



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY BOARD

Meeting Minutes

April 10, 2017

6:35 P. M.

Hagler/Mason Conference Room

CALL MEETING TO ORDER

Present: Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry B. Johnson, P.C. Wu, Sherri Myers (left at 7:14)

Absent: Andy Terhaar

BOARD MEMBER DISCLOSURE

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

CHAIRMAN'S REPORT

None.

APPROVAL OF MINUTES

1. [17-00256 MINUTES OF CRA MEETING - 03/6/2017](#)

A motion to approve was made by CRA Member Spencer and seconded by CRA Member Wingate.

The motion carried by the following vote:

Yes: 6 Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers

No: 0 None

PRESENTATIONS

None.

CRA Chairperson Cannada-Wynn indicated she would first like to have Information Item 7 presented, so that the CRA Board is aware of the discussions in the legislature as we move forward in considering the items on the agenda.

No objections.

INFORMATION ITEMS

CRA Administrator Gibson read the following item into the record providing an overview of the proposed legislation which will impact CRA's throughout the state if approved.

7. [17-00243 LEGISLATIVE UPDATE: FLORIDA HOUSE AND SENATE BILLS 13 AND 1770](#)

Recommendation: That the Community Redevelopment Agency (CRA) receive an overview regarding legislation proposed under Florida House Bill 13 (HB 13) and Florida Senate Bill 1770 (SB 1770).

Some discussion took place. CRA Member Wu relayed he was recently in Tallahassee representing CRA's with a delegation from the Florida League of Cities and was involved first hand in those discussions.

ACTION ITEMS

2. [17-00250 APPROVAL OF CRA PROJECTS](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve the proposed project funding allocation from the current year CRA budget. Further that the CRA request that the City of Pensacola pursue financing options, to be repaid from future TIF revenues, for those projects requiring financing.

A motion to approve was made by CRA Member Spencer and seconded by CRA Member Wingate.

Discussion took place with CRA Administrator Gibson and CRA Chairperson fielding comments and questions. CRA Member Myers indicated she is not in support of the recommended action.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote (with CRA Member Myers no longer in attendance):

| | |
|--------|---|
| Yes: 5 | Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu |
| No: 0 | None |

CRA Chairperson Cannada-Wynn indicated she would like to take up Action Item 4 prior to Item 3, in order to accommodate those in attendance for that item.

No objections.

ACTION ITEMS (CONT'D.)4. [17-00258](#) AWARD OF CONTRACT FOR SALE OF 150 SOUTH BAYLEN STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve the award of a contract for sale of the surplus property at 150 South Baylen Street to Studer Properties in the amount of \$510,000.00, and request that City Council approve the award and authorize the CRA Chairperson to execute all documents necessary for transfer.

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

DeeDee Davis of NAI Halford was present to address the Board regarding the process of bringing this contract forward. She indicated she received the offer just in time to submit for inclusion on (this) agenda for the Board's consideration.

Public input was heard from Jeff White, Broker Associate with Connell & Manziek Realty who indicated he was working to also make an offer on this property on behalf of a client and stated he was confused about the advertising of this property in relation to the listing process.

Follow-up discussion took place with Ms. Davis explaining the timing of the processes conducted by NAI Halford in order to bring Mr. Studer's offer forward for consideration at (this) meeting. Ms. Davis along with Chairperson Cannada-Wynn and CRA Administrator Gibson, made clarifying remarks following comments and/or questions from CRA Members.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote (with CRA Member Myers no longer in attendance):

It was clarified this action requires approval by the City Council and will be presented as an add-on item at the April 13th City Council meeting.

| | |
|--------|---|
| Yes: 5 | Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu |
| No: 0 | None |

ACTION ITEMS (CONT'D.)3. [17-00246 PROPOSED CRA WORK PLAN: FISCAL YEARS 2017 AND 2018](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve the CRA Work Plan for Fiscal Year 2018 and for the balance of Fiscal Year 2017.

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

CRA Member Wingate made comments indicating he does not feel “blight” is being addressed. CRA Administrator Gibson made follow-up remarks.

There being no further discussion, the vote was called.

The motion carried by the following vote (with CRA Member Myers no longer in attendance):

| | |
|--------|---|
| Yes: 5 | Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu |
| No: 0 | None |

5. [17-00259 EXTENSION OF EASTSIDE REDEVELOPMENT TRUST FUND](#)

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to the maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes.

A motion to approve was made by CRA Member Johnson and seconded by CRA Member Spencer.

CRA Member Wingate inquired of what year the current CRA will expire, which CRA Administrator Gibson indicated in 2045.

There being no further discussion, the vote was called.

The motion carried by the following vote (with CRA Member Myers no longer in attendance):

| | |
|--------|---|
| Yes: 5 | Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu |
| No: 0 | None |

It was clarified this action requires approval by the City Council and will be presented for on the agenda for the May 11th City Council meeting.

ACTION ITEMS (CONT'D.)

6. 17-00257 NEW MARKET TAX CREDIT UNWIND

Recommendation: That CRA authorize the CRA Chairperson to execute all documents and take all action necessary associated with unwinding the New Market Tax Credit transaction, included but not limited to executing an Interlocal Agreement with the Community Maritime Park Associates, Inc. (CMPA) and the CRA to terminate the Project Support Payments to the CMPA.

A motion to approve was made by CRA Member Spencer and seconded by CRA Member Johnson.

The motion carried by the following vote (with CRA Member Myers no longer in attendance):

Yes: 5 Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson,
 P.C. Wu
No: 0 None

It was clarified this item is on the agenda for City Council approval at the April 13th meeting.

DISCUSSION ITEMS

None.

OPEN FORUM

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

8:03 P. M.

Approved: May 8, 2017

Prepared by City Clerk Staff