



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.)

Monday, August 7, 2017, 3:31 PM

**Hagler-Mason Conference Room,
2nd Floor**

(Immediately following Agenda Conference)

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. [17-00326](#) MINUTES OF CRA MEETING - 06/05/17

Sponsors: Jewel Cannada-Wynn

Attachments: [Draft CRA Minutes - 06-05-17](#)

PRESENTATIONS

2. [17-00396](#) FISCAL YEAR 2018 DOWNTOWN IMPROVEMENT BOARD WORK PLAN

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation on the Fiscal Year 2018 Downtown Improvement Board (DIB) Work Plan.

Sponsors: Jewel Cannada-Wynn

Attachments: [DIB Interlocal Agreement](#)

ACTION ITEMS

3. [2017 -4 CRA](#) RESOLUTION NO. 2017-4 CRA - SUPPORTING SHORT-TERM AND LONG-TERM RECOMMENDATIONS WITHIN FLORIDA-ALABAMA TRANSPORTATION PLANNING ORGANIZATION'S WEST CERVANTES CORRIDOR MANAGEMENT PLAN

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-4 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY (CRA) SUPPORTING THE COMPLETE STREETS, OPTION B, SHORT-TERM AND LONG-TERM RECOMMENDATIONS WITHIN FLORIDA-ALABAMA TRANSPORTATION PLANNING ORGANIZATION'S WEST CERVANTES CORRIDOR MANAGEMENT PLAN AND THE PROGRESSION OF THE PROJECT THROUGH ALL PHASES BY FDOT FOR ROADWAY DESIGN IMPROVEMENTS TO ENHANCE THE COMMUNITY WITH AN ATTRACTIVE STREETScape, MULTI- MODAL TRANSPORTATION AND SAFE PEDESTRIAN ACCESS AND COORDINATING THE IMPLEMENTATION OF SAID PLAN WITH ESCAMBIA COUNTY

Sponsors: Jewel Cannada-Wynn

Attachments: [Resolution No. 2017-4 CRA - Support of W. Cervantes Corridor Managemen](#)

4. [17-00309](#) PLAZA DE LUNA CONCESSIONS AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND DELUNA'S CHAT AND CHEW LLC

Recommendation: That the Community Redevelopment Agency (CRA) approve a Concessions Agreement with DeLuna's Chat and Chew LLC to operate the Plaza de Luna Concession and Restroom Facilities. Furthermore, that the CRA authorize the Chairperson to take all actions necessary to execute the Agreement.

Sponsors: Jewel Cannada-Wynn

Attachments: [Application for New Agreement - DeLuna's Chat and Chew](#)
 [Plaza de Luna Concessions Agreement](#)
 [FY 17/18 CRA Work Plan Approval - April 10, 2017](#)

5. [17-00321](#) LICENSE AGREEMENT WITH RELEASE FOR INSTALLATION AND REMOVAL OF TEMPORARY LIGHTS BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND THE BELMONT DEVILLIERS NEIGHBORHOOD ASSOCIATION FOR THE 2017, 2018 AND 2019 HOLIDAY SEASONS

Recommendation: That the Community Redevelopment Agency (CRA) approve the License Agreement with Release for Installation and Removal of Temporary Lights between the Community Redevelopment Agency of the City of Pensacola, Florida and the Belmont Devilliers Neighborhood Association and authorize the CRA Chairperson to take all action necessary to annually execute the agreement for the 2017, 2018 and 2019 holiday seasons.

Sponsors: Jewel Cannada-Wynn

Attachments: [License Agreement with Release for Installation and Removal of Temporary FY17/18 CRA Work Plan Approval - April 10, 2017](#)

6. [17-00452](#) APPOINTMENT OF COMMUNITY REDEVELOPMENT AREA OVERLAY SELECTION COMMITTEE

Recommendation: That the Community Redevelopment Agency (CRA) appoint three (3) representatives to serve on the Community Redevelopment Area Overlay Selection Committee.

Sponsors: Jewel Cannada-Wynn

Attachments: [RFO - Community Redevelopment Area Overlay FY 17/18 CRA Work Plan Approval - April 10, 2017](#)

7. [17-00458](#) GENERAL DANIEL “CHAPPIE” JAMES FLIGHT ACADEMY DRAFT LEASE APPROVAL

Recommendation: That the Community Redevelopment Agency (CRA) approve the draft Lease Agreement with the General Daniel “Chappie” James Flight Academy for lease of the space at the General Daniel “Chappie” James, Jr. Memorial Home site at 1608 Dr. Martin Luther King, Jr. Drive.

Sponsors: Jewel Cannada-Wynn

Attachments: [Draft Lease Agreement with the General Daniel Chappie James Summer Fli](#)

8. [17-00463](#) SUPPORT FOR PENSACOLA NEW YEAR’S EVE PELICAN DROP CELEBRATION PARTNERSHIP

Recommendation: That the Community Redevelopment Agency (CRA) recommend the establishment and participation in an interagency partnership to take responsibility for the ongoing implementation of the Pensacola New Year’s Eve Pelican Drop Celebration.

Sponsors: Andy Terhaar

9. [17-00461](#) 2018 STATE OF FLORIDA LEGISLATIVE PRIORITIES

Recommendation: That the Community Redevelopment Agency (CRA) identify the continuation of Florida's CRAs as a priority consideration for the 2018 Legislative Session.

Sponsors: Jewel Cannada-Wynn

Attachments: [Florida Redevelopment Agency CRA Summary](#)

10. [2017 -7 CRA](#) RESOLUTION NO. 2017-7 - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE WESTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-7.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE COMMUNITY REDEVELOPMENT WITHIN THE REDEVELOPMENT AREA ESTABLISHED BY CITY COUNCIL RESOLUTION NO. 04-07; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE WESTSIDE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Resolution No. 2017-7 Incorporating an Interlocal Agreement pertaining to April 10, 2017 CRA action item approving TIF district projects and requesti](#)

11. [2017 -9 CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-9 - APPROPRIATING FUNDING IN CONNECTION WITH THE WESTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2016

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-9.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Supplemental Budget Resolution No. 2017-9](#)
[Supplemental Budget Explanation No. 2017-9](#)

12. [2017 -10
CRA](#) RESOLUTION NO. 2017-10 - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE EASTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-10.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE COMMUNITY REDEVELOPMENT WITHIN THE URBAN INFILL AND REDEVELOPMENT AREA ESTABLISHED BY CITY COUNCIL RESOLUTION NO. 41-05; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE EASTSIDE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Resolution No. 2017-10 Incorporating an Interlocal Agreement pertaining to April 10, 2017 CRA action item approving TIF district projects and requesti](#)

13. [2017 -11
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-11 - APPROPRIATING FUNDING IN CONNECTION WITH THE EASTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2016

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-11.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Supplemental Budget Resolution No. 2017-11](#)
[Supplemental Budget Explanation No. 2017-11](#)

14. [2017 -5 CRA](#) RESOLUTION NO. 2017-5 - AUTHORIZING THE AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-5.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, AUTHORIZING AN AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF PENSACOLA, FLORIDA, TO PROVIDE FOR THE FINANCING OF COMMUNITY REDEVELOPMENT PROJECTS WITHIN THE EASTSIDE REDEVELOPMENT AREA WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION AND RETROFITTING OF THE GENERAL DANIEL "CHAPPIE" JAMES, JR. MUSEUM & YOUTH FLIGHT ACADEMY; APPROVING THE FORM OF THE AMENDED AND RESTATED INTERLOCAL AGREEMENT; RATIFYING AND CONFIRMING ALL PRIOR ACTIONS OF THE COMMUNITY REDEVELOPMENT AGENCY ASSOCIATED THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Resolution No 2017-5 Incorporating Amended and Restated Interlocal Agree](#)

15. [2017 -6 CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-6 - APPROPRIATING FUNDING FOR THE FISCAL YEAR 2017 AND FISCAL YEAR 2018 INTEREST PAYMENT ON THE LOAN FROM THE CITY'S INSURANCE RETENTION FUND TO THE COMMUNITY REDEVELOPMENT AGENCY'S EASTSIDE TAX INCREMENT FINANCING DISTRICT

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-6.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Supplemental Budget Resolution No. 2017-6](#)
[Supplemental Budget Explanation No. 2017-6](#)

16. [2017 -8 CRA](#) BUDGET RESOLUTION NO. 2017-8 - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-8 adopting a budget for Fiscal Year 2018 for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District. Further, that the Community Redevelopment Agency formally recommend to City Council to take action to approve the budgets for the tax increment financing districts.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017; PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [CRA Budget Resolution No. 2017-8](#)
[CRA Budget Presentation - FY 2018](#)

DISCUSSION ITEMS

17. [17-00319](#) DISCUSSION ON THE IMPACT OF COMMUNITY REDEVELOPMENT AGENCY ACTIVITIES ON GENTRIFICATION OF MINORITY AND LOW INCOME COMMUNITIES AND SUPPLY OF AFFORDABLE RENTAL HOUSING

Recommendation: That the Community Redevelopment Agency discuss the impact of CRA activities on gentrification of minority and low income communities and supply of affordable rental housing.

Sponsors: Sherri Myers

Attachments: [Thesis - A Model of Gentrification: Monitoring Community Change](#)
[Map of CRA Areas and City Council Districts](#)
[CRA Projected Revenues by Source - FY 2017 to 2019](#)
[Inner City CRA Demographic Summary - 2000 to 2016](#)
[Urban Core CRA Demographic Summary - 2000 to 2016](#)
[Westside CRA Demographic Summary - 2000 to 2016](#)
[Eastside CRA Demographic Summary - 2000 to 2016](#)

INFORMATION ITEMS

18. [17-00323](#) COMMUNITY REDEVELOPMENT AREA PROPERTY VALUES

Sponsors: Brian Spencer

Attachments: [Urban Core Annual Comparison - Assessed and Taxable Values](#)
[Westside Annual Comparison - Assessed and Taxable Values](#)
[Eastside Annual Comparison - Assessed and Taxable Values](#)
[Community Redevelopment Area Map](#)
[TIF Generation - FY2011 to FY2016](#)

19. [17-00453](#) UPDATE ON LOT PURCHASE WITHIN THE EASTSIDE URBAN
INFILL AND REDEVELOPMENT AREA FOR CHAPPIE JAMES
MUSEUM AND FLIGHT ACADEMY

Sponsors: Jewel Cannada-Wynn

OPEN FORUM

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.

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