discussion ensued among Council regarding the three proposals and with each Council Member stating their preference regarding ranking each submitting group. Mayor Robinson made follow up remarks.

Upon conclusion of discussion, **the vote was called (based on Mayor Robinson's order of ranking stated above).**

The motion failed by the following vote:

Yes: 3 Jared Moore, Teniade Broughton, Delarian Wiggins

No: 4 Ann Hill, Casey Jones, Jennifer Brahier, Sherri Myers

Council President requested guidance from City Attorney Woolf as to how or if Council can move forward with the issue at hand during this special meeting. City Attorney Woolf requested a few moments to review Council's Rules and Procedures, as well as Robert's Rules of Procedures.

Council President Moore called for a recess.

The meeting was recessed at 8:45 P.M. and reconvened at 8:56 P.M.

City Attorney Woolf addressed Council providing an assessment of the result of this Council's (above) action and suggested Council may at this time move forward with a new motion, second, and action on the issue at hand, or adjourn the meeting.

ACTION ITEM (CONT'D.)

A motion was made by Council Member Myers and seconded by Council Member Brahier, that City Council rank the submitting groups as follows: #1 Carson-Lovell, #2 Inspired Communities of Florida, and #3 Caldwell Associates based on their presentations, with consideration of both their presentations and analysis of their submittals, and as determined in the best interests of the City of Pensacola for the redevelopment of Lots 4 and 5 at the Vince J. Whibbs, Sr. Community Maritime Park. Additionally, that City Council authorize the Mayor and/or his designee to begin negotiations with the top-ranked submitting group, Carson-Lovell, for the completion of an option agreement granting exclusive rights for the lease and redevelopment of Lots 4 and 5, with a negotiating period of approximately 60 days. Further, that City Council authorize the Mayor and/or his designee to begin negotiations with the second-ranked submitting group, Inspired Communities of Florida, and third-ranked submitting group, Caldwell Associates, individually and in that order if negotiations with the top-ranked group are unsuccessful. Finally, in the event that negotiations are unsuccessful City Council shall be kept apprised before moving on to the next-ranked submitting group.

Discussion ensued among Council.

Upon conclusion of discussion and clarification of the motion, the vote was called.

The motion carried by the following vote:

Yes: 4	Ann Hill, Jennifer Brahier, Casey Jones, Sherri Myers
No: 3	Jared Moore, Teniade Broughton, Delarian Wiggins,

ADJOURNMENT

WHEREUPON the meeting was adjourned at 9:13 P.M.

Adopted: _____

Approved: _____
Jared Moore, President of City Council

Attest:

Ericka L. Burnett, City Clerk