



# City of Pensacola

## Community Redevelopment Agency

### Agenda - Final

*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.)*

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Monday, February 6, 2017, 4:30 PM

Hagler-Mason Conference Room,  
2nd Floor

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#### CALL MEETING TO ORDER

**Members:** Jewel Cannada-Wynn, Chairperson, Andy Terhaar, Vice Chairperson, Larry B. Johnson, Sherri Myers, Brian Spencer, Gerald Wingate, P.C. Wu

#### 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. [17-00100](#) CRA MINUTES - JANUARY 9, 2017

*Attachments:* [010917CRA Minutes- Jan 9, 2017](#)

#### PRESENTATIONS

2. [17-00051](#) PRESENTATION FROM NAI HALFORD ON MARKETING CONCEPTS FOR HAWKSHAW PROPERTY

*Recommendation:* That the CRA allow a presentation by NAI Halford to include UDA participation by web conference.

#### ACTION ITEMS

3. [2017-01  
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-01 CRA -  
GENERAL DANIEL “CHAPPIE” JAMES JR., MUSEUM AND FLIGHT  
ACADEMY FUNDING

**Recommendation:** That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2017-01 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017.

**Sponsors:** Ashton J. Hayward, III

**Attachments:** [Supplemental Budget Resolution No. 2017-01 CRA](#)  
[Supplemental Budget Explanation](#)

4. [17-00038](#) APPROPRIATION OF FUNDS - GENERAL DANIEL "CHAPPIE "  
JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

**Recommendation:** That the Community Redevelopment Agency (CRA) approve up to \$440,000 mainly for the development of additional parking for the General Daniel “Chappie” James Jr. Museum & Flight Academy Project and authorize any remaining balance to be transferred back to the City’s General Fund for Affordable Housing Initiatives. Also, that the CRA approve a supplemental budget resolution reallocating the \$440,000 from Principal Payment to Capital Outlay.

**Sponsors:** Jewel Cannada-Wynn

**Attachments:** [Map of Sites For Parking – General “Chappie” James, Jr. Museum & Fligh](#)  
[Supplemental Budget Resolution No. 2017-02 CRA.pdf](#)  
[Supplemental Budget Explanation-2017-02 CRA.pdf](#)

5. [2017-02  
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-02 CRA -  
APPROPRIATION OF FUNDS - GENERAL DANIEL "CHAPPIE"  
JAMES JR., MUSEUM AND FLIGHT ACADEMY PROJECT

**Recommendation:** That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2017-02 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017.

**Sponsors:** Jewel Cannada-Wynn

**Attachments:** [Supplemental Budget Resolution No. 2017-02 CRA.pdf](#)  
[Supplemental Budget Explanation-2017-02 CRA.pdf](#)

## DISCUSSION ITEMS

## INFORMATION ITEMS

## OPEN FORUM

## UNFINISHED BUSINESS

## NEW BUSINESS

## ADJOURNMENT

*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.*

*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 435-1606 (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.*



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 17-00100

Community Redevelopment Agency

2/6/2017

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**SUBJECT:**

CRA MINUTES - JANUARY 9, 2017



# City of Pensacola

## Community Redevelopment Agency Board

### Meeting Minutes

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January 9, 2017

7:00 P.M. Hagler/Mason Conference Room, City Hall

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

Vice Chairperson Terhaar called the meeting to order at 7:00 P.M.

CRA Members Present: Andy Terhaar, Brian Spencer, Gerald Wingate, P.C. Wu, Sherri Myers

CRA Members Absent: Jewel Cannada-Wynn, Larry B. Johnson

#### **BOARD MEMBER DISCLOSURE**

Board Members Spencer and Terhaar disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

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

None.

#### **APPROVAL OF MINUTES**

1. [16-00388 CRA MINUTES - DECEMBER 5, 2016](#)

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

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

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, P.C. Wu, Sherri Myers
No: 0	None

#### **PRESENTATIONS**

None.

**ACTION ITEMS**2. [16-00380 Belmont Devilliers Christmas Lights](#)

**Recommendation:** That the CRA Ratify the Hold Harmless Agreement with the Belmont Devilliers Neighborhood Association for Installation and Removal of Christmas Lights for the 2016 Holiday Season.

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

Public input was heard from Dorothy Dubuisson.

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

Yes: 5            Andy Terhaar, Brian Spencer, Gerald Wingate, P.C. Wu, Sherri Myers  
No: 0            None

**DISCUSSION ITEMS**

None.

**INFORMATION ITEMS**

The following items were provided for informational purposes.

3. [16-00384 SALE OF 16 S. PALAFOX](#)

*No discussion.*

4. [16-00381 CHAPPIE JAMES MUSEUM & FLIGHT ACADEMY](#)

*No discussion.*

5. [16-00383 RFP FOR DISPOSITION OF CRA PROPERTIES](#)

CRA Administrator Gibson follow-up remarks regarding the information provided.

6. [16-00382 WEST CERVANTES STREET HOUSING DEVELOPMENT](#)

Discussion took place among CRA Board Members with CRA Administrator Gibson elaborating on the collaboration with Randy Wilkerson, Director of Escambia Housing Authority regarding this proposal, who was also in attendance and responded accordingly to questions. City Housing Director Whitaker also provided input.

**OPEN FORUM**

**DOROTHY DUBUISSON:** Made comments expressing gratitude to CRA Director Gibson for working with the Belmont-DeVilliers Neighborhood Association to erect Christmas lights. She also spoke of an upcoming event in the neighborhood.

**BEVERLY PERRY:** Made comments regarding the West Cervantes Street proposed housing development and looks forward to additional discussions related to overlays.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

CRA Administrator Gibson reported the New Year's Eve Pelican Drop organizers in the future will be under a different entity which will require an on-going agreement. They also will be looking for outside sources of funding.

CRA Member Spencer indicated he has been receiving more frequent requests for maintenance and upkeep behind the Harborview Building on the south side facing Baylen Slip and would like to discuss further at the next meeting. CRA Administrator Gibson indicated she will follow-up.

**ADJOURNMENT**

WHEREUPON the meeting was adjourned at 7:32 P.M.

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Adopted: \_\_\_\_\_

Minutes prepared by City Clerk staff  
rmt



Memorandum

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**File #:** 17-00051

Community Redevelopment Agency

2/6/2017

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**PRESENTATION ITEM**

**FROM:** Jewel Cannada-Wynn, Chairperson

**SUBJECT:**

Presentation from NAI Halford on Marketing Concepts for Hawkshaw Property

**REQUEST:**

That the CRA allow a presentation by NAI Halford to include UDA participation by web conference.

**SUMMARY:**

A supplemental presentation on key urban design principles for marketing the Hawkshaw site.

**PRIOR ACTION:**

January 11, 2016 - The CRA approved a contract for professional urban design services for the Hawkshaw site.

August 8, 2016 - The CRA approved a contract with NAI Halford for Realtor Services for disposition of CRA-owned properties pursuant to a Request for Proposals (RFP).

December 5, 2016 - The CRA Approved Urban Design Guidelines For The Property at 9th Ave and Romana St (Hawkshaw Property).

December 23, 2016 - A 30 day RFP notice was issued for disposition of surplus CRA properties in compliance with the requirements of section 163.380 of the Florida Statutes.

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator

**ATTACHMENTS:**

1) None

**PRESENTATION:** Yes





Memorandum

**File #:** 2017 -01 CRA

Community Redevelopment Agency

2/6/2017

**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Ashton J. Hayward, III, Mayor

**SUBJECT:**

Supplemental Budget Resolution No. 2017-01 CRA - General Daniel “Chappie” James Jr., Museum and Flight Academy Funding

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2017-01 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017.

**SUMMARY:**

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola’s Fiscal Year 2017 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 January 12, 2017 City Council Meeting, the City Council approved a resolution transferring \$440,000 from the City’s General Fund to the Eastside TIF Fund. The attached resolution as approved by City Council.

**PRIOR ACTION:**

- August 8, 2016 - Approval of Fiscal Year 2017 Budget
- November 14, 2016 - Approval of an Encumbrance Carryover Budget Resolution
- December 5, 2016 - Approval of a Non-Encumbered Carryover Budget Resolution

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

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

**CITY ATTORNEY REVIEW:** Yes

1/25/2017

**STAFF CONTACT:**

Eric W. Olson, City Administrator  
Richard Barker, Jr., Chief Financial Officer

**ATTACHMENTS:**

- 1) Supplemental Budget Resolution No. 2017-01 CRA
- 2) Supplemental Budget Explanation

**PRESENTATION:** No

**CRA RESOLUTION NO: \_\_\_\_\_**

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017;

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. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND**

To:	Transfer in General Fund	440,000
To:	Principal Payment	440,000

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 effect immediately upon adoption.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman, CRA

Attest:

\_\_\_\_\_  
City Clerk

Legal in form and valid as drawn:

\_\_\_\_\_  
City Attorney

**THE CITY OF PENSACOLA  
 COMMUNITY REDEVELOPMENT AGENCY  
 FEBRUARY 2017 - CHAPPIE JAMES FUNDING  
 BUDGET RESOLUTION EXPLANATION**

FUND	AMOUNT	DESCRIPTION
<b>A. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>		
Estimated Revenues		
Transfer In From General Fund	440,000	Increase estimated revenue from Transfer In From General Fund
Total Estimated Revenues	<u>440,000</u>	
Appropriations		
Principal Payment	440,000	Appropriate funding for Principal Payment (Chappie James Loan Repayment)
Total Appropriations	<u>440,000</u>	



## Memorandum

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**File #:** 17-00038

Community Redevelopment Agency

2/6/2017

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Jewel Cannada-Wynn, Chairperson

**SUBJECT:**

Appropriation of Funds - General Daniel "Chappie" James Jr. Museum & Youth Flight Academy Project

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve up to \$440,000 mainly for the development of additional parking for the General Daniel "Chappie" James Jr. Museum & Flight Academy Project and authorize any remaining balance to be transferred back to the City's General Fund for Affordable Housing Initiatives. Also, that the CRA approve a supplemental budget resolution reallocating the \$440,000 from Principal Payment to Capital Outlay.

**SUMMARY:**

The General Daniel "Chappie" James, Jr. Project is a public and private partnership project in the Eastside Redevelopment Area. Project activities include retrofitting the Historic General Daniel "Chappie" James, Jr. Park as a model Low Impact Development (LID) site to accommodate a museum and youth flight academy. This city-owned site is the historic home of America's first African American Four Star General, Daniel "Chappie" James, Jr. located on Martin Luther King Jr. Boulevard. The residence which is listed on the National Register of Historic Places, was constructed in 1909 by Chappie James' father, Daniel James, Sr.

The museum will be established and operated by the Chappie James Museum of Pensacola, Inc. - a not for profit organization. Science, Technology, Engineering and Mathematics (STEM) tutoring and youth flight academy workshops will be provided by the Chappie James Youth Flight Academy organization to help prepare community youth for potential careers in the field of aviation. The constructed civil features will be showcased to increase the public's awareness of how the application of low-impact Best Management Practices (BMP's) can contribute to stormwater mitigation on small sites.

The Chappie James Project was identified as the priority project for the Eastside Redevelopment Area by the Eastside Redevelopment Board in 2014. The Eastside Redevelopment Plan was amended in 2014 to add this Project and funding was approved beginning in the 2014 Eastside budget.

The CRA awarded a contract for construction of the General Daniel "Chappie" James Jr. Museum & Flight Academy Project on September 12, 2016. Additionally, at that meeting the CRA approved a loan from the City's Insurance Retention Fund of up to \$500,000 for an eight (8) year term, at an interest rate of three percent

(3%) to the Eastside Tax Increment Financing District to be repaid from future Eastside Tax Increment Financing (TIF) Revenues.

When the sale of the CRA-owned property at 16 South Palafox Street was finalized, the CRA Fund received \$460,002 and the General Fund received \$440,000 which was appropriated for Affordable Housing Initiatives. However at the January 12, 2017 City Council meeting, City Council adopted a supplemental budget resolution transferring the General Fund portion of the proceeds to the principal payment in the Eastside TIF District Fund.

Given that the General Daniel “Chappie” James, Jr. Museum and Flight Academy Project will not only benefit the Eastside, but the City as a whole, it is appropriate that the City place the General Fund portion (\$440,000) generated from the sale of this property to be used mainly for the development of additional parking in support of the historical preservation and cultural tourism of the General Daniel “Chappie” James, Jr. Museum and Flight Academy Project. Upon completion of the project, any funds remaining from the \$440,000 would be returned to the City’s General fund to be used for Affordable Housing Initiatives. The existing loan of up to \$500,000 would remain and would be repaid from future Eastside Tax Increment Financing (TIF) Revenues as previously approved by CRA.

**PRIOR ACTION:**

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

October 27, 2005 - City Council amended, readopted and reapproved the Urban Infill & Redevelopment Plan incorporating therein the Eastside Neighborhood Plan.

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the “Chappie” James Project program element.

September 12, 2016 - CRA Board awarded a contract for construction of the General Daniel “Chappie” James Jr. Museum & Flight Academy Project as well as approved a loan from the City’s Insurance Retention Fund of up to \$500,000 to be repaid from future Eastside Tax Increment Financing Revenues.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City’s General Fund to the Community Redevelopment Agency’s (CRA’s) Eastside Tax Increment Financing District, specifically for the General Daniel “Chappie” James Jr. Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City’s General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

**FUNDING:**

Budget: \$0

Actual: \$440,000

**FINANCIAL IMPACT:**

Increase of up to \$440,000 for use for the General Daniel “Chappie” James Jr. Museum and Flight Academy will provide funding to be used mainly for the additional parking at the General Daniel “Chappie” James Jr. Museum and Flight Academy. Any remaining balance would be returned to the City’s General Fund to be used for Affordable Housing Initiatives.

**CITY ATTORNEY REVIEW:** Yes

1/25/2017

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator

**ATTACHMENTS:**

- 1) Map of Sites For Parking - General “Chappie” James, Jr. Museum & Flight Academy
- 2) Supplemental Budget Resolution
- 3) Supplemental Budget Explanation

**PRESENTATION:** No



**Date:**

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.



**CRA RESOLUTION NO: \_\_\_\_\_**

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017;

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. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND**

As Reads:	Principal Payment	440,000
Amended		
To Read:	Principal Payment	0
As Reads:	Capital Outlay	1,189,480
Amended		
To Read:	Capital Outlay	1,629,480

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 effect immediately upon adoption.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman, CRA

Attest:

\_\_\_\_\_  
City Clerk

Legal in form and valid as drawn:

\_\_\_\_\_  
City Attorney



**THE CITY OF PENSACOLA  
 COMMUNITY REDEVELOPMENT AGENCY  
 FEBRUARY 2017 - CHAPPIE JAMES FUNDING  
 BUDGET RESOLUTION EXPLANATION**

FUND	AMOUNT	DESCRIPTION
<b>A. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>		
Appropriations		
Principal Payment	(440,000)	Decrease funding for Principal Payment (Chappie James Loan Repayment)
Capital Outlay	<u>440,000</u>	Increase appropriation for Capital Outlay (Chappie James Project)
Total Appropriations	<u><u>0</u></u>	



Memorandum

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**File #:** 2017 -02 CRA

Community Redevelopment Agency

2/6/2017

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**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Jewel Cannada- Wynn

**SUBJECT:**

Supplemental Budget Resolution No. 2017-02 CRA - Appropriation of Funds - General Daniel “Chappie” James Jr., Museum and Flight Academy Project

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2017-02 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017.

**SUMMARY:**

The General Daniel “Chappie” James, Jr. Project is a public and private partnership project in the Eastside Redevelopment Area. Project activities include retrofitting the Historic General Daniel “Chappie” James, Jr. Park as a model Low Impact Development (LID) site to accommodate a museum and youth flight academy. This city-owned site is the historic home of America’s first African American Four Star General, Daniel “Chappie” James, Jr. located on Martin Luther King Jr. Boulevard. The residence which is listed on the National Register of Historic Places, was constructed in 1909 by Chappie James’ father, Daniel James, Sr.

The museum will be established and operated by the Chappie James Museum of Pensacola, Inc. - a not for profit organization. Science, Technology, Engineering and Mathematics (STEM) tutoring and youth flight academy workshops will be provided by the Chappie James Youth Flight Academy organization to help prepare community youth for potential careers in the field of aviation. The constructed civil features will be showcased to increase the public’s awareness of how the application of low-impact Best Management Practices (BMP’s) can contribute to stormwater mitigation on small sites.

The Chappie James Project was identified as the priority project for the Eastside Redevelopment Area by the Eastside Redevelopment Board in 2014. The Eastside Redevelopment Plan was amended in 2014 to add this Project and funding was approved beginning in the 2014 Eastside budget.

The CRA awarded a contract for construction of the General Daniel “Chappie” James Jr. Museum & Flight

Academy Project on September 12, 2016. Additionally, at that meeting the CRA approved a loan from the City's Insurance Retention Fund of up to \$500,000 for an eight (8) year term, at an interest rate of three percent (3%) to the Eastside Tax Increment Financing District to be repaid from future Eastside Tax Increment Financing (TIF) Revenues.

When the sale of the CRA-owned property at 16 South Palafox Street was finalized, the CRA Fund received \$460,002 and the General Fund received \$440,000 which was appropriated for Affordable Housing Initiatives. However at the January 12, 2017 City Council meeting, City Council adopted a supplemental budget resolution transferring the General Fund portion of the proceeds to the principal payment in the Eastside TIF District Fund.

Given that the General Daniel "Chappie" James, Jr. Museum and Flight Academy Project will not only benefit the Eastside, but the City as a whole, it is appropriate that the City place the General Fund portion (\$440,000) generated from the sale of this property to be used mainly for the development of additional parking in support of the historical preservation and cultural tourism of the General Daniel "Chappie" James, Jr. Museum and Flight Academy Project. Upon completion of the project, any funds remaining from the \$440,000 would be returned to the City's General fund to be used for Affordable Housing Initiatives. The existing loan of up to \$500,000 would remain and would be repaid from future Eastside Tax Increment Financing (TIF) Revenues as previously approved by CRA.

#### **PRIOR ACTION:**

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

October 27, 2005 - City Council amended, readopted and reapproved the Urban Infill & Redevelopment Plan incorporating therein the Eastside Neighborhood Plan.

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the "Chappie" James Project program element.

September 12, 2016 - CRA Board awarded a contract for construction of the General Daniel "Chappie" James Jr. Museum & Flight Academy Project as well as approved a loan from the City's Insurance Retention Fund of up to \$500,000 to be repaid from future Eastside Tax Increment Financing Revenues.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City's General Fund to the Community Redevelopment Agency's (CRA's) Eastside Tax Increment Financing District, specifically for the General Daniel "Chappie" James Jr. Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City's General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

**FUNDING:**

Budget: \$0

Actual: \$440,000

**FINANCIAL IMPACT:**

Increase of up to \$440,000 for use for the General Daniel "Chappie" James Jr. Museum and Flight Academy will provide funding to be used mainly for the additional parking at the General Daniel "Chappie" James Jr. Museum and Flight Academy. Any remaining balance would be returned to the City's General Fund to be used for Affordable Housing Initiatives.

**CITY ATTORNEY REVIEW:** Choose an item.

[Click here to enter a date.](#)

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator

**ATTACHMENTS:**

- 1) Map of Sites For Parking - General "Chappie" James, Jr. Museum & Flight Academy
- 1) Supplemental Budget Resolution No. 2017-02 CRA
- 2) Supplemental Budget Explanation No. 2017-02 CRA

**PRESENTATION:** No

**CRA RESOLUTION NO: \_\_\_\_\_**

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017;

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. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND**

As Reads:	Principal Payment	440,000
Amended		
To Read:	Principal Payment	0
As Reads:	Capital Outlay	1,189,480
Amended		
To Read:	Capital Outlay	1,629,480

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 effect immediately upon adoption.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman, CRA

Attest:

\_\_\_\_\_  
City Clerk

Legal in form and valid as drawn:

\_\_\_\_\_  
City Attorney





**THE CITY OF PENSACOLA  
 COMMUNITY REDEVELOPMENT AGENCY  
 FEBRUARY 2017 - CHAPPIE JAMES FUNDING  
 BUDGET RESOLUTION EXPLANATION**

FUND	AMOUNT	DESCRIPTION
<b>A. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>		
Appropriations		
Principal Payment	(440,000)	Decrease funding for Principal Payment (Chappie James Loan Repayment)
Capital Outlay	<u>440,000</u>	Increase appropriation for Capital Outlay (Chappie James Project)
Total Appropriations	<u><u>0</u></u>	