



City of Pensacola

Community Redevelopment Agency

Agenda

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, November 6, 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. [17-00612](#) MINUTES OF CRA MEETING - 10/09/2017

Sponsors: Jewel Cannada-Wynn

Attachments: [Draft CRA Minutes - 10/09/2017](#)

PRESENTATIONS

ACTION ITEMS

2. [2017 -15](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-15 CRA - FINAL
 [CRA](#) AMENDMENT THE FISCAL YEAR 2017 BUDGET

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-15 CRA.

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

Sponsors: Ashton J. Hayward, III

Attachments: [Supplemental Budget Resolution No. 2017-15 CRA](#)
 [Supplemental Budget Explanation No. 2017-15 CRA](#)

3. [2017 -16](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-16 CRA - FY 2017
 [CRA](#) ENCUMBRANCE CARRYOVER RESOLUTION

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-16 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Supplemental Budget Resolution No. 2017-16 CRA](#)
 [Supplemental Budget Explanation No. 2017-16 CRA](#)

4. [2017 -17](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-17 CRA -
 [CRA](#) NON-ENCUMBERED CARRYOVER RESOLUTION

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-17 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Supplemental Budget Resolution No. 2017-17 CRA](#)
 [Supplemental Budget Explanation No. 2017-17 CRA](#)

5. [2017 -18
CRA](#) RESOLUTION NO. 2017-18 CRA - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-18 CRA.

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. 65-81; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Resolution No. 2017-18 CRA](#)
 [April 10, 2017 CRA action item approving TIF district projects and requesti](#)

6. [2017 -19
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-19 CRA - APPROPRIATING FUNDING IN CONNECTION WITH THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-19 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Supplemental Budget Resolution No. 2017-19 CRA](#)
 [Supplemental Budget Explanation No. 2017-19 CRA](#)

7. [17-00610](#) EASTSIDE LANDSCAPE, PARK, PROPERTY MANAGEMENT, LEASING, PUBLIC SPACE ENHANCEMENT, ACCESSIBILITY IMPROVEMENTS AND FACILITIES MAINTENANCE SERVICES INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY

Recommendation: That the Community Redevelopment Agency (CRA) approve an Interlocal Agreement for Landscape, Park, Property Management, Leasing, Public Space Enhancement, Accessibility Improvements and Facilities Maintenance Services with the City of Pensacola.

Attachments: [Eastside Landscape & Property Maintenance Interlocal Agreement](#)
[Exhibit A-Chappie James Project Area](#)
[Exhibit B-Additional Chappie James Parking Project Area](#)

8. [17-00590](#) UTILIZATION OF FUNDS FOR 2017 HOLIDAY LIGHTING IN BELMONT DEVILLIERS

Recommendation: That the Community Redevelopment Agency (CRA) approve the utilization of funds for the installation of holiday lighting in the Belmont Devilliers Commercial Business District during the 2017 holiday season and authorize the CRA Chairperson to execute a Miscellaneous Funding Agreement.

Sponsors: Jewel Cannada-Wynn

Attachments: [Belmont Devilliers neighborhood Association Letter](#)

9. [17-00592](#) HAWKSHAW PROPERTY DEVELOPMENT AGREEMENT AND SALE

Recommendation: That the Community Redevelopment Agency (CRA) approve the development agreement/contract for sale of the surplus property at 9th Avenue and Romana Street (Hawkshaw) submitted by Robert Montgomery, LLC in the amount of \$1,600,000 and request that City Council approve the development agreement/contract for sale. Further, that the CRA Chairperson be authorized to execute all documents necessary to sell the property.

Sponsors: Jewel Cannada-Wynn

Attachments: [Development Agreement - Hawkshaw Redevelopment](#)

DISCUSSION ITEMS

10. [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

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.

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

File #: 17-00612

Community Redevelopment Agency

11/6/2017

SUBJECT:

MINUTES OF CRA MEETING - 10/09/2017

Approval of CRA meeting minutes for October 9, 2017.



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY BOARD

Meeting Minutes

October 9, 2017

6:17 P.M.

Hagler/Mason Conference Room

Chairperson Cannada-Wynn called the meeting to order at 6:17 P.M.

CALL MEETING TO ORDER

CRA Members Present: Jewel Cannada-Wynn, Larry B. Johnson, Brian Spencer, Gerald Wingate, P.C. Wu

CRA Members Absent: Andy Terhaar, Sherri Myers

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

CRA 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. [17-00575 MINUTES OF CRA MEETING - 09/11/2017](#)

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

The motion carried by the following vote:

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

PRESENTATIONS

None.

ACTION ITEMS**2. 17-00556 APPROPRIATION OF FUNDS FROM THE SALE OF SURPLUS CRA PROPERTY AT 150 S BAYLEN STREET**

Recommendation: That the Community Redevelopment Agency (CRA) approve the appropriation of \$220,000 of the \$470,432 net proceeds derived from the sale of the CRA property at 150 S. Baylen Street for the maintenance and/or replacement of certain aging CRA constructed physical improvements within the Urban Core Community Redevelopment Area. Further, that \$25,000 of these net sale proceeds be appropriated for downtown lighting for the Festival of Lights during the 2017 Christmas season, with the balance of the proceeds appropriated to the Community Redevelopment Agency Fund contingency account for future needs. Finally, that the CRA approve the supplemental budget resolution appropriating the funds.

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

CRA Administrator Gibson explained the recommendation as outlined in the memorandum (dated October 9, 2017) **as well as a corrected version of CRA Supplemental Budget Resolution 2017-14 (hard copies at CRA Members' places).**

Some discussion took place among CRA Members with CRA Administrator Gibson responding to questions accordingly.

Public input was heard from Dorothy Dubuissou spoke regarding the agreement with Belmont-DeVilliers Neighborhood Association for holiday lighting.

Upon conclusion of discussion the vote was called.

The motion carried by the following vote:

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

3. 2017-14 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-14 CRA - APPROPRIATION OF FUNDS FROM THE SALE OF SURPLUS CRA PROPERTY AT 150 S BAYLEN STREET

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-14 CRA (as corrected).

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018, PROVIDING FOR AN EFFECTIVE DATE.

ACTION ITEMS (CONT'D.)

A motion to adopt (CRA Res. No. 2017-14) was made by CRA Chairperson Cannada-Wynn and seconded by CRA Member Wingate.

The motion carried by the following vote:

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

4. [17-00508](#) AWARD OF CONTRACT - RFQ #17-043, COMMUNITY REDEVELOPMENT AREA OVERLAY

Recommendation: That the Community Redevelopment Agency (CRA) approve the ranking of the selection committee with DPZ CoDESIGN as the top ranked firm for Request for Qualifications (RFQ) No. 17-043 for Urban Design and Code Amendment Services for the Community Redevelopment Area Overlay. Further that the CRA authorize the CRA Chairperson to negotiate and execute a contract with DPZ CoDESIGN, and take all actions necessary to complete the project.

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

The motion carried by the following vote:

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

5. [17-00477](#) WAIVER OF DOCKING FEES FOR USCGC BENJAMIN DAILEY

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the United States Coast Guard Cutter (USCGC) Benjamin Dailey at Plaza de Luna from November 1, 2017 to November 3, 2017.

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

The motion carried by the following vote:

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

ACTION ITEMS (CONT'D.)

6. [17-00504](#) **USE OF THE PENSACOLA NEW YEAR'S EVE PELICAN BY PENSACOLA MARDI GRAS**

Recommendation: That the Community Redevelopment Agency approve the use of the Pensacola New Year's Eve Pelican by Pensacola Mardi Gras as a component of the 2018 Mardi Gras Festival.

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

CRA Administrator Gibson explained the recommendation as outlined in the memorandum (dated October 9, 2017).

Some discussion took place among CRA Members with CRA Chairperson and CRA Administrator Gibson fielding comments and questions.

CRA Chairperson Cannada-Wynn (as sponsor), based on discussion withdrew this item for consideration and indicated she will bring back to the November (6th) meeting with additional details.

Public input was heard from Dorothy Dubuisson.

DISCUSSION ITEMS

None.

INFORMATION ITEMS

None.

OPEN FORUM

Dorothy Dubuisson: Announced an upcoming event in the Belmont-DeVilliers Neighborhood on November 4th *Back on the Blocks*.

ADJOURNMENT

WHEREUPON the meeting was adjourned at 6:48 P.M.

Adopted: _____

Minutes prepared by City Clerk staff
rmt



Memorandum

File #: 2017 -15 CRA

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-15 CRA - FINAL AMENDMENT THE FISCAL YEAR 2017 BUDGET

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-15 CRA.

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

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.

According to Florida Statute 166.241 the governing body of a municipality may, within up to 60 days following the end of the fiscal year, amend a budget for that year. The attached resolution includes final CRA budget adjustments for Fiscal Year 2017 that require action by the CRA.

With the sale of the 150 South Baylen Street property, the revenue is being appropriated within the Community Redevelopment Agency Fund. Additionally, adjustments have been made to various revenue accounts within the three CRA Funds based on the actual amounts received.

An additional \$5,000 has been transferred to the CRA Debt Service Fund from the Westside TIF Fund for additional Interest Expense required.

PRIOR ACTION:

August 8, 2017 - Approval of the 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

September 11, 2017 - Approval of Fiscal Year 2017 Supplemental 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

8/28/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2017-15 CRA
- 2) Supplemental Budget Explanation No. 2017-15 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2017-15 CRA

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. COMMUNITY REDEVELOPMENT AGENCY FUND

As Reads:	Sale of Assets	460,002
Amended		
To Read	Sale of Assets	930,433
As Reads:	Interest Income	24,223
Amended		
To Read	Interest Income	33,539
As Reads:	Plaza DeLuna Concession	5,900
Amended		
To Read	Plaza DeLuna Concession	8,135
As Reads:	Transfer In From Urban Core Redevelopment Trust Fund	3,715,365
Amended		
To Read	Transfer In From Urban Core Redevelopment Trust Fund	3,714,569

B. URBAN CORE REDEVELOPMENT TRUST FUND

As Reads:	Interest Income	6,000
Amended		
To Read	Interest Income	5,204
As Reads:	Transfer to CRA Debt Service Fund	3,715,365
Amended		
To Read	Transfer to CRA Debt Service Fund	3,714,569

C. EASTSIDE TIF FUND

As Reads:	Interest Income	400
Amended		
To Read	Interest Income	900

D. WESTSIDE TIF FUND

As Reads:	Interest Income	400
Amended		
To Read	Interest Income	900

As Reads:	Operating Expense	60,821
Amended		
To Read	Operating Expense	56,321
As Reads:	Transfer to CRA Debt Service Fund	180,000
Amended		
To Read	Transfer to CRA Debt Service Fund	185,000

E. CRA DEBT SERVICE FUND

As Reads:	Transfer in From Westside TIF Fund	180,000
Amended		
To Read	Transfer in From Westside TIF Fund	185,000
As Reads:	Interest Expense	2,975,400
Amended		
To Read	Interest Expense	2,980,400

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 effective retroactive to September 30, 2017 immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 2017 - FINAL SUPPLEMENTAL BUDGET RESOLUTION EXPLANATION - FY 2017 NO. 2017-15 CRA**

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Estimated Revenues:		
Sale of Assets	470,431	Increase estimated revenue from Sale of Assets
Interest Income	9,316	Increase estimated revenue from Interest Income
Plaza DeLuna Concession	2,235	Increase estimated revenue from Plaza DeLuna Concession
Transfer In From Urban Core Redevelopment Trust Fund	(796)	Decrease estimated revenue from Transfer In From Urban Core Redev Trst
Total Estimated Revenues	481,186	
Fund Balance	(481,186)	Decrease appropriated Fund Balance.
Total Estimated Revenues and Fund Balance	0	
B. URBAN CORE REDEVELOPMENT TRUST FUND		
Estimated Revenues:		
Interest Income	(796)	Decrease estimated revenue from Interest Income
Total Estimated Revenues	(796)	
Appropriations:		
Transfer to CRA Fund	(796)	Increase appropriation for Operating Expenses
Total Appropriations	(796)	
C. EASTSIDE TIF FUND		
Estimated Revenues		
Interest Income	500	Increase estimated revenue from Interest Income
Total Estimated Revenues	500	
Fund Balance	(500)	Decrease appropriated Fund Balance.
Total Estimated Revenues and Fund Balance	0	
D. WESTSIDE TIF FUND		
Estimated Revenues		
Interest Income	500	Increase estimated revenue from Interest Income
Total Estimated Revenues	500	
Appropriations		
Operating Expenses	(4,500)	Decrease appropriation for Operating Expenses
Transfer to CRA Debt Service Fund	5,000	Increase appropriation for Transfer to CRA Debt Service Fund
Total Appropriations	500	
E. CRA DEBT SERVICE FUND		
Estimated Revenues		
Transfer in From Westside TIF Fund	5,000	Increase estimated revenue from Transfer In From Westside TIF Fund
Total Estimated Revenues	5,000	
Appropriations		
Interest Expense	5,000	Increase appropriation for Interest Expense
Total Appropriations	5,000	



Memorandum

File #: 2017 -16 CRA

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-16 CRA - FY 2017 ENCUMBRANCE CARRYOVER RESOLUTION

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-16 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2018 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 beginning of each fiscal year a supplemental budget resolution is brought to the CRA for consideration. This resolution includes appropriations for the following:

- FY 2017 encumbered purchase order balances net of contracts payable
Appropriations are carried forward to the new fiscal year for purchase orders issued by September 30, 2017 for which final payment had not been made. However, all work completed on outstanding purchase orders by September 30th is expensed to FY 2017 as contracts payable. Encumbrances carried forward to the new fiscal year are reduced by the amount expensed to contracts payable in the previous fiscal year.

- Appropriation of fund balance

Fund balance has been appropriated to cover encumbrances carried forward.

A second resolution to carry forward FY 2017 funding for items that were not encumbered is being brought forward for CRA's approval on a separate resolution. These funds will be appropriated to projects that will be completed within three years or toward the reduction of indebtedness.

PRIOR ACTION:

August 7, 2017 - CRA approval of the Fiscal Year 2018 Budget

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

10/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2017-16 CRA
- 2) Supplemental Budget Explanation No. 2017-16 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2017-16 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018;

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. COMMUNITY REDEVELOPMENT FUND

	Fund Balance	4,926
To:	Purchase Orders Payable	4,926

B. WESTSIDE TIF FUND

	Fund Balance	2,350
To:	Purchase Orders Payable	2,350

C. CRA SERIES 2017 PROJECT FUND

	Fund Balance	203,017
To:	Purchase Orders Payable	203,017

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 effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 2017 - ENCUMBRANCE CARRYOVERS NO. 2017-16 CRA**

<u>FUND</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
A. COMMUNITY REDEVELOPMENT FUND		
Fund Balance	<u>4,926</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>4,926</u>	Carryover - encumbrances (net of contracts payable) outstanding at 9/30/17
B. WESTSIDE TIF FUND		
Fund Balance	<u>2,350</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>2,350</u>	Carryover - encumbrances (net of contracts payable) outstanding at 9/30/17
C. CRA SERIES 2017 PROJECT FUND		
Fund Balance	<u>203,017</u>	Increase appropriated fund balance.
Appropriations		
Purchase Orders Payable	<u>203,017</u>	Carryover - encumbrances (net of contracts payable) outstanding at 9/30/17



Memorandum

File #: 2017 -17 CRA

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-17 CRA - NON-ENCUMBERED CARRYOVER RESOLUTION

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-17 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2018 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.

The attached unencumbered carryover budget resolution includes appropriations for the following:

For various reasons certain items that were budgeted in FY 2017 were not purchased or encumbered. The unexpended appropriations are carried forward to the new fiscal year so that these items can be purchased.

Balances remaining for the Community Redevelopment Agency Fund, the Eastside TIF Fund and the Westside TIF Fund are being carried forward.

Within the CRA Fund, \$35,000 is being appropriated for necessary repairs at the Baylen Street Promenade due to age and/or weathering.

Additionally, transfers into the CRA Debt Service Fund have been adjusted after the issuance of the 2017 Bonds.

PRIOR ACTION:

August 7, 2017 - CRA approval of the Fiscal Year 2018 Budget

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

10/27/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2017-17 CRA
- 2) Supplemental Budget Explanation No. 2017-17 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2017-17 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018;

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY 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. COMMUNITY REDEVELOPMENT AGENCY FUND

Fund Balance		1,672,662
As Reads: Amended	Transfer In Urban Core Redev Trust Fund	2,429,900
To Read:	Transfer In Urban Core Redev Trust Fund	1,917,200
As Reads: Amended	Operating Expenses	581,926
To Read:	Operating Expenses	1,530,889
As Reads: Amended	Grants & Aids	50,000
To Read:	Grants & Aids	260,999

B. URBAN CORE REDEV TRUST FUND

As Reads: Amended	Transfer to CRA Fund	2,429,900
To Read:	Transfer to CRA Fund	1,917,200
As Reads: Amended	Transfer to CRA Debt Service Fund	2,830,300
To Read:	Transfer to CRA Debt Service Fund	3,343,000

C. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND

Fund Balance		600,000
To:	Capital Outlay	60,000
As Reads: Amended	Operating Expenses	2,500
To Read:	Operating Expenses	542,500

D. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND

Fund Balance		105,000
To:	Grants & Aids	40,000
As Reads:	Personal Services	27,200
Amended		
To Read:	Personal Services	42,200
As Reads:	Operating Expenses	6,550
Amended		
To Read:	Operating Expenses	51,550
As Reads:	Transfer to CRA Debt Service Fund	275,000
Amended		
To Read:	Transfer to CRA Debt Service Fund	280,000

E. CRA DEBT SERVICE FUND

As Reads:	Transfer In Urban Core Redev Trust Fund	2,830,300
Amended		
To Read:	Transfer In Urban Core Redev Trust Fund	3,343,000
As Reads:	Principal Payment	1,350,000
Amended		
To Read:	Principal Payment	1,475,000
As Reads:	Interest Expense	3,033,500
Amended		
To Read:	Interest Expense	3,142,300

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 effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 2017 - NON-ENCUMBERED CARRYOVER NO. 2017-17 CRA**

FUND	AMOUNT	DESCRIPTION
A. CRA FUND		
Estimated Revenues		
Interfund Transfer-Fund 106	(512,700)	Decrease Interfund Transfer - Fund 106
Total Estimated Revenues	(512,700)	
Fund Balance	1,672,662	Increase appropriated fund balance
Total Estimated Revenues and Fund Balance	1,159,962	
Appropriations		
Operating Expenses	948,963	Increase appropriation for Operating Expenses
Grants & Aids	210,999	Increase appropriation for Grants & Aids
Total Appropriations	1,159,962	
B. URBAN CORE REDEVELOPMENT TRUST FUND		
Appropriations		
Transfer to CRA Fund	(512,700)	Decrease Transfer to CRA Fund
Transfer to CRA Debt Service Fund	512,700	Increase Transfer to Debt Service Fund
Total Appropriations	0	
C. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	600,000	Increase appropriated fund balance
Appropriations		
Operating Expenses	540,000	Increase appropriation for Operating Expenses
Interest Expense	60,000	Appropriate Funding for Interest Expense
Total Appropriations	600,000	
D. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	105,000	Increase appropriated fund balance
Appropriations		
Personal Services	15,000	Increase appropriation for Personal Services
Operating Expenses	45,000	Increase appropriation for Operating Expenses
Grants and Aids	40,000	Appropriate funding for Grants and Aids
Transfer to CRA Debt Service Fund	5,000	Increase appropriation for Transfer to Cra Debt Service Fund
Total Appropriations	105,000	

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 2017 - NON-ENCUMBERED CARRYOVER NO. 2017-17 CRA**

FUND	AMOUNT	DESCRIPTION
E. CRA DEBT SERVICE FUND		
Estimated Revenues		
Interfund Transfer-Fund 106	512,700	Increase estimated revenue from Interfund Transfer - Fund 106
Total Estimated Revenues	512,700	
Fund Balance	(278,900)	Decrease appropriated fund balance
Total Estimated Revenues and Fund Balance	233,800	
Appropriations		
Principal Payment	125,000	Increase appropriation for Principal Payment
Interest Expense	108,800	Increase appropriation for Interest Expense
Total Appropriations	233,800	



Memorandum

File #: 2017 -18 CRA

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

RESOLUTION NO. 2017-18 CRA - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

RECOMMENDATION:

That the Community Redevelopment Agency adopt Resolution No. 2017-18 CRA.

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. 65-81; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

SUMMARY:

On April 10, 2017, the Community Redevelopment Agency (CRA) requested that the City pursue financing options for eligible Urban Core projects, to be repaid from future Tax Increment Financing (TIF) revenues. Mitch Owens, the City's Financial Advisor with RBC Capital Markets, LLC has pursued financing options and has recommended SmartBank as the lender. SmartBank has offered a twenty-two year and five month financing for the CRA's Urban Core Tax Increment Financing District at an initial fixed interest rate of 3.6%. On April 1, 2020, the interest rate will reset based on a predetermined formula as described in Section 7 of the Resolution. Interest will be paid semi-annually on October 1 and April 1 of each year and principal payments will be paid annually on April 1 commencing on April 1, 2018 and maturing on April 1, 2040.

The pledged revenues include Tax Increment Revenues derived from the Urban Core Redevelopment Area, and in the event that these revenues are insufficient, certain Non-Ad Valorem Revenues budgeted and appropriated for such purposes. The City's bond attorney has incorporated within the Resolution an interlocal agreement between the City and the CRA whereby the CRA agrees that in the event that Tax Increment Revenues are insufficient to fully pay the principal and interest on the Series 2017 Bond and the Redevelopment Revenue

Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (collectively referred to as the Series 2009 Bonds), and the City advances any Non-Ad Valorem Revenues for the payment thereof, the CRA shall repay such advance plus interest to the City once funds become available. Since the Series 2017 Bond pledges the same revenue stream as the Series 2009 Bonds, the Series 2017 Bond will be issued on parity with the Series 2009 Bonds.

Upon approval of the financing by City Council, the Series 2017 Bond proceeds will be available to fund the acquisition of land, construction of certain streetscape projects, sidewalk enhancements, Jefferson Street Road Diet Project and Bay Ferry Project and certain other community redevelopment capital improvements to the Urban Core Community Redevelopment Area included in Urban Core Community Redevelopment Plan.

Based on current projections, Tax Increment Revenues are sufficient to meet debt service requirements for the twenty-two year and five month financing term as well as cover operations as currently structured in the Fiscal Year 2018 Budget. It is also projected that for the next twenty-two years and five months, Tax Increment Revenues will be fully committed and additional projects as identified in the Urban Core Community Redevelopment Plan will need to come from revenue growth or other sources.

The financing team consists of Mitch Owens, the City's Financial Advisor with RBC Capital Markets, LLC and Randy Clement, Esq., with Bryant Miller Olive, the City's Bond Counsel.

PRIOR ACTION:

October 8, 2009 - City Council approved Resolution No. 33-09 providing for the issuance of the Redevelopment Revenues Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable - Build America Bonds) in the amount of \$45,640,000.

April 10, 2017 - CRA requested that the City pursue financing options for eligible Urban Core projects, to be repaid from future Tax Increment Financing revenues.

FUNDING:

N/A

FINANCIAL IMPACT:

There is no immediate financial impact as the estimated Tax Increment Revenues are projected to be sufficient to meet debt service requirements for the twenty-two year and five month financing term. However, should the CRA have to draw upon the Non-Ad Valorem Revenues for the debt service payment, the CRA will be required to repay such advance plus interest to the City once funds become available. If this occurs, the interest rate shall be calculated using the "WSJ Prime Rate" published by *The Wall Street Journal*.

CITY ATTORNEY REVIEW: Yes

10/30/2017

STAFF CONTACT:

Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Resolution No. 2017-18 CRA
- 2) April 10, 2017 CRA action item approving TIF district projects and requesting financing

PRESENTATION: No

RESOLUTION NO. 2017-18

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. 65-81; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS. It is hereby ascertained, determined and declared that:

(A) On September 25, 1980, the City Council (the "City Council") of the City of Pensacola, Florida (the "City") adopted Resolution No. 54-80 which created the Community Redevelopment Agency (the "Agency") of the City of Pensacola, Florida and declared the City Council to be the Agency as provided in Section 163.357, Florida Statutes.

(B) On September 22, 1981, the City Council adopted Resolution No. 65-81 finding that an area described therein as the Urban Core Community Redevelopment Area (the "Urban Core Redevelopment Area") is a "blighted area" within the meaning of Section 163.340, Florida Statutes, in need of rehabilitation, conservation and redevelopment.

(C) On March 8, 1984, pursuant to Sections 163.2520 and 163.387, Florida Statutes, the City Council enacted Ordinance No. 13-84, which created and established the Urban Core Community Redevelopment Trust Fund (the "Trust Fund").

(D) On January 14, 2010, the City Council adopted Resolution No. 02-10 approving a "Urban Core Community Redevelopment Plan 2010" for the Urban Core Redevelopment Area

(E) The Agency is responsible for implementation of community redevelopment plans providing for the redevelopment, rehabilitation and improvement of community redevelopment areas in the City.

(F) The Agency and the City have determined to redevelop and revitalize the Urban Core Redevelopment Area as a visibly attractive, economically viable, and socially desirable area of the City.

(G) The Agency desires to enter into an Interlocal Agreement with the City substantially in the form attached hereto as Exhibit A (the "Interlocal Agreement").

(H) On October 8, 2009, the City adopted Resolution No. 33-09 (the "Series 2009 Resolution") authorizing the issuance and providing for the terms of the City's Redevelopment Revenue Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable – Build America Bonds – Direct Payments) (the "Series 2009 Bonds"), a portion of the proceeds of which were used to finance the Series 2009 Project, which Series 2009 Project included certain community redevelopment capital improvements within the Urban Core Redevelopment Area, as more fully described in the Series 2009 Resolution and the Interlocal Agreement.

(I) On the date hereof, the City has adopted Resolution No. 17-78 (the "Series 2017 Resolution" and together with the Series 2009 Resolution, the "Bond Resolution") authorizing the issuance and providing for the terms of the City's Urban Core Redevelopment Revenue Bond, Series 2017 (the "Series 2017 Bond"), a portion of the proceeds of which will be used to finance the Series 2017 Project, which Series 2017 Project includes certain community redevelopment capital improvements within the Urban Core Redevelopment Area, as more fully described in the Series 2017 Resolution and the Interlocal Agreement.

(J) Pursuant to the Interlocal Agreement, the Agency will agree to make payments to the City in amounts therein described, including, without limitation, amounts sufficient to pay the debt service due from time to time on the Series 2017 Bond, including any Advances, as defined in the Interlocal Agreement, from certain Non-Ad Valorem Revenues budgeted, appropriated and used to pay debt service on the Series 2009 Bonds or the Series 2017 Bond;

SECTION 2. APPROVAL OF INTERLOCAL AGREEMENT.

(A) The form and provisions of the Interlocal Agreement relating to the Series 2017 Bond, attached hereto as Exhibit A, is hereby approved.

(B) The Interlocal Agreement with such non-material omissions, insertions and variations as may be necessary and/or desirable and approved by the Chair or Vice-Chair prior to the execution thereof, which necessity and/or desirability and approval shall be presumed by the Agency's execution of the Interlocal Agreement, shall be executed in the name of the Agency by the Chair or Vice-Chair and attested by the City Clerk or an authorized assistant.

(C) The Chair or Vice Chair is hereby authorized to take all actions necessary to complete the transaction contemplated hereby.

SECTION 3. EFFECTIVE DATE. This resolution shall become effective immediately upon adoption.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PENSACOLA, FLORIDA

Adopted: November 9, 2017

By: _____
Jewel Cannada-Wynn, Chairwoman

ATTEST:

By: _____
Erika L. Burnett, City Clerk

EXHIBIT A
FORM OF INTERLOCAL AGREEMENT

INTERLOCAL AGREEMENT

between

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA

and

THE CITY OF PENSACOLA, FLORIDA

INTERLOCAL AGREEMENT URBAN CORE REDEVELOPMENT REVENUE BONDS

This INTERLOCAL AGREEMENT made and entered into this ____ day of November, 2017 (herein, the "Agreement"), by and between THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, a public body corporate and politic of the State of Florida (the "Agency"), and the CITY OF PENSACOLA, FLORIDA, a municipal corporation of the State of Florida (the "City");

WITNESSETH:

WHEREAS, on September 25, 1980, the City Council of the City (the "City Council") adopted Resolution No. 55-80 which created the Community Redevelopment Agency of the City of Pensacola, Florida and declared the City Council to be the Agency as provided in Section 163.357, Florida Statutes; and

WHEREAS, pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council designated the boundaries and found and determined that an area designated therein as the "Urban Core Community Redevelopment Area" is a blighted area as therein described and that the rehabilitation, conservation and redevelopment is necessary and in the public interest; and

WHEREAS, pursuant to Sections 163.2520 and 163.387, Florida Statutes, on March 8, 1984, the City Council enacted Ordinance No. 13-84, creating and establishing the Urban Core Community Redevelopment Trust Fund; and

WHEREAS, pursuant to Resolution No. 15-84, on March 17, 1984, the City Council approved the Community Redevelopment Plan for the Urban Core Community Redevelopment Area, dated March 1984 (the "1984 Plan") and the Community Redevelopment Project described therein, which 1984 Plan was modified and amended pursuant to Resolution No. 19-89 adopted by the City Council on April 6, 1989, and subsequently repealed and replaced with the "Urban

Core Community Redevelopment Plan 2010" pursuant to Resolution No. 02-10 adopted by the City Council on January 14, 2010; and

WHEREAS, the Agency is responsible for implementation of community redevelopment plans providing for the redevelopment, rehabilitation and improvement of community redevelopment areas in the City; and

WHEREAS, the City and the Agency have determined to redevelop and revitalize the Urban Core Community Redevelopment Area as a visibly attractive, economically viable, and socially desirable area of the City; and

WHEREAS, pursuant to Resolution No. 33-09 adopted by the City Council of the City on October 8, 2009 (the "Original Bond Resolution"), the City previously issued its City of Pensacola, Florida Redevelopment Revenue Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable-Build America Bonds – Direct Payment) in the original aggregate principal amount of \$45,640,000 (collectively, the "2009 Bonds") to finance the 2009 Project (as defined in the Original Bond Resolution) in the Urban Core Community Redevelopment Area; and

WHEREAS, pursuant to Section 15.M. of the Original Bond Resolution, the City provided a covenant to budget and appropriate Non-Ad Valorem Revenues (as defined in the Original Bond Resolution) sufficient after application of other Pledged Revenues and Federal Direct Payments (as such terms are defined in the Original Bond Resolution) to pay debt service on the 2009 Bonds in order to provide additional credit support for the 2009 Bonds; and

WHEREAS, at the request of the Agency, the City is issuing its City of Pensacola, Florida Urban Core Redevelopment Revenue Bond, Series 2017 (the "2017 Bond") in the original aggregate principal amount of \$8,000,000, pursuant to the Original Bond Resolution, as supplemented by Resolution No. 17-78 adopted by the City Council of the City on November 9, 2017 (the "2017 Resolution" and, together with the Original Bond Resolution, the "Bond Resolution") to finance the 2017 Project (as defined in the 2017 Resolution) in the Urban Core Community Redevelopment Area; and

WHEREAS, pursuant to Section 12 of the 2017 Resolution, the City has covenanted to budget and appropriate Non-Ad Valorem Revenues to the extent Pledged Revenues are all insufficient in any Fiscal Year to pay debt service on the 2017 Bond in an amount sufficient to cure such deficiency in order to provide additional credit support for the 2017 Bonds; and

WHEREAS, in accordance with the intent and purpose of Section 163.01, Florida Statutes, the parties have elected to enter into this Agreement to jointly and collectively provide for the acceptance by the Agency of the issuance of the 2017 Bond by the City and to document and evidence the intent and obligation of the Agency to repay the City any payment by the City from Non-Ad Valorem Revenues for debt service on the 2009 Bonds pursuant to Section 15.M.

of the Original Bond Resolution or on the 2017 Bond pursuant to Section 12 of the 2017 Resolution, as provided herein; and

WHEREAS, the City Council and the Agency have determined that this Agreement and the 2017 Project and expenditures contemplated hereunder serve public purposes and are appropriate and necessary undertakings in furtherance of redeveloping the Urban Core Community Redevelopment Area consistent with the Urban Core Community Redevelopment Plan.

NOW, THEREFORE, in consideration of the mutual covenants of and benefits derived from this Agreement, the sufficiency of which is hereby acknowledged by the City and the Agency agree as follows:

Section 1. Authority. This Agreement is entered into pursuant to and under the authority of the City Charter; Section 163.01, Florida Statutes; the Community Redevelopment Act of 1969 (the "Act"), codified in Part III, Chapter 163, Florida Statutes; Chapter 166, Florida Statutes, and other applicable law, as amended and supplemented.

Section 2. Incorporation of Recitals. The recitals set forth above are hereby incorporated into the terms of this Agreement.

Section 3. Definitions. Unless the context otherwise requires, all terms used herein shall have the meanings assigned to such terms in the Bond Resolution.

Section 4. 2017 Bond Accepted; Obligation to Repay City.

(A) The City's issuance of the 2017 Bond is hereby acknowledged by the Agency, and the Agency hereby confirms, consents to and accepts the terms thereof and as set forth in the Bond Resolution.

(B) The Agency hereby covenants to fund, pay, reimburse and repay the City the amounts due under the 2017 Bond and the Bond Resolution, including payment of the principal of and interest on the 2017 Bond. The Agency hereby pledges the Tax Increment Revenues to the City and shall pay the amounts due hereunder from Tax Increment Revenues or from any other funds of the Agency legally available for such purpose. To the extent that the Pledged Revenues and Federal Direct Payments are insufficient to fully pay the principal of and interest on the 2009 Bonds or the Tax Increment Revenues are insufficient to fully pay the principal of and interest on the 2017 Bond all in accordance with the Bond Resolution, and the City has budgeted, appropriated and used any Non-Ad Valorem Revenues for the payment thereof in accordance with the terms of Section 15.M. of the Original Bond Resolution with respect to the 2009 Bonds or Section 12 of the 2017 Resolution with respect to the 2017 Bond (an "Advance"), the Agency shall repay such Advance and pay interest on such Advance at the "WSJ Prime Rate" published by *The Wall Street Journal* or such other prime rate as published by such other

publication as the City's Chief Financial Officer may reasonably designate in substantially equal annual installments commencing in the Fiscal Year following the date of such Advance with the final installment due April 1, 2040. In the event Tax Increment Revenues are not sufficient in any year to pay an installment then due, such installment shall be treated as an additional Advance and amortized as provided above. The obligations of the Agency described in this Section 4.(B) are cumulative and shall continue until amounts due hereunder and under the Bond Resolution are fully paid. The obligation of the Agency to pay the City the amount of any Advance and interest thereon shall be junior and subordinate in all respects to the Agency's obligation hereunder to make payments sufficient to pay the 2009 Bonds, the 2017 Bond and any Additional Parity Obligations issued in accordance with the Bond Resolution. Anything provided herein or in the Bond Resolution to the contrary notwithstanding, and to the extent permitted by applicable law, that portion of the Tax Increment Revenues paid by Escambia County, Florida and the Downtown Improvement Board shall be applied to make payments required hereunder prior to that portion of the Tax Increment Revenues paid by the City.

Section 5. Term. This Agreement shall become effective upon execution by the Parties and continue in full force and effect until the obligations hereunder approved by this Agreement, including principal and accumulated interest, has been fully repaid.

Section 6. Amendments. This Agreement may be amended by the mutual written agreement of all parties at any time and from time to time, which amendments shall become effective upon filing thereof in the public records of Escambia County, Florida, pursuant to Section 163.01(11), Florida Statutes.

Section 7. Assignment. No party to this Agreement may, directly or indirectly, assign or transfer any or all of their duties, rights, responsibilities, or obligations under this Agreement to any other party or person not a party to this Agreement, without the express prior approval of the other party to this Agreement.

Section 8. Severability. The provisions of this Agreement are severable, and it is the intention of the parties hereto to confer the whole or any part of the powers herein provided for and if any of the provisions of this Agreement or any other powers granted by this Agreement shall be held unconstitutional, invalid or void by any court of competent jurisdiction, the decision of said court shall not affect or impair any of the remaining provisions of this Agreement. It is hereby declared to be the intent of the parties hereto that this Agreement would have been adopted, agreed to, and executed had such unconstitutional, invalid or void provision or power not been included therein.

Section 9. Controlling Law; Venue. Any and all provisions of this Agreement and any proceeding seeking to enforce and challenge any provision of this Agreement shall be governed by the laws of the State of Florida. Venue for any proceeding pertaining to this Agreement shall be Escambia County, Florida.

Section 10. Members Not Liable.

(A) All covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City and the Agency, respectively, to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida.

(B) No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future individual member of a governing body or agent or employee of the Agency or the City in his or her individual capacity, and neither the members of the governing body of the Agency or the City or any official executing this Agreement shall individually be liable personally or shall be subject to any accountability by reason of the execution by the City or the Agency of this Agreement or any act pertaining hereto or contemplated hereby.

Section 11. Third Party Beneficiaries. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto, any right, remedy, or claim, legal or equitable, under or by reason of this Agreement or any provision hereof.

Section 12. Notices.

(A) Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given or filed with a party hereto shall be deemed sufficiently given or filed for all purposes of this Agreement if and when sent by registered mail, return receipt requested, transmitted by a facsimile machine with confirmation of delivery, or by personal hand delivery:

To the CRA:	The Community Redevelopment Agency of the City of Pensacola, Florida 222 W. Main St. Pensacola, Florida 32502 Attention: Administrator
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To the City:	City of Pensacola 222 W. Main St. Pensacola, Florida 32502 Attention: Mayor
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(B) The addresses to which any notice, demand, direction or other instrument authorized to be given or filed may be changed from time to time by a written notice to that effect delivered to all the parties, which change shall be effective immediately or such other time as provided in the notice.

Until notice of a change of address is received, a party may rely upon the last address received. Notice shall be deemed given, if notice is by mail on the date mailed to the address set forth above or as changed pursuant to this Article.

Section 13. Execution of Agreement. This Agreement shall be executed in the manner normally used by the parties hereto. If any officer whose signature appears on this Agreement ceases to hold office before all officers shall have executed this Agreement or prior to the filing and recording of this Agreement as provided in this Article, his or her signature shall nevertheless be valid and sufficient for all purposes. This Agreement shall bear the signature of, or may be signed by, such individuals as at the actual time of execution of this Agreement thereby shall be the proper and duly empowered officer to sign this Agreement and this Agreement shall be deemed to have been duly and properly executed even though on the Effective Date any such individual may not hold such office.

Section 14. Limited Obligation. Neither the full faith and credit of the City, the Agency or of the State of Florida or any political subdivision thereof is pledged to meet the funding obligations hereunder, and no party shall ever have the right to compel any exercise of any ad valorem taxing power of the City, the Agency or of the State of Florida or any political subdivision thereof, directly or indirectly to enforce any payment or funding of money provided for hereunder. This Agreement shall not constitute a lien upon any property of the City or the Agency except in the manner and to the express extent described herein.

Section 15. City and Agency Not Liable. Nothing contained in this Agreement shall be construed or deemed, nor is intended, or impose any obligation upon the City or the Agency except to the extent expressly assumed by the City or the Agency, respectively.

Section 16. Filing with County Clerk of the Court. The City is hereby authorized and directed after approval of this Agreement by the Agency and the City and the execution hereof to submit this Agreement to the Clerk of the Court of Escambia County, Florida, for filing in the public records of Escambia County, Florida, as provided by Section 163.01(11), Florida Statutes.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement as of the day and year first above written.

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA, FLORIDA

Attest:

Jewel Cannada-Wynn, Chairwoman

Ericka L. Burnett, City Clerk

CITY OF PENSACOLA, FLORIDA

Ashton J. Hayward, III, Mayor

Legal in Form and Valid as Drawn:

Attest:

Lysia Bowling, City Attorney

Ericka L. Burnett, City Clerk

Approved as to Content:

Approved as to Content:

Richard Barker, Jr.
Chief Financial Officer

M. Helen Gibson
Community Redevelopment Agency
Administrator

[Signature Page to Interlocal Agreement]



Memorandum

File #: 17-00250

Community Redevelopment Agency

4/10/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

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.

SUMMARY:

The following revitalization projects are recommended for approval for funding and implementation in the Urban Core, Eastside, and Westside CRA districts during fiscal years 2017 and 2018. Projects are proposed to be funded from available current year TIF, program income and/or financing. Proposed revisions to Chapter 163 of the Florida Statutes, governing Community Redevelopment Agencies, would restrict the ability of CRA's to undertake or fund any projects which have not been previously approved or for which debt service repayment has not been committed prior to a specified date in 2017.

Urban Core	
Projects to be Funded With Funds Available in	Amount
New Market Tax Credit Unwind	\$100,000
Community Policing	100,000
Belmont Devilliers Commercial Façade Program	150,000
Affordable Housing Rehabilitation	437,500
Redevelopment Area Design Guideline Development	35,000
Pelican Drop Support	30,000
Streetscape Amenities Repair/Replacement	100,000
Disposition of CRA Properties	20,000
Projects Requiring Financing	
Devilliers Streetscape Expansion	5,200,000
Reus Streetscape Improvements	5,200,000

A Street Streetscape Improvements	5,200,000
Total	\$16,572,500

Eastside	
Projects to be Funded With Funds Available in	Amount
Chappie James Museum and Flight Academy Park	\$1,313,340
Redevelopment Area Design Guideline Developme	25,000
Chappie James Museum and Flight Academy Park	440,000
Projects Requiring Financing	
Affordable Housing Rehabilitation	350,000
Hollice T. Williams Greenway Improvements	16,400,000
Total	\$18,528,340

Westside	
Projects to be Funded With Funds Available in	Amount
Redevelopment Area Design Guideline Developme	\$25,000
Commercial Façade Program	25,000
Affordable Housing Rehabilitation	100,000
Community Policing	90,000
Hazardous Tree Removal Program	10,000
Projects Requiring Financing	
West Moreno/Baptist Area Streetscape Improveme	12,300,000
Property Rehabilitation, Land Acquisition, Clearan	2,200,000
A Street Streetscape Improvements	5,200,000
Sidewalk Enhancement	15,000
Total	\$19,965,000

PRIOR ACTION:

August 1, 2016 - CRA Board approved Fiscal Year 2017 Budget Resolutions for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District, and the Westside Tax Increment Financing District.

FUNDING:

N/A

FINANCIAL IMPACT:

Proposed projects are to be funded from current year TIF, program income, and/or proposed financing, with debt service to be paid from future TIF revenues.

CITY ATTORNEY REVIEW: Yes

4/4/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

None

PRESENTATION: No



Memorandum

File #: 2017 -19 CRA

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-19 CRA - APPROPRIATING FUNDING IN CONNECTION WITH THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-19 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

On April 10, 2017, the Community Redevelopment Agency (CRA) requested that the City pursue financing options for eligible Urban Core projects, to be repaid from future Tax Increment Financing (TIF) revenues. Mitch Owens, the City's Financial Advisor with RBC Capital Markets, LLC has pursued financing options and has recommended SmartBank as the lender. SmartBank has offered a twenty-two year and five month financing for the CRA's Urban Core Tax Increment Financing District at an initial fixed interest rate of 3.6%. On April 1, 2020, the interest rate will reset based on a predetermined formula as described in Section 7 of the Resolution. Interest will be paid semi-annually on October 1 and April 1 of each year and principal payments will be paid annually on April 1 commencing on April 1, 2018 and maturing on April 1, 2040.

The pledged revenues include Tax Increment Revenues derived from the Urban Core Redevelopment Area, and in the event that these revenues are insufficient, certain Non-Ad Valorem Revenues budgeted and appropriated for such purposes. The City's bond attorney has incorporated within the Resolution an interlocal agreement between the City and the CRA whereby the CRA agrees that in the event that Tax Increment Revenues are insufficient to fully pay the principal and interest on the Series 2017 Bond and the Redevelopment Revenue Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (collectively referred to as the Series 2009 Bonds), and the City advances any Non-Ad Valorem Revenues for the payment thereof, the CRA shall repay such advance plus interest to the City once funds become available. Since the Series 2017 Bond pledges the same revenue stream as the Series 2009 Bonds, the Series 2017 Bond will be issued on parity with the Series 2009 Bonds.

Upon approval of the financing by City Council, the Series 2017 Bond proceeds will be available to fund the acquisition of land, construction of certain streetscape projects, sidewalk enhancements, Jefferson Street Road Diet Project and Bay Ferry Project and certain other community redevelopment capital improvements to the Urban Core Community Redevelopment Area included in Urban Core Community Redevelopment Plan.

Based on current projections, Tax Increment Revenues are sufficient to meet debt service requirements for the twenty-two year and five month financing term as well as cover operations as currently structured in the Fiscal Year 2018 Budget. It is also projected that for the next twenty-two years and five months, Tax Increment Revenues will be fully committed and additional projects as identified in the Urban Core Community Redevelopment Plan will need to come from revenue growth or other sources.

The financing team consists of Mitch Owens, the City's Financial Advisor with RBC Capital Markets, LLC and Randy Clement, Esq., with Bryant Miller Olive, the City's Bond Counsel.

PRIOR ACTION:

October 8, 2009 - City Council approved Resolution No. 33-09 providing for the issuance of the Redevelopment Revenues Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable - Build America Bonds) in the amount of \$45,640,000.

April 10, 2017 - CRA requested that the City pursue financing options for eligible Urban Core projects, to be repaid from future Tax Increment Financing revenues.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution will maintain compliance of the Florida Statutes pertaining to tax increment financing districts. Estimated closing cost of \$70,000, estimated cost for partial funding of the Bay Ferry Project of \$787,037 and estimated Jefferson Street Road Diet Project of \$250,000 will be paid from the \$8,000,000 in bond proceeds resulting in total remaining estimated project funds of \$6,892,963. Upon adoption of Supplemental Budget Resolution No. 2017-19 CRA a resolution will be presented to City Council to appropriate the funding for the Community Redevelopment Agency's Urban Core Redevelopment Bond, Series 2017.

CITY ATTORNEY REVIEW: Yes

10/30/2017

STAFF CONTACT:

Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2017-19 CRA
- 2) Supplemental Budget Explanation No. 2017-19 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2017-19 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018;

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. CRA SERIES 2017 PROJECT FUND

To:	Bond Proceeds	8,000,000
To:	Operating Expenses	70,000
To:	Capital Outlay	7,930,000

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 effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 2017 - CRA SERIES 2017 BOND EXPLANATION NO. 2017-19 CRA**

FUND	AMOUNT	DESCRIPTION
A. CRA SERIES 2017 PROJECT FUND		
Estimated Revenues		
Bond Proceeds	8,000,000	Appropriate estimated revenue from Bond Proceeds
Total Estimated Revenues	<u>8,000,000</u>	
Appropriations		
Operating Expenses	70,000	Appropriate funding for Operating Expenses
Capital Outlay	7,930,000	Appropriate funding for Capital Outlay
Total Appropriations	<u>8,000,000</u>	



Memorandum

File #: 17-00610

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

EASTSIDE LANDSCAPE, PARK, PROPERTY MANAGEMENT, LEASING, PUBLIC SPACE ENHANCEMENT, ACCESSIBILITY IMPROVEMENTS AND FACILITIES MAINTENANCE SERVICES INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve an Interlocal Agreement for Landscape, Park, Property Management, Leasing, Public Space Enhancement, Accessibility Improvements and Facilities Maintenance Services with the City of Pensacola.

SUMMARY:

Pursuant to the Eastside Plan, the Community Redevelopment Agency (CRA) has made/and or proposes to make certain improvements to public places, property and facilities on City owned and CRA owned properties within the Eastside Redevelopment Area. These improvements have or will result in increased maintenance above the level of maintenance required of the City prior to the improvements. The CRA may allocate a portion of the Redevelopment Trust Fund to support increases in maintenance costs as a result of such CRA projects.

The CRA does not have its own maintenance staff. However, the City of Pensacola possesses expertise in various matters related to the maintenance of CRA funded improvements and desires to make available professional staff and support services which can be efficiently utilized to maximize the resources available to the CRA for advancing the redevelopment, rehabilitation and improvement of the Eastside Redevelopment Area.

The Interlocal Agreement provides for the maintenance and payment of costs for landscape, park, public space enhancement, leasing, property maintenance, accessibility improvement maintenance services, and utilities as necessary and required for CRA improvements in the Eastside. The CRA is being asked to approve the attached Interlocal Agreement through the later of December 31, 2045 or termination of the Eastside Redevelopment Trust Fund as provided in Chapter 163 of the Florida Statutes.

PRIOR ACTION:

None

FUNDING:

Budget: NA

Actual: \$20,000 - FY 2018 Landscape, Park and Public Space Maintenance Services

FINANCIAL IMPACT:

The funding shall be no less than \$20,000 for each Fiscal Year beginning October 1, 2017 and shall increase based on the cost of actual services provided thereafter.

CITY ATTORNEY REVIEW: Yes

10/30/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Eastside Landscape & Property Maintenance Interlocal Agreement
- 2) Exhibit A - Chappie James Project Area
- 3) Exhibit B - Chappie James Additional Parking Project Area

PRESENTATION: No

INTERLOCAL AGREEMENT

Eastside Landscape, Park, Property Management, Leasing, Public Space Enhancement, Accessibility Improvements and Facilities Maintenance Services

between

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA

and

THE CITY OF PENSACOLA, FLORIDA

This **INTERLOCAL AGREEMENT** ("Agreement"), is made and entered into as of this ____ day of _____ 2017, between **THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA**, a public body corporate and politic of the State of Florida ("Agency"), and the **CITY OF PENSACOLA, FLORIDA**, a Florida municipal corporation created under the laws of the State of Florida ("City").

W I T N E S S E T H:

WHEREAS, the City Council of the City of Pensacola ("City Council"), adopted Resolution No. 54-80 on September 25, 1980, describing the Urban Core Community Redevelopment Area ("Urban Core Community Redevelopment Area" or "Urban Core Area") and finding such to be a "blighted area" as defined in Section 163.340, Florida Statutes, and in need of redevelopment, rehabilitation and improvement, which finding and determination was reaffirmed in Resolution No. 65-81, adopted by the City Council on October 22, 1981; and

WHEREAS, on September 25, 1980, the City Council adopted Resolution No. 55-80, which created the Community Redevelopment Agency of the City of Pensacola and declared the City Council to be the Agency as provided in Section 163.356, Florida Statutes; and

WHEREAS, on March 8, 1984, the City Council adopted Ordinance No. 13-84, which created and established the Redevelopment Trust Fund for the Urban Core Community Redevelopment Area ("Urban Core Trust Fund"); and

WHEREAS, on March 27, 1984, the City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core Community Redevelopment Area; and

WHEREAS, on April 6, 1989, the City Council adopted Resolution No. 19-89, which approved a revised redevelopment plan for the Urban Core Community Redevelopment Area which plan has been subsequently amended; and

WHEREAS, on October 26, 2000, the City Council adopted Ordinance No. 46-00, which delineated of the boundaries of the Urban Infill and Redevelopment Area (“UIRA”) by amending the comprehensive plan future land use map; and

WHEREAS, on October 26, 2000, the City Council adopted Ordinance No. 47-00, which adopted the Urban Infill and Redevelopment Plan (“UIRA Plan”); and

WHEREAS, on October 13, 2005, the City Council adopted Resolution No. 41-05 describing the Eastside Neighborhood Area (“Eastside Area” or “Eastside Urban Infill and Redevelopment Area”) of the UIRA and finding such to be “blighted area” as defined in Section 163.340, Florida Statutes and to be in need of redevelopment, rehabilitation and improvement; and

WHEREAS, on October 27, 2005, pursuant to Section 163.2520, Florida Statutes, the City Council adopted Ordinance No. 16-05, which created and established the Redevelopment Trust Fund for the Urban Infill and Redevelopment Eastside Area (“Eastside Trust Fund”); and

WHEREAS, on September 14, 2006, the City Council adopted Resolution No. 24-06 which amended Resolution 19-89 by adding additional priority elements, including certain park and public space enhancements and accessibility improvements to the revised Community Redevelopment Plan for the Urban Core Community Redevelopment Area; and

WHEREAS, on January 14, 2010, the City Council adopted Resolution No. 02-10, which repealed the Community Redevelopment Plan dating from 1989 as amended and adopted the Urban Core Community Redevelopment Plan dated 2010 (“Urban Core Community Redevelopment Plan” or “Urban Core Plan”); and

WHEREAS, on August 19, 2010, the City Council adopted Resolution 22-10, which became effective on January 10, 2011, amending Resolution No. 55-80 and providing for the continuation of the Agency in conformity with the provisions of the 2010 Charter; and

WHEREAS, on August 28, 2014, the City Council adopted Ordinance No. 32-14, which amended and readopted the Eastside Plan element (“Eastside Plan”) of the UIRA Plan adding priority elements; and

WHEREAS, the Agency is responsible for the implementation of the Urban Core Plan and the Eastside Plan for the redevelopment, rehabilitation and improvement of the Urban Core Area and the Eastside Area, respectively; and

WHEREAS, the City and the Agency are interested in removing blight, revitalizing and maintaining the Urban Core Area and the Eastside Area as visibly attractive, economically viable, and socially desirable areas of the City; and

WHEREAS, in accordance with the intent and purpose of Section 163.01, Florida Statutes, the parties have elected to pursue jointly and collectively the performance and implementation of Agency's projects and activities; and

WHEREAS, pursuant to the Eastside Plan, the Agency has made certain improvements to public places, property and facilities on City owned and Agency owned properties within the Eastside Area, such improvements the parties acknowledge and agree are City owned, and such improvements referred to as the Project, as hereinafter described; and

WHEREAS, the City possesses expertise in various matters, including but not limited to landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance which can be efficiently utilized by the Agency in the planning and implementation of the Eastside Plan; and

WHEREAS, the City desires to make available to the Agency, in accordance with the terms and conditions set forth in this Agreement, professional staff and support services to maximize the resources available to the Agency for advancing the redevelopment, rehabilitation and improvement of the Eastside Area; and

WHEREAS, in accordance with the above, the City, on behalf of the Agency, and with Agency reimbursement as provided for hereunder, has undertaken the responsibility for landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services for certain areas as designated herein, the "Project Areas," and has incurred costs ("Costs of the Project") for landscaping, park services, public space enhancement, property management, accessibility improvement, leasing, management, maintenance, repairs, replacement, sanitation, water and all utilities services of any kind whatsoever for any property, facility, or service, and any other costs incurred in relation to the Project and in connection therewith in increased amounts attributable to the improvements made by the Agency; and

WHEREAS, the Agency proposes to exercise its powers available under the Act, as hereinafter defined, to cause these landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services to be accomplished by, among other things, using Agency "increment revenues" deposited in the "Eastside Trust Fund to pay such Costs of the Project as hereinafter further defined; and

WHEREAS, the Agency proposes to make available to the City a correlating amount from the funds in the Eastside Trust Fund to reimburse the Costs of the Project incurred by the City on behalf of the Agency; and

WHEREAS, these ongoing Project landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services comply with and will further the purposes of the Eastside Plan in accordance with the Redevelopment Act, will promote the Agency and City, benefit the local economy, and will be of substantial benefit to the Agency and the City; and

WHEREAS, but for the mutual undertakings hereunder by the parties to this Agreement, it would be necessary for the Agency, acting individually, to provide all financing and take all actions required for such maintenance and improvements; however, as provided by the Act, as defined herein, each has elected to pursue jointly and collectively these separate actions, all in accordance with the intent and purpose of the Act permitting units of local governments, among other things, to provide from their revenues and other resources the financial and other support for the purposes set forth in interlocal agreements; and

WHEREAS, the City and the Agency desire to enter into an interlocal agreement setting forth the terms, conditions and responsibilities of a coordinated and collective effort to remove and prevent blight and to redevelop the Eastside Area and to continue the Project undertaken by the Agency, specifically including more fully establishing the joint and several obligations, duties and responsibilities of the Agency and the City in providing for ongoing Project landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance, and means and method to pay the Costs of the Project, in order to further the purposes stated herein; and

WHEREAS City Council and the governing body of the Agency have determined that such an agreement to accomplish the purposes as set forth herein involves appropriate public expenditures to accomplish important public purposes.

NOW, THEREFORE, in consideration of the mutual covenants of and benefits derived from this Agreement, the City and the Agency agree as follows:

ARTICLE 1: RECITALS AND AUTHORITY

1.1. Recitals. The City and Agency agree that the foregoing recitals are correct, complete and not misleading and are hereby incorporated as if fully set forth herein.

1.2 Authority. This Agreement is entered into pursuant to and under the authority of the City Charter; Section 163.01, Florida Statutes; the Community Redevelopment Act of 1969, codified in Part III, Chapter 163, Florida Statutes; Chapter 166, Florida Statutes, and other applicable provisions of law (collectively, the “Act”); City Council Resolution No. 54-80; City Council Resolution No. 55-80; City Council Resolution No. 65-81; City Council Ordinance No. 13-84; City Council Resolution 15-84; City Council Resolution No. 19-89; City Council Ordinance No. 46-00; City Council Ordinance No. 47-00; City Council Resolution No. 41-05; City Council Ordinance No. 16-05; City Council Resolution No. 24-06; City Council Resolution No. 02-10; City Council Resolution No. 22-10; City Council Ordinance No. 31-14; and City Council Ordinance No. 32-14; as amended and supplemented.

ARTICLE 2: DEFINITIONS

2.1. Definitions.

In addition to the meanings assigned to capitalized terms in the recitals above, as used in this Agreement, the following capitalized terms shall have the following meanings, unless the context clearly indicates otherwise:

(1) “Agency Payments” means the periodic payments made by the Agency to the City (or to other persons as directed by the City) from the Eastside Trust Fund pursuant to Article 4 and Article 5 hereof.

(2) “Agency's Other Obligations” means the payment to be made by the Agency from Increment Revenues deposited in the Agency’s Eastside Trust Fund in the manner, to the extent and so long as such payments are required, respectively, pursuant to resolutions or agreements adopted or entered into prior to or after the Effective Date and which are provided to be superior to the obligation of the Agency under this Agreement.

(3) “Available Increment Revenues” means Increment Revenues remaining from time to time in the Eastside Trust Fund after all payments and deposits required to be made therefrom for the Agency's Other Obligations have been made and paid by the Agency during that Fiscal Year.

(4) “Effective Date” means the date on which this Agreement becomes effective as provided in Section 8.11 hereof.

(5) “Fiscal Year” means the respective fiscal years of the City and the Agency commencing on October 1 of each year and ending on the succeeding September 30, or such other consecutive twelve (12) month period as may be hereafter designated pursuant to general law as the fiscal year of the Agency or the City, respectively.

(6) “Increment Revenues” means the funds received by the Agency and deposited in the Eastside Trust Fund in an amount equal to the incremental increase in ad valorem tax revenues calculated pursuant to Section 163.387, Florida Statutes, within the Eastside Area.

(7) “Project Areas” means the locations to be provided landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services under this Agreement, such locations as depicted on Exhibit A and Exhibit B attached hereto and incorporated herein by this reference.

(8) “Project” means those landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services provided to the Project Areas.

2.2 Use of Words and Phrases.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the singular shall include the plural as well as the singular number, and the word “person” shall include corporations and associations, including public bodies, as well as natural persons.

“Herein”, “hereby”, “hereunder”, “hereof”, “hereinbefore”, “hereinafter”, and other equivalent words refer to this Agreement and not solely to the particular portion thereof in which any such word is used.

ARTICLE 3: PURPOSE; FINDINGS

3.1. Purpose.

The purpose of this Agreement is to induce, encourage, assist and carry out ongoing services for certain Project Areas and to provide for parks, facilities and other improvements constructed and installed through the Agency, providing for the joint and cooperative effort and actions of the City and the Agency, and to induce, encourage, and carry out such activities through the City; and to establish the duties, responsibilities, and obligations of the Agency and the City in doing so, including the payment of the Costs of the Project from funds as described herein. It is also the purpose of this Agreement to define and delineate the responsibilities and obligations of the parties to this Agreement, and to express the desire of the parties to cooperate together to accomplish the purposes and expectations of this Agreement.

3.2 Findings.

The City and the Agency do hereby find that the Costs of the Project protect, preserve, and enhance certain park, facilities and other improvements that have been or will be installed and are in the interest of the public health, safety and welfare, furthers a public purpose, and is a proper, legitimate, and needed action to be undertaken by the Agency and City. The parties further find that the Plan contemplates certain redevelopment actions, including the Project contemplated hereunder within the Eastside Area.

ARTICLE 4: THE PROJECT

4.1. Description.

The Project consists of the City providing City employees, contractors and sub-contractors, and resources to perform landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services to maintain the Eastside Area Project Area as described herein, in consideration of the reimbursement by Agency to City as described herein.

4.2 Project Administration.

The City shall be responsible for and shall oversee the landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services of the Project, including the payments to third parties incurred by the City for any Project services related thereto, and shall account to the Agency for such payments.

ARTICLE 5: REIMBURSEMENT AND PAYMENT

5.1 Reimbursement to the City.

In consideration of the services to be provided in Article 4 by the City, the Agency shall reimburse the City for the Costs of the Project in accordance with Section 163.387(6), Florida Statutes. The annual payment to the City shall be no less than \$20,000 for each fiscal year beginning October 1, 2017 and shall increase based on the cost of the actual services provided thereafter. Payment shall be made in lump sum fashion no later than December 31 for the then-current fiscal year, or in such other fashion or at such other time or times as the Chief Financial Officer of the City may determine in his sole discretion. Such amount shall be paid from Available Increment Revenues. The Agency's obligation to pay and/or reimburse the City hereunder shall be cumulative and shall continue, including past the expiration or termination of this Agreement, until the City has been repaid in full for all amounts due and owing hereunder. The Agency's payment obligations under this Agreement shall constitute an obligation to pay an indebtedness in accordance with the Act.

5.2. Subject to Superior Obligations.

The parties agree that the Agency's obligation to compensate the City pursuant to this Article shall be junior and inferior to the Agency's Other Obligations and any other debt obligations of the Agency with respect to payment priority. The Agency shall provide for the debt obligation arising hereunder in its annual budget.

ARTICLE 6: REPRESENTATIONS AND WARRANTIES

6.1. Representations and Warranties of the Agency.

The Agency represents and warrants to the City that each of the following statements is presently true and accurate and can be relied upon by the City:

(1) The Agency is the duly designated Community Redevelopment Agency of the City, a validly existing body politic and corporate of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

(2) This Agreement and each document contemplated hereby to which the Agency is or will be a party has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by, the Agency and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof: (a) requires the approval and consent of any other party, except such as have been or will be duly obtained, (b) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Agency or (c) contravenes or results in any breach of, default under or result in the

creation of any lien or encumbrance upon any party or the Agency, under any indenture, mortgage, deed of trust, bank loan or credit agreement, the Agency's special acts, applicable ordinances, resolutions or any other agreement or instrument to which the Agency is a party, specifically including any covenants of any bonds, notes, or other forms of indebtedness of the Agency outstanding on the Effective Date.

(3) This Agreement and each document contemplated hereby to which the Agency is or will be a party constitutes, or when entered into will constitute, a legal, valid and binding obligation of the Agency enforceable against it in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

(4) There are no pending or, to the knowledge of the Agency, threatened actions or proceedings before any court or administrative agency against the Agency, which question the existence of the Agency, the determination of slum and blight in the Community Redevelopment Area, the adoption or implementation of the Plan, the validity of this Agreement or any instrument or document contemplated hereunder, or which are likely in any case or in the aggregate to materially adversely affect the successful redevelopment of the Community Redevelopment Area, the consummation of the transactions contemplated hereunder or the financial condition of the Agency.

(5) This Agreement does not violate any laws, ordinances, rules, regulations, orders, contracts, or agreements that are or will be applicable to the Agency.

6.2. Representations and Warranties of the City.

The City represents and warrants to the Agency that each of the following statements is presently true and accurate and can be relied upon by the Agency:

(1) The City is a municipal corporation created under the laws of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

(2) This Agreement and each document to which it is or will be a party has been duly authorized by all necessary action on the part thereof, and has been or will be duly executed and delivered by it and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof: (a) requires the approval and consent of any other party, except such as been duly obtained, (b) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on it, or (c) contravenes or results in any breach of, default under or result in the creation of any lien or encumbrance upon it, under any indenture, mortgage, deed or trust, bank loan or credit agreement, charter, applicable ordinances, resolutions or any other agreement or instrument, specifically including any covenants of any bonds, notes, or other forms of indebtedness outstanding on the Effective Date.

(3) This Agreement and each document contemplated hereby constitutes, or when entered in will constitute, a legal, valid and binding obligation enforceable against the City in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

(4) There are no pending or, to the knowledge of the City, threatened actions or proceedings before any court or administrative agency against it, which question its existence, the validity of this Agreement or any instrument or document contemplated hereunder, or which are likely in any case or in the aggregate to materially adversely affect the consummation of the transactions contemplated hereunder.

(5) This Agreement does not violate any laws, ordinance, rules, regulations, orders, contract, or agreements that are or will be applicable to the City.

ARTICLE 7: TERM, EVENT OF DEFAULT

7.1. Term.

This Agreement shall become effective October 1, 2017 and continue until the later of (i) December 31, 2045 or (ii) termination of the Eastside Trust Fund.

7.2. Default.

An “event of default” under this Agreement shall mean a material failure to comply with any of the provisions of this Agreement. Upon an event of default and written notice thereof by the non-breaching party, the breaching party shall proceed diligently and in good faith to take all reasonable actions to cure such breach and shall continue to take all such actions until such breach is cured. If the event of default shall continue uncured for ninety (90) days, the non-breaching party may terminate this Agreement and proceed at law or in equity to enforce their rights under this Agreement. No delay or omission of the non-breaching party to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein.

Upon termination of this Agreement, the City shall transfer to the Agency copies of any documents, data, and information requested by the Agency relating to the services accomplished herein.

7.3 Obligations, Rights and Remedies Not Exclusive.

The rights and remedies specified herein to which either the Agency or the City are entitled are not exclusive and are not intended to be to the exclusion of any other remedies or means or redress to which any party hereto may otherwise lawfully be entitled.

7.4. Non-Action or Failure to Observe Provisions of this Agreement.

The failure of any party hereto to promptly insist upon strict performance of any term, covenant, condition or provision of this Agreement, or any exhibit hereto or any other agreement contemplated hereby shall not be deemed a waiver of any available right or remedy, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

ARTICLE 8: MISCELLANEOUS

8.1. Amendments.

This Agreement may be amended by the mutual written agreement of all parties at any time and from time to time, which amendments shall become effective upon filing thereof in the public records of Escambia County, Florida, pursuant to Section 163.01(11), Florida Statutes.

8.2. This Agreement Constitutes a Contract.

All parties hereto acknowledge that they will rely on the pledges, covenants and obligations created herein for the benefit of the parties hereto, and this Agreement shall be deemed to be and constitute a contract amongst said parties as of it becoming effective as provided in Section 8.11.

8.3. Assignment.

No party to this Agreement may, directly or indirectly, assign or transfer any or all of their duties, rights, responsibilities, or obligations under this Agreement to any other party or person not a party to this Agreement, without the express prior approval of the other party to this Agreement.

8.4. Severability.

The provisions of this Agreement are severable, and it is the intention of the parties hereto to confer the whole or any part of the powers herein provided for and if any of the provisions of this Agreement or any other powers granted by this Agreement shall be held unconstitutional, invalid or void by any court of competent jurisdiction, the decision of said court shall not affect or impair any of the remaining provisions of this Agreement. It is hereby declared to be the intent of the parties hereto that this Agreement would have been adopted, agreed to, and executed had such unconstitutional, invalid or void provision or power not been included therein.

8.5. Controlling Law; Venue.

Any and all provisions of this Agreement and any proceeding seeking to enforce and challenge any provision of this Agreement shall be governed by the laws of the State of Florida. Venue for any proceeding pertaining to this Agreement shall be Escambia County, Florida.

8.6. Members Not Liable.

(1) All covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City and the Agency, respectively, to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida.

(2) No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future individual member of a governing body or agent or employee of the Agency or the City in its, his or their individual capacity, and neither the members of the governing body of the Agency or the City or any official executing this Agreement shall individually be liable personally or shall be subject to any accountability by reason of the execution by the City or the Agency of this Agreement or any act pertaining hereto or contemplated hereby.

8.7. Third Party Beneficiaries.

Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto, any right, remedy, or claim, legal or equitable, under or by reason of this Agreement or any provision hereof.

8.8. Notices.

(1) Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given or filed with a party hereto shall be deemed sufficiently given or filed for all purposes of this Agreement if and when sent by registered mail, return receipt requested, transmitted by a facsimile machine with confirmation of delivery, or by personal hand delivery:

To the Agency

Community Redevelopment Agency of
The City of Pensacola, Florida
222 West Main Street
Pensacola, Florida 32502
Attention: CRA Administrator

To the City

City of Pensacola
222 West Main Street
Pensacola, Florida 32502
Attention: Mayor

(2) The addresses to which any notice, demand, direction or other instrument authorized to be given or filed may be changed from time to time by a written notice to that effect delivered to all the parties, which change shall be effective immediately or such other time as provided in the notice.

Until notice of a change of address is received, a party may rely upon the last address received. Notice shall be deemed given, if notice is by mail on the date mailed to the address set forth above or as changed pursuant to this Section.

8.9. Execution of Agreement.

This Agreement shall be executed in the manner normally used by the parties hereto. If any officer whose signature appears on this Agreement ceases to hold office before all officers shall have executed this Agreement or prior to the filing and recording of this Agreement as provided in Section 8.10 hereof, his or her signature shall nevertheless be valid and sufficient for all purposes. This Agreement shall bear the signature of, or may be signed by, such individuals as at the actual time of execution of this Agreement thereby shall be the proper and duly empowered officer to sign this Agreement and this Agreement shall be deemed to have been duly and properly executed even though on the Effective Date any such individual may not hold such office.

8.10. Filing with County Clerk of the Court.

The City Clerk is hereby authorized and directed after approval of this Agreement by the Agency and the City Council and the execution hereof by the duly qualified and authorized officers of each of the parties hereto as provided in Section 8.9 hereof, to submit this Agreement to the Clerk of the Court of Escambia County, Florida, for filing in the public records of Escambia County Florida, as provided by Section 163.01(11), Florida Statutes.

8.11. Effective Date.

This Agreement shall become effective immediately upon filing with the Clerk of the Court of Escambia County, Florida, as provided in Section 163.01(11), Florida Statutes.

8.12. City and Agency Not Liable.

Nothing contained in this Agreement shall be construed or deemed, nor is intended, or impose any obligation upon the City or the Agency except to the extent expressly assumed by the City or the Agency, respectively.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement as of the day and year first above written.

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA, FLORIDA

CITY OF PENSACOLA, FLORIDA

Jewel Cannada-Wynn, CRA Chairperson

Ashton J. Hayward, III, Mayor

Attest:

Attest:

Ericka L. Burnett, City Clerk

Ericka L. Burnett, City Clerk

Approved as to Content:

Approved as to Content:

M. Helen Gibson, CRA Administrator

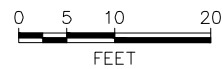
Richard Barker, Jr., Chief Financial Officer

Legal in Form and Valid as Drawn:

Lysia Bowling, City Attorney

Exhibit A
Chappie James Project Area

Exhibit B
Additional Chappie James Parking Project Area



SITE PLAN

2114 AIRPORT BLVD., SUITE 1450
PENSACOLA, FLORIDA 32504
PHONE NO. 850.478.9844

PHONE NO. 830.478.9844
CERTIFICATE OF AUTHORIZATION NO. 24

ZACKARY W. STUHR

DESIGNED BY: ZWS

CHECKED BY: ---

APPROVED BY: GSA

PROJECT NUMBER	10004642
-------------------	----------

DRAWING NUMBER **C-201**





Memorandum

File #: 17-00590

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

UTILIZATION OF FUNDS FOR 2017 HOLIDAY LIGHTING IN BELMONT DEVILLIERS

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the utilization of funds for the installation of holiday lighting in the Belmont Devilliers Commercial Business District during the 2017 holiday season and authorize the CRA Chairperson to execute a Miscellaneous Funding Agreement.

SUMMARY:

On August 7, 2017, the CRA gave a three year approval to the Belmont Devilliers Neighborhood Association to install and remove holiday lights within public rights of way of the Belmont Devilliers commercial business district. The association plans to incorporate the lighting event as a component of a "Holiday on the Blocks" celebration beginning with the 2017 holiday season. This event will support economic vibrancy in the Belmont Devilliers commercial core, encouraging visitors and showcasing businesses and the neighborhood.

To assist in the safe and secure hanging of the lights, the association seeks to have the lights installed by professionals rather than volunteers. The association is requesting a grant of \$2,500 in support of this effort. Revenue from the sale of CRA-owned property is available in the CRA Fund Contingency for this project.

PRIOR ACTION:

November 14, 2016 - The CRA directed CRA staff to prepare an agreement for the 2016 holiday season.

January 9, 2017 - The CRA approved the Release of Claims agreement with Belmont Devilliers Neighborhood Association for the 2016 holiday season.

April 10, 2017 - The CRA approved the Fiscal Year 2017/2018 CRA Work Plan which authorized CRA staff to prepare a multi-year agreement for the installation and removal of Christmas lights within the Belmont Devilliers Neighborhood Commercial District.

August 7, 2017- The CRA approved a license agreement with the Belmont Devilliers Neighborhood for the installation and removal of Christmas lights for the 2017, 2018 and 2019 holiday seasons.

FUNDING:

Budget: \$ 2,500 CRA Contingency Fund

Actual: \$ 2,500 Belmont Devilliers Holiday Lighting

FINANCIAL IMPACT:

Funds are currently appropriated in the CRA Fund Contingency line item which was established from the sale of 150 S. Baylen Street.

CITY ATTORNEY REVIEW: Yes

10/20/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Belmont Devilliers Neighborhood Association Letter

PRESENTATION: No

10.12.2017

Community Redevelopment Agency
City of Pensacola
222 W. Main St.
Pensacola, FL 32502

Attn: Ms. Helen Gibson, CRA Administrator

Dear Ms. Gibson:

I am writing on behalf of the Belmont Devilliers Neighborhood Association to request an opportunity for consideration of funding by the CRA. It is my understanding that a member of our association spoke with you and that you determined this item might be considered for the November 2018 CRA agenda. I am therefore asking that the CRA consider a grant of support in the amount of \$ 2500.00 for application towards the Holidays on the Blocks Celebration for 2018 at their next mtg.

These funds will assist in the safe and secure hanging of public holiday decorations and accompanying promotional activities by the BDNA. This will have a very direct economic development impact of showcasing our neighborhood and encouraging visitors to explore residential and business interests in the area. By creating this enhanced holiday lighting presence a transition to downtown and its Festival of Lights will be encouraged for the walking residents of Pensacola who visit Belmont Devilliers and continue to the downtown lighting corridor on either Palafox or Garden. With the distinct vintage flavor of our decorations, it will also underline the historic nature of our neighborhood.

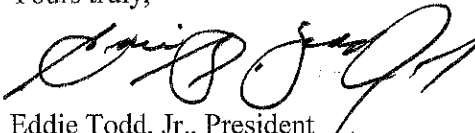
It is our intent to facilitate the holiday ambiance decorations which have traditionally hung within our geographic boundaries. We have already consummated with you an agreement for permission to do so. Additionally, we have warehoused through Truth for Youth, Inc. -one of our members, the decorations which for years were stored by the CRA at the Port of Pensacola and transferred to our ownership by the DIB.

We believe that proportionally, our request is small but impactful and respectfully request your consideration and approval.

Thank you in advance for your time and interest in consideration of this beneficial proposal. We look forward to having representatives available at the meeting to answer questions and further explain our project if needed. We look forward to enlivening the public spaces of Belmont Devilliers and showcase the progress made.

Please plan on joining us in Belmont Devilliers during the Holidays on the Blocks.

Yours truly,



Eddie Todd, Jr., President
Belmont DeVilliers Neighborhood Association



Memorandum

File #: 17-00592

Community Redevelopment Agency

11/6/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

HAWKSHAW PROPERTY DEVELOPMENT AGREEMENT AND SALE

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the development agreement/contract for sale of the surplus property at 9th Avenue and Romana Street (Hawkshaw) submitted by Robert Montgomery, LLC in the amount of \$1,600,000 and request that City Council approve the development agreement/contract for sale. Further, that the CRA Chairperson be authorized to execute all documents necessary to sell the property.

SUMMARY:

In June 2017, NAI Halford issued a Request for Proposals (RFP) for redevelopment of the property at 9th Avenue and Romana Street (Hawkshaw) on behalf of the CRA. Proposals were received from Galveztown, LLC and Robert Montgomery, LLC. The Hawkshaw Proposal Selection Committee, appointed by the CRA, reviewed and ranked the two proposals. The selection Committee voted unanimously to recommend that the CRA approve the submission by Robert Montgomery, LLC as the top ranking proposal. On September 11, 2017, the CRA approved the proposal submitted by Robert Montgomery, LLC and authorized staff to move forward to negotiate a development agreement.

The purchase price offered by Robert Montgomery, LLC is \$1,600,000, which is \$600,000 above the competing proposal and \$65,000 below the property's appraised value. Chapter 163 Part III of the Florida Statutes allows CRAs to sell property for less than fair value, taking into account and giving consideration to the long-term community benefits to be achieved by the CRA. The sale must be approved by City Council following a public hearing.

Robert Montgomery, LLC will pay to the CRA a deposit in the amount of \$100,000 which will be refundable during a seventy-five (75) day Inspection Period. The remaining balance will be paid upon closing in the amount of \$1,500,000.

PRIOR ACTION:

May 9, 2016 - The CRA approved issuing a Request for Proposals (RFP) for one realtor from the City's list of Qualified Real Estate Professionals to market CRA-owned property.

August 9, 2016 - The CRA approved a contract with NAI/Halford for realtor services for disposition of CRA-owned properties.

December 23, 2016 - CRA staff issued a 30 day public notice of intent to dispose of CRA-owned properties and requested proposals with a January 23, 2017 response deadline.

February 6, 2017 - The CRA directed NAI Halford to release an RFP for the Hawkshaw site and appointed an evaluation committee to evaluate responses and provide a recommendation for selection of a preferred developer.

June 5, 2017 - The CRA approved the Hawkshaw Proposal Evaluation Committee recommendation to reject both responses to the Request for Proposals and directed NAI Halford to continue marketing the site.

June 6, 2017 - NAI Halford reissued the RFP for the Hawkshaw site.

August 10, 2017 - The Proposal Evaluation Committee recommended that the CRA approve the proposal from Robert Montgomery as the top ranking proposal for purchase and development of the Hawkshaw site.

September 11, 2017 - The CRA approved the proposal submitted by Robert Montgomery as the top ranking proposal for purchase and development of the property at 9th Avenue and Romana Street (Hawkshaw) and authorized staff to bring back a development agreement for CRA approval.

October 12, 2017 - City Council scheduled a Public Hearing on the proposed sale for November 9, 2017.

FUNDING:

Budget: \$ 0

Actual:	\$1,600,000	Proceeds from Sale of Property
	<u>(64,000)</u>	4% Realtor's Commission
	<u>\$1,536,000</u>	Net Revenue from Sale Proceeds

FINANCIAL IMPACT:

The buyer will pay to the CRA a deposit in the amount of \$100,000 upon execution of the development agreement/contract for sale. This deposit will be refundable during the seventy-five (75) day Inspection Period. The remaining balance will be paid upon closing, in the amount of \$1,500,000. As properties are sold, the CRA will benefit from tax revenue generated as a result of returning parcels to the tax roll. The CRA will receive initial revenue for the property it sells and future revenue from increased ad valorem property values. The cost of realtor services will be paid from proceeds of any property sales.

CITY ATTORNEY REVIEW: Yes

10/30/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Development Agreement - Hawkshaw Redevelopment

PRESENTATION: No

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2017 by and between **COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA**, a public body, corporate and politic, of the State of Florida ("Seller"), and **ROBERT MONTGOMERY, LLC**, a Florida limited liability company ("Buyer").

WITNESSETH:

WHEREAS, Seller is the owner of those certain parcels of land in Escambia County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Seller issued the "Hawkshaw Development Opportunity" Request for Proposals attached hereto as Exhibit "B" and incorporated herein by reference (the "RFP");

WHEREAS, in response to the RFP, Buyer submitted the "Hawkshaw Proposal" dated August 7, 2017 attached hereto as Exhibit "C" and incorporated herein by reference (the "Buyer's Proposal"), which proposal was selected by Seller;

WHEREAS, this Agreement is entered into pursuant to the RFP and the Buyer's Proposal; and

WHEREAS, Seller desires to sell the Property to Buyer, and Buyer desires to purchase the Property from Seller, upon the terms and subject to the conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Sale and Purchase. Seller hereby agrees to sell the Property to Buyer, and Buyer hereby agrees to purchase the Property from Seller, upon the terms and subject to the conditions set forth in this Agreement.

2. Purchase Price. The purchase price of the Property shall be ONE MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,600,000.00) (the "Purchase Price") and shall be payable as follows:

- (a) The Deposit (as defined in Section 3 below) shall be applied to the Purchase Price at Closing; and
- (b) The Purchase Price less the Deposit (subject to adjustment by the closing costs and prorations provided for elsewhere in this Agreement) shall be

paid in good and immediately available U. S. dollars by certified check payable to Seller or, at Seller's election in its sole discretion, by wire transfer.

3. Deposit. Simultaneously with Buyer's execution of this Agreement, Buyer shall deposit with McDonald Fleming Moorhead, Attorneys at Law, Pensacola, Florida ("Closing Agent") the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) (the "Deposit"). The Deposit shall be held in Closing Agent's Florida Bar IOTA account and shall be non-interest bearing to Seller and Buyer. The Deposit shall be held and disbursed only in accordance with the terms and conditions of this Agreement.

4. Inspection Period. Buyer shall have the right, subject to the terms herein, during normal business hours for a period of time commencing on the Effective Date and continuing for a period of seventy-five (75) days (the "Inspection Period") to enter upon, inspect and investigate the Property to determine whether or not the same is satisfactory to Buyer. If Buyer shall be dissatisfied with the Property, Buyer shall be entitled, as its sole remedy, to terminate this Agreement by giving written notice to Seller on or before the expiration of the Inspection Period, whereupon this Agreement shall terminate, the Deposit shall be promptly returned to Buyer and the parties shall be released and relieved from further liability hereunder.

5. Entry and Inspection. During the Inspection Period, Seller shall make the Property available for inspection by Buyer during daylight hours and upon reasonable notice. During the Inspection Period, Buyer may, at Buyer's sole risk and expense, undertake a complete physical inspection of the Property as Buyer deems appropriate, including but not limited to soil tests and environmental audits; provided, however, that any such inspection does not cause any permanent damage to the Property. All such inspections, investigations and examinations shall be undertaken at Buyer's sole cost and expense. Buyer will coordinate all on-site inspections with Seller. After completing any inspections, Buyer shall restore and repair any damage caused by Buyer's inspections. Buyer hereby agrees to indemnify and hold Seller harmless from any and all damages or claims brought against Seller in connection with Buyer's inspections, investigations or examinations on the Property.

6. Closing. The delivery of the deed and other documents, the payment of the remainder of the Purchase Price and the consummation of the transactions contemplated by this Agreement (collectively, the "Closing") shall take place at the offices of Closing Agent, 127 Palafox Place, Suite 500, Pensacola, Florida, at 2:00 p.m. on the fifteenth (15th) day after the expiration of the Inspection Period, or such earlier date and time as the parties may mutually agree (the "Closing Date").

7. Ownership and Control of Buyer; Assignment by Buyer.

- (a) Buyer acknowledges and agrees that the identities of the persons who manage and control the Buyer are a material inducement for Seller to enter into this Agreement and to consummate the transactions contemplated by this Agreement. Buyer hereby represents and warrants to Seller that the

following persons are all of the members and managers of Buyer and that the percentage ownership and voting control of each such person is as indicated below:

- (i) Members: Robert Montgomery currently owns 100% of the membership interests in Buyer and holds 100% of the voting control of Buyer.
 - (ii) Managers: Robert Montgomery is the sole Manager of Buyer.
- (b) Not less than twenty one (21) days prior to a regularly scheduled meeting of Seller, Buyer shall give Seller written notice of any proposed change in the management or voting control of Buyer. Such notice shall state the names and addresses of all proposed new managers and, in the event of a proposed change in voting control, the names and addresses of the person or persons who will have voting control of Buyer as a result of such change, and their respective percentage ownership and voting rights and shall include such other information as Seller may reasonably request. Buyer shall not make, suffer or permit any change in the management or voting control of Buyer without the prior written approval of Seller, which approval shall not be unreasonably withheld, conditioned or delayed. Unless Seller disapproves the requested change at the next regularly scheduled meeting of Seller that is more than twenty one (21) days after Buyer gives Seller the written notice required by this paragraph, the requested change shall be deemed approved.
- (c) Further, not less than twenty one (21) days prior to a regularly scheduled meeting of Seller, Buyer shall give Seller written notice of any proposed transfer or assignment by Buyer of this Agreement, in whole or in part, or of any of its legal or beneficial right, title or interest in, to or under this Agreement to any other person or entity. Such notice shall state the names and addresses of the proposed assignee and all principals, managers, officers and directors, as applicable, and those shareholders or members, as applicable, having voting control of the proposed assignee, and shall include such other information as Seller may reasonably request. Buyer shall not transfer or assign this Agreement, in whole or in part, or of any of its legal or beneficial right, title or interest in, to or under this Agreement to any other person or entity without the prior written approval of Seller, which approval may be given or withheld in Seller's sole and absolute discretion. Unless Seller disapproves the requested transfer or assignment at the next regularly scheduled meeting of Seller that is more than twenty one (21) days after Buyer gives Seller the written notice required by this paragraph, the requested transfer or assignment shall be deemed approved. Notwithstanding the foregoing, Buyer shall have the

absolute right to assign this Agreement to an entity where such entity has the same management and voting control as Buyer, which shall include modifications in management and/or voting control that have been approved by Seller pursuant to Section 7(b), above.

8. Buyer's Development Team. Buyer acknowledges and agrees that the members of Buyer's development team for the Project are a material inducement for Seller to enter into this Agreement and to consummate the transactions contemplated by this Agreement. Buyer hereby represents and warrants to Seller that Caldwell Associates Architects, Inc. will be the architect of record for the Project and that Morette Company will be the general contractor for the Project. Not less than twenty one (21) days prior to a regularly scheduled meeting of Seller, Buyer shall give Seller written notice of any proposed change in such architect of record or general contractor, together with such information as Seller may reasonably request. Buyer shall not change such architect of record or contractor without the prior written consent of Seller, which consent shall not be unreasonably withheld, conditioned, or delayed. Unless Seller disapproves the requested change at the next regularly scheduled meeting of Seller that is more than twenty one (21) days after Buyer gives Seller the written notice required by this Section, the requested change shall be deemed approved.

9. Project. Buyer shall construct on the Property the Project described in this Section. At Buyer's option, the Project may be constructed in two phases.

- (a) Phase I of the Project shall consist of a 3-story mixed-use commercial and multi-family residential building placed on the southwest corner of the Property with frontage directly on 9th Avenue and Romana Street. The Phase I building shall be elevated to meet current and anticipated revised minimum flood elevations and to help create a "four-story read" along the streets. The first floor of the Phase I building shall consist of (1) restaurant and (2) retail and/or office space. Wine World shall occupy restaurant and/or retail space in the Phase I building. The second and third floors of the Phase I building shall consist of condominium units. Phase I of the Project shall also include a paved surface parking lot on a portion of the Property behind the Phase II building site with access from Colfax Street and/or 10th Avenue, which shall include sufficient parking spaces to satisfy, at a minimum, applicable building code, zoning and land use regulations.
- (b) Phase II of the Project shall consist of a 3-story residential building placed on the southerly portion of the Property with frontage directly on Romana Street. Phase II shall consist of residential condominium units. Phase II of the Project shall also include 32 covered parking spaces under the Phase II building and the completion of the Phase I paved surface parking lot, which shall include sufficient parking spaces to satisfy, at a minimum, applicable building code, zoning and land use requirements.

- (c) The Project buildings and structures shall contain approximately 102,000 conditioned gross square feet and approximately 142,000 total gross square feet including all conditioned square feet, parking under podium, elevated promenade, exterior corridors and balconies. The outward appearance of the buildings shall be substantially in accordance with the renderings contained in the Proposal.
- (d) Landscaping shall include traditional streetscapes along 9th Avenue and Romana Street, unique urban gardens fronting Admiral Mason Park, a mix of planted in-ground materials and materials set in architectural features such as planters, seating and other urban elements.
- (e) It is the Buyer's intent to develop the Project in substantial conformity with, to the extent practicable, the Buyer's Proposal including containing the configuration, types of materials and intended uses set forth in the Buyer's Proposal. To that end, Buyer intends to develop 39 residential units, 12 in Phase I and 27 in Phase II. Buyer covenants to construct no less than 33 residential units.
- (f) No material deviation shall be made from any of the foregoing requirements of paragraphs (a) through (e), hereinabove, except with the prior written consent of Seller in its sole and absolute discretion.
- (g) The provisions of this Section 9 shall be included in the special warranty deed conveying the Property to Buyer as covenants, conditions and restrictions that run with the land and shall be binding upon and against Buyer and all persons claiming any estate, lien or interest in the Property by, through or under Buyer.

10. Development Milestones.

- (a) Prior to the expiration of the Inspection Period, Buyer shall:
 - (i) Complete the programming and schematic design phases of the design of the Project and provide to Seller copies of the design documents through the schematic design phase, including without limitation an estimated construction schedule; and
 - (ii) Submit Buyer's design documents to the Gateway Review Board, together with such other documentation and information as may be required in order to obtain Gateway Review Board approval of the Project.
- (b) No later than one (1) year after the Closing, Buyer shall commence on-site construction of Phase I of the Project and shall certify in writing to Seller that on-site construction of Phase I of the improvements has commenced.

Thereafter, Buyer shall diligently and continuously prosecute such construction to completion.

- (c) No later than eighteen (18) months after the earlier of (i) commencing construction of Phase I or (ii) the deadline under paragraph (b) above, Buyer shall achieve substantial completion of Phase I ("substantial completion" of Phase I being defined as the date that a certificate of occupancy for Phase I is issued by the City of Pensacola).
- (d) No later than one (1) year after the earlier of (i) substantial completion of Phase I or (ii) the deadline under paragraph (c) above, Buyer shall commence on-site construction of Phase II of the Project and shall thereafter diligently and continuously prosecute such construction to completion.
- (e) No later than eighteen (18) months after the earlier of (i) commencing construction of Phase II or (ii) the deadline under paragraph (d) above, Buyer shall achieve substantial completion of Phase II of the Project ("substantial completion" of Phase II being defined as the date that a certificate of occupancy for Phase II is issued by the City of Pensacola).
- (f) If Buyer fails to comply with any of the requirements of paragraph (a) above, or if any of the documentation or information provided by Buyer pursuant to paragraph (a) above does not comply with the requirements of this Agreement, Seller, at its election and in its sole discretion, may terminate this Agreement by giving Buyer written notice of termination prior to the expiration of the Inspection Period (and the Closing Date shall be extended accordingly), and promptly after the giving of such notice by Seller, the Deposit shall be returned to Buyer and neither party shall have any further liability to the other under this Agreement.
- (g) Provided Buyer has not closed its construction financing for Phase I of the Project, if Buyer fails to meet the deadline required by paragraph (b) above, then Seller, at its election and in its sole discretion, shall have a one hundred eighty (180) day right to repurchase the Property, commencing from the date of the applicable deadline. Seller shall provide written notice to Buyer of Seller's election to exercise its repurchase right within sixty (60) days after the date of the applicable deadline. If Seller elects to exercise this right to repurchase the Property, Seller will pay Buyer an amount equal to the Purchase Price and thereupon Buyer shall re-convey the Property to Seller by special warranty deed. Notwithstanding the foregoing, in the event that Seller does not give Buyer written notice of its election to exercise its repurchase rights under this paragraph prior to the closing of Buyer's construction loan financing for Phase I of the Project, Seller's repurchase rights under this paragraph shall be deemed

extinguished, released, void and of no further force and effect without necessity for any further action of Seller or Buyer, and, at Buyer's request, Seller shall enter into, grant, and deliver any instrument that Buyer, or any title insurance company insuring the Property, reasonably deems necessary to clear the title to the Property from repurchase rights thereby making title to the Property marketable without further rights reserved herein. The rights herein are for the benefit of Seller and shall be enforceable by Seller, and no other.

- (h) Any of the deadlines set forth in paragraphs (b) through (e) above shall be extended day-for-day if Buyer is unable to achieve such deadline by reason of delays caused by a Force Majeure Event (hereinafter defined); provided that prior to the applicable deadline, Buyer shall give Seller written notice of the occurrence of the Force Majeure Event, including the full particulars of the Force Majeure Event and the reasons for the Force Majeure Event preventing Buyer from, or delaying Buyer in, achieving the applicable deadline and provided, further, that Buyer shall use its reasonable efforts to mitigate the effect of the Force Majeure Event. "Force Majeure Event" is defined as an event or circumstance which is beyond the control and without the fault or negligence of Buyer or Buyer's architects, engineers or contractors and which by the exercise of reasonable diligence the party affected was unable to prevent, which events and circumstances shall include, without limitation, the following:
 - (a) financial upheaval, riot, war, invasion, act of foreign enemies, hostilities (whether war be declared or not) acts of terrorism, civil war, rebellion, revolution, insurrection of military or usurped power, requisition or compulsory acquisition by any governmental or competent authority;
 - (b) abnormal weather conditions, earthquakes, flood, tornado, hurricane, other physical natural disaster or other acts of God; and
 - (c) labor or material shortages at regional or national levels, strikes at a national level or industrial disputes at a national level, or strike or industrial disputes by labor not employed by Buyer, its architects, engineers or general contractors and which affect an essential portion of the development or construction of the Project.
- (i) Any of the deadlines set forth in paragraphs (b) through (e) above shall be extended day-for-day during the period pending approval of the changes set forth in Sections 7(b), 7(c), and 8 above, from the date the Buyer provides notice to Seller of a change pursuant to Sections 7(b), 7(c), and 8 above, until Seller notifies Buyer of its decision regarding approval of such changes.
- (j) If Buyer fails to meet any of the deadlines required by paragraphs (b) through (e) above, Buyer shall pay Seller liquidated damages in the amount of \$2,500.00 per day for each day elapsing after the missed

deadline until the missed deadline is achieved up to a total sum of \$100,000.00.

- (k) The provisions of this Section 10 shall be included in the special warranty deed conveying the Property to Buyer as covenants, conditions and restrictions that run with the land and shall be binding upon and against Buyer and all persons claiming any estate, lien or interest in the Property by, through or under Buyer. Notwithstanding the foregoing, any covenants, conditions or restrictions shall be deemed extinguished, released, void and of no further effect as to condominium unit purchasers and their mortgagees.

11. Reporting Milestones. Buyer shall provide to Seller the indicated information as and when available consistent with the Development Milestones in Section 10 above:

- (a) A binding loan commitment for construction financing for Phase I of the Project issued and executed by a reliable and reputable institutional lender and accepted and executed by Buyer and all guarantors named in such commitment, and subject only to usual and customary conditions (other than the creditworthiness of the borrower and guarantors) that are not inconsistent with the terms of this Agreement.
- (b) Evidence of Buyer's ability to pay the cost of construction of Phase I of the Project in excess of funding to be provided pursuant to the loan commitment referenced above.
- (c) Evidence of the close of construction financing of Phase I of the Project.
- (d) A copy of the final critical path schedule for construction of Phase I of the Project.
- (e) Complete copies of Buyer's applications for all building and other permits required for the construction of Phase I of the Project.
- (f) Copies of the design documents for Phase II of the Project through the design development phase.
- (g) A binding loan commitment for construction financing for Phase II of the Project issued and executed by a reliable and reputable institutional lender and accepted and executed by Buyer and all guarantors named in such commitment, and subject only to usual and customary conditions (other than the creditworthiness of the borrower and guarantors) that are not inconsistent with the terms of this Agreement.

- (h) Evidence of Buyer's ability to pay the cost of construction of Phase II of the Project in excess of funding to be provided pursuant to the loan commitment referenced in paragraph (g) above.
- (i) A copy of the 100% complete construction and civil engineering documents, plans and specifications for Phase II of the Project.
- (j) A copy of the critical path schedule for construction of Phase II of the Project.
- (k) Complete copies of Buyer's applications for all building and other permits required for the construction of Phase II of the Project.
- (l) Certification in writing to Seller that on-site construction of the Phase II improvements has commenced.

The reporting requirements set forth in this Section 11 are intended to demonstrate that the Buyer is diligently pursuing the completion of the Project in accordance with the Development Milestones in Section 10 above, subject to delays caused by a Force Majeure Event (hereinafter defined).

12. Closing Costs. Seller shall pay: (i) the Clerk of Court's fees for recording all lien satisfactions and any and all documents required to cure any defects in title; (ii) Seller's attorneys' fees; and (iii) the brokerage commission due NAI Halford. Buyer shall pay all other closing costs, including without limitation: (i) the deed documentary stamp tax payable upon recording of the deed of conveyance; (ii) the costs and premium for an owner's title insurance policy in the amount of the Purchase Price; (iii) the cost of a current survey of the Property, if desired by Buyer; (iv) the Clerk of Court's fees for recording the deed of conveyance; (v) Buyer's attorneys' fees; and (vi) the costs associated with any financing obtained by Buyer.

13. Title.

- (a) At the Closing, Seller shall convey to Buyer, by special warranty deed, good and marketable fee simple title to the Property free and clear of all liens, claims, restrictions, encumbrances, easements and tenancies other than the Permitted Exceptions. As used in this Agreement, the term "Permitted Exceptions" shall mean and include the following:
 - (i) All present and future zoning, land use, comprehensive plans, future land use, building, health, safety and environmental laws, ordinances, codes, restrictions and regulations of any municipal, state, Federal or other governmental authority, including without limitation, all boards, bureaus, commissions, departments and bodies thereof, now or hereafter having or acquiring jurisdiction over the Property or the use and improvement thereof;

- (ii) All claims, covenants, restrictions, servitudes, easements, reservations, conditions, consents, agreements and other matters of record;
 - (iii) Road rights of way affecting the Property, including without limitation Colfax Drive which is or may be a private easement and/or owned in whole or in part by a third party;
 - (iv) Real estate ad valorem taxes, assessments, water charges, sewer rents and local government charges for the current assessment period(s), all of which shall be prorated as of the Closing Date;
 - (v) All matters that would be disclosed by an accurate survey and inspection of the Property;
 - (vi) All exceptions listed in the Title Commitment issued pursuant to paragraph (b) below;
 - (vii) Reservation by Seller, pursuant to Section 270.11, Florida Statutes, of an undivided three-fourths royalty interest in and to an undivided three-fourths interest in, all phosphate, mineral and metals that are or may be in, on, or under the Property, and an undivided one-half interest in all the petroleum that is or may be in, on, or under the Property without any right of entry to mine, explore or develop for same;
 - (viii) The covenants, conditions and restrictions to be included in the deed pursuant to Sections 9 and 10 above.
- (b) Promptly after the Effective Date, Buyer shall order a title commitment (the "Title Commitment"), together with copies of all title documents listed as exceptions, from a nationally recognized title insurance company agreeing to issue to Buyer an Owner's ALTA Form B title insurance policy in the total amount of the Purchase Price insuring fee simple marketable title to the Property and upon receipt thereof Buyer shall deliver copy thereof to Seller. Buyer shall have fifteen (15) days after the Effective Date within which to notify Seller in writing of any defects or objections to the title appearing in the Title Commitment. If Buyer fails to give such written notice to Seller within such 15-day period, Buyer shall be conclusively deemed to have waived its right to object to any matters of title. In the event that Buyer gives Seller timely written notice of any title defects or objections, Seller shall make good faith efforts to cure such title defects or objections and must cure liens, judgments or encumbrances evidencing or securing monetary obligations. If Seller fails to remedy such title objections or defects at or prior to Closing, Buyer may in its sole

discretion either: (a) terminate this Agreement and receive a return of its Deposit; (b) waive such title objections or defects and consummate the Closing without reduction in the Purchase Price and without any other liability on the part of Seller; or (c) postpone the Closing for a reasonable time to allow Seller additional time to remedy said title defects or objections, and if thereafter Seller is still unable to remedy said title defects or objections, at that time Buyer may elect either (a) or (b). Notwithstanding the foregoing and without the need on the part of the Buyer to make any objection thereto: (i) all mortgages and other liens that can be discharged by the payment of money shall be discharged by Seller not later than Closing; and (ii) all tenancies and other possessory rights with respect to the Property shall be terminated by Seller at or prior to Closing, except as specifically provided for herein, and the Property shall be available to Buyer at Closing free of all mortgages and other monetary liens and free of all tenancies and other possessory rights except as specifically provided for herein.

- (c) Notwithstanding the foregoing or any other provision in this Agreement, in the event that Seller is unable to convey title of the kind and quality required by this Agreement for any reason whatsoever, Seller, may, in its sole and absolute discretion, terminate this Agreement and all rights of Buyer with respect to the Property shall wholly cease, and thereupon the Deposit shall be returned to Buyer as Buyer's sole and exclusive remedy. Nevertheless, Buyer may, in its sole discretion, elect to accept such title as Seller may be able to convey, without reduction of the Purchase Price and without any other liability on the part of the Seller.

14. PROPERTY CONVEYED "AS IS". BUYER ACKNOWLEDGES, AGREES AND UNDERSTANDS THAT AT THE CLOSING THE PROPERTY SHALL BE CONVEYED TO, AND ACCEPTED BY, BUYER "AS IS", "WHERE IS" AND "WITH ALL FAULTS". SELLER MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WHATSOEVER, WRITTEN OR ORAL, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY OR ANY PORTION THEREOF, OR THE SUITABILITY OF THE PROPERTY OR ANY PORTION THEREOF FOR BUYER'S INTENDED USE, NOR ANY OTHER REPRESENTATION OR WARRANTY OF ANY NATURE WHATSOEVER, WRITTEN OR ORAL, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY OR ANY PORTION THEREOF. SELLER HEREBY DISCLAIMS ANY AND ALL WARRANTIES OF ANY NATURE WHATSOEVER, ORAL AS WELL AS WRITTEN, EXPRESS AS WELL AS IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY AND ALL IMPLIED WARRANTIES OF VALIDITY, ENFORCEABILITY, HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. BUYER EXPRESSLY ACKNOWLEDGES THAT BUYER AND ITS REPRESENTATIVES HAVE HAD, OR WILL HAVE PRIOR TO CLOSING, AMPLE OPPORTUNITY TO EXAMINE, INSPECT AND SATISFY ITSELF WITH RESPECT TO ALL MATTERS RELATED TO THE PROPERTY AND THAT BUYER UNDERSTANDS

AND AGREES THAT NEITHER SELLER NOR ANY MEMBER, OFFICER, EMPLOYEE, AGENT, REPRESENTATIVE, ATTORNEY OR CONSULTANT OF OR FOR SELLER HAS MADE OR IS MAKING ANY WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, WITH RESPECT THERETO EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. BUYER FURTHER ACKNOWLEDGES THAT IT IS RELYING AND SHALL RELY SOLELY UPON ITS OWN EXAMINATIONS AND INSPECTIONS AND UPON THE ADVICE OF ITS OWN ATTORNEYS, CONSULTANTS, AND EMPLOYEES (AND NOT UPON ANY STATEMENTS, WARRANTIES, REPRESENTATIONS, ADVICE OR INTERPRETATION OF LEGAL DOCUMENTS, WRITTEN OR ORAL, OF OR BY SELLER OR SELLER'S ATTORNEYS, AGENTS, OFFICERS, EMPLOYEES, CONSULTANTS OR REPRESENTATIVES) AS TO ANY MATTERS WHATSOEVER PERTAINING TO THE PROPERTY AND ALL PORTIONS THEREOF. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING, THE TRANSFER AND CONVEYANCE OF THE PROPERTY, AND THE DELIVERY OF THE CLOSING DOCUMENTS.

15. Risk of Loss and Condemnation. The risk of loss or damage to the Property from casualty or condemnation prior to the Closing shall be borne by the Seller.

16. Deliveries at Closing. At the Closing, the parties shall deliver all deeds, documents and other things reasonably necessary to consummate the sale and purchase of the Property pursuant to the terms of this Agreement, including without limitation the items indicated below:

- (a) Seller's Deliveries. Seller shall execute and/or deliver to Buyer the following:
 - (i) Special warranty deed in proper recordable form duly executed and acknowledged by Seller, subject only to the Permitted Exceptions;
 - (ii) Duly executed cancellations in recordable form cancelling all mortgages and liens, if any, encumbering the Property;
 - (iii) Seller's title insurance and lien waiver affidavits in customary form and substance satisfactory to the Title Company;
 - (iv) Full possession of the Property to the Buyer;
 - (v) An affidavit, in customary form and substance stating that Seller is a "United States corporation/person", as referred to and defined in Internal Revenue Code Sections 1445(f)(3) and 7701(g), and stating Seller's address and United States taxpayer identification number or social security number;
 - (vi) Evidence reasonably satisfactory to the Title Company that the person(s) executing the deeds and other Closing documents on

behalf of Seller has full authority to do so and to consummate, on behalf of Seller, the transactions contemplated by this Agreement;

- (vii) Closing statement; and
 - (viii) Any other documents contemplated by this Agreement or required by law to be delivered by Seller at or prior to the Closing.
- (b) Buyer's Deliveries. Buyer shall execute and/or deliver the following:
- (i) The Purchase Price, as increased or decreased by the prorations and adjustments provided for elsewhere in this Agreement, in good and immediately available U.S. dollars paid by certified check or by such other means as shall be acceptable to Seller, and to any other parties, the amounts in payment of the costs and expenses payable by Buyer incident to the Closing as required by this Agreement and set forth in the closing statement executed at the Closing;
 - (ii) Closing statement; and
 - (iii) Any other documents contemplated by this Agreement or required by law to be delivered by Buyer at or prior to the Closing.

17. Real Estate Taxes. Real estate ad valorem taxes assessed against the Property for the year of Closing, if any, shall be prorated as of the Closing Date. If the amount of such taxes for the year of Closing cannot be ascertained, the real estate ad valorem taxes assessed for the immediately preceding year shall be used for proration purposes at Closing and shall be deemed final and not subject to any "true up" after the Closing.

18. Brokerage. Seller and Buyer hereby agree to indemnify, defend and hold harmless the other against any claim of any broker, finder or other person or entity claiming a real estate commission or fee in connection with this sale by, through or under such indemnifying party, including all costs and reasonable attorneys' fees expended by the party so indemnified in the defense of any such claim.

19. Condemnation. In the event of an actual or proposed taking (by exercise of the power of eminent domain) of all or any portion of the Property with respect to which Seller receives notice or actual knowledge prior to Closing, Seller shall give Buyer prompt written notice thereof and Buyer shall have the option by written notice given to Seller prior to Closing of: (i) terminating this Agreement, whereupon Buyer and Seller shall each be released from all further obligations to each other respecting matters arising from this Agreement; or (ii) proceeding to purchase the Property and receiving from Seller at Closing all of its right, title and interest in and to any award to which Seller may be entitled or, if such award is received by Seller prior to Closing, a credit of same toward the Purchase Price.

20. Notices. Any notice or demand that may be given hereunder shall be deemed to have been duly given upon delivery to the appropriate address provided below. Any party hereto may change said address by notice in writing to the other parties in the manner herein provided.

If to Buyer:

Robert Montgomery, LLC
Attn: Robert Montgomery
657 E. Romana Street
Pensacola, Florida 32502

With copy to:

Stephen R. Moorhead, Esq.
McDonald Fleming Moorhead
127 Palafox Place, Suite 500
Pensacola, Florida 32502

If to Seller:

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PENSACOLA
222 West Main Street
Pensacola, Florida 32502
Attn: Helen Gibson

With copy to:

John P. Daniel, Esq.
Beggs & Lane, LLP
P. O. Box 12950 (32591-2950)
501 Commendencia Street
Pensacola, Florida 32502

21. Default.

- (a) In the event of a default by Buyer, Seller may terminate this Agreement by giving Buyer written notice of termination and retain the Deposit as liquidated damages (and not as a penalty or forfeiture), as Seller's sole and exclusive remedy.
- (b) If Seller shall fail or refuse to make settlement hereunder as herein required or shall default under any of its obligations under this Agreement, then, except as otherwise provided in this Agreement, Buyer at its option

and as its sole and exclusive remedies may: (i) postpone the Closing to allow Seller additional time to perform or satisfy any of its requirements, conditions, covenants or agreements or to cure any breach or failure thereof; (ii) waive any of Seller's requirements, conditions, covenants or agreements or any breach or failure thereof, without reduction or abatement in the Purchase Price; (iii) seek and obtain specific performance of this Agreement; or (iv) terminate this Agreement, whereupon Buyer and Seller shall each be released from all further obligations to each other respecting matters arising from this Agreement. Buyer expressly waives the right to seek or recover monetary damages from Seller other than the return of the Deposit.

22. Miscellaneous.

- (a) The recitals set forth on page one of this Agreement are true and correct and are hereby incorporated herein by reference.
- (b) This Agreement constitutes the entire understanding and agreement between the parties with respect to the Property, and all prior negotiations, understandings and agreements, whether written or verbal, between the parties with respect to the Property are hereby superseded.
- (c) All of the terms, covenants, representations and warranties provided in this Agreement shall survive the Closing and consummation of the transactions contemplated hereby, shall continue in full force and effect and shall be enforceable after the Closing, and shall not be merged with the deed or other documents delivered in connection with the Closing.
- (d) This Agreement shall apply to, inure to the benefit of, and be binding upon and enforceable against Seller and Buyer and their respective successors and assigns to the same extent as if specified at length throughout this Agreement.
- (e) In computing any period of time prescribed by the terms of this Agreement, the day from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday. In the event any day on which any act is to be performed by Seller or Buyer under the terms of this Agreement is a Saturday, Sunday or legal holiday, the time for the performance by Seller or Buyer of any such act shall be extended to the next day which is not a Saturday, Sunday or legal holiday.
- (f) This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument; and

any party or signatory hereto may execute this Agreement by signing any such counterpart.

- (g) Whenever used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.
- (h) TIME IS OF THE ESSENCE IN COMPLYING WITH THE TERMS, CONDITIONS AND AGREEMENTS OF THIS AGREEMENT.
- (i) The "Effective Date" of this Agreement, which is the date upon which this Agreement shall be deemed to be effective, is the date upon which this Agreement is executed by the last party to execute this Agreement, as shown by the respective dates set forth below the places provided for the parties' execution.
- (j) Should either Buyer or Seller employ an attorney to enforce any of the terms and conditions hereof or of any of the Closing documents, or to protect any right, title, or interest created or evidenced hereby, or to recover damages for the breach of the terms and conditions hereof, the non-prevailing party in any action pursued in a court of competent jurisdiction shall pay to the prevailing party all reasonable cost, damages, and expenses, including reasonable attorneys' fees, expended or incurred by the prevailing party. The provisions of this paragraph shall survive the Closing. However, nothing herein is intended to serve as a waiver of the Buyer's sovereign immunity to which sovereign immunity applies, except as to the express terms of this Agreement, nor as a waiver of any applicable limitation on Buyer's liability for monetary damages, including without limitation attorney's fees under this paragraph, as provided by the laws and/or Constitution of the State of Florida. Nothing herein shall be construed as consent by Buyer to be sued by third parties in any matter arising out of this contract.

[End of Text; Signatures on Following Page]

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement on the respective dates set forth below.

SELLER:

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PENSACOLA,**
a public body, corporate and politic, of the State of
Florida

By: _____
Jewel Cannada-Wynn, Its Chairperson

Date signed: _____

BUYER:

ROBERT MONTGOMERY, LLC,
a Florida limited liability company

By: _____
Robert Montgomery, Its Manager

Date signed: _____

EXHIBIT "A"

Legal Description of Property

All of Block 5, NEW CITY TRACT, according to the map of said City copyrighted by Thos. C. Watson in 1906 and Cemetery Lots 383 and 408, both inclusive, Old City Tract, according to map of said City copyrighted by Thos. C. Watson in 1906.

and

The South 25 feet of Colfax St. which abuts to the North and the West 39 feet of 10th Avenue which abuts to the East.

and

All additional interest in Colfax Street right of way that is owned by CRA, if any.

EXHIBIT “B”

Request for Proposals

Hawkshaw Development Opportunity



NAI Halford

DeeDee Davis, SIOR MICP
+1 850 433 0577
ddavis@naihalford.com
850.430.1503 Direct

Tina Tortomase MICP
+1 850 433 0577
ttortomase@naihalford.com
850.430.1520 Direct

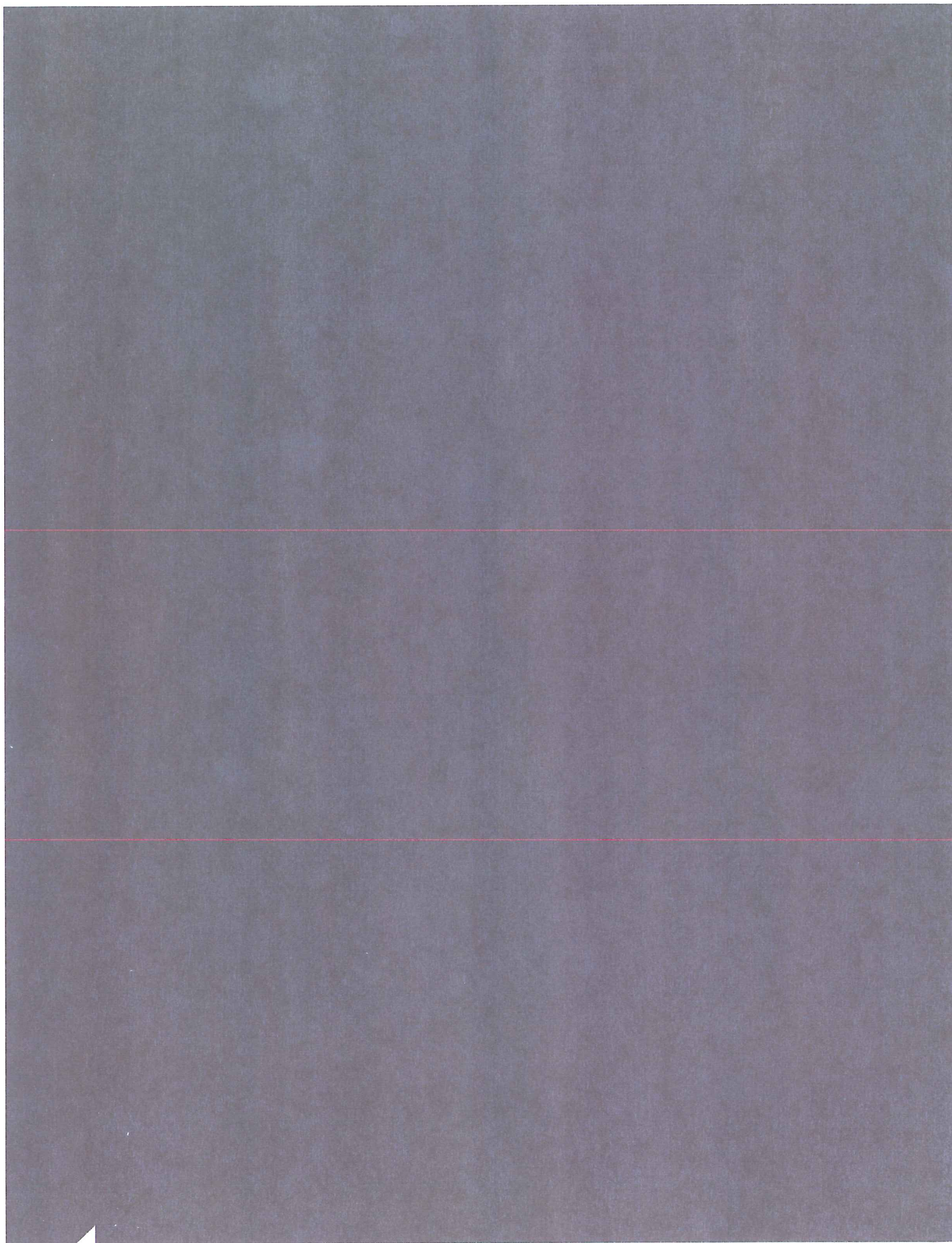


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Gateway Development Opportunity

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| 1 | Property Details |
| 2 | Request For Proposal Information |
| 3 | About Pensacola |

1

Property Details

Historic Pensacola

Founded by Don Tristan de Luna in 1559, the Pensacola Bay Area was the first European settlement in the New World. Over the centuries, the flags of Spain, Britain, France, the Confederacy and the United States have flown over the "City of Five Flags."

The city of Pensacola has led a strong initiative in reclaiming urban waterfront land for public use. This has resulted in a tremendous period of growth and revitalization to this historic, coastal city. Implementing a master plan of high quality, aesthetically pleasing public assets, streetscapes and infrastructure have set the tone for continued, distinctive growth.

Developing Pensacola

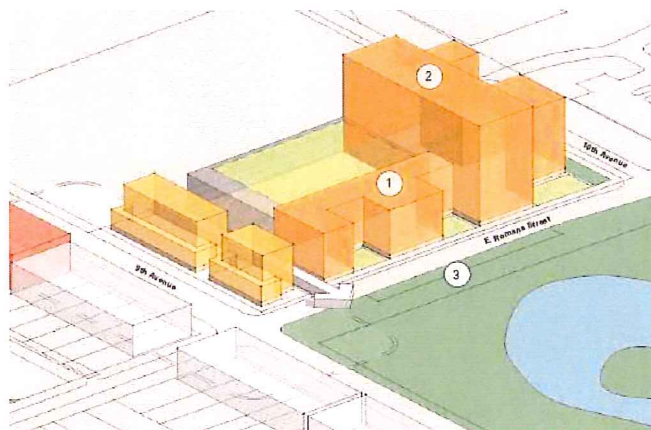
Pensacola has seen a tremendous revitalization in the past few years. Major new developments have spurred a first class wave of significant projects. Notably, the \$50M Community Maritime Park Wahoos Stadium was a major "kick start" to the revitalization movement. Also, of critical importance the relocation of the ECUA treatment plant from the downtown area, was an important impetus, for economic growth. Thoughtful, innovative planning by the City has led to upscale eateries, thriving retailers, beautifully rehabbed and repurposed historic buildings and some major new development projects.

*Signature Development Site in
Historic, Downtown Pensacola.*

Hawkshaw Offering

One of the signature development sites, Hawkshaw is seen as an important gateway into downtown with remarkable views of Pensacola Bay and within easy walking distance to the vibrant shops and restaurants along Palafox Place. Palafox Place was named one of ten great streets in America, by the American Planning Association in 2013.

Located in the downtown Business District of Pensacola, which includes typical private office buildings, government office buildings, courthouses, restaurants, shops and bars. There is also a historic district that includes a rich variety of residential and commercial buildings, along with many public parks. Most buildings have been completely renovated and serve as an additional tourist draw. Festivals are held throughout the year in this area. Historic, Downtown Pensacola is located four miles from pristine world reknowned area beaches.



*100 blk. South 9th Avenue
Pensacola, FL. 32502*

2.2 AC Level Ready Site
GRD Zoning

*Gateway Development
Opportunity*

Offered at
\$1,740,000

96,525 sf
Land Size

225 x 429 '
Parcel Dimensions

225' Frontage
9th Avenue

000S009025001005
Parcel ID

1

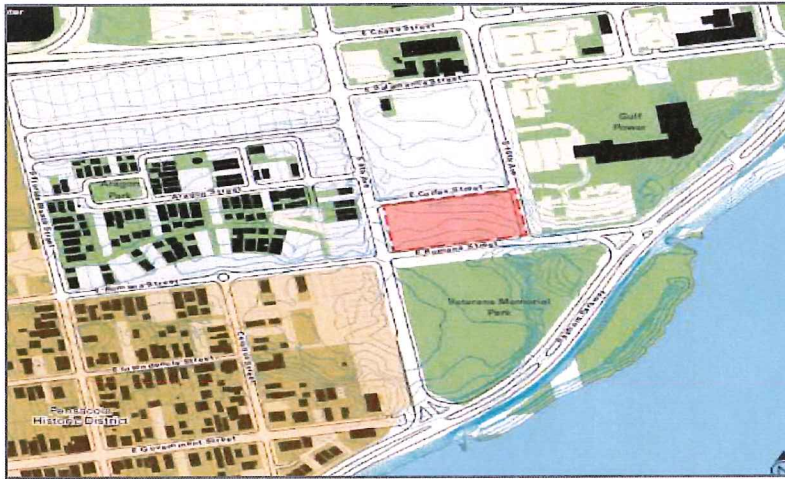
Property Details

Area Overview



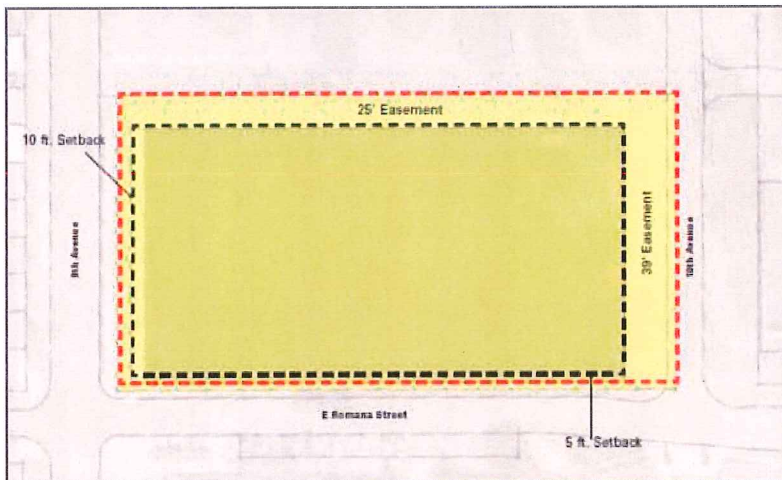
The Hawkshaw site fronts Admiral Mason Park with magnificent views to Pensacola Bay. Enjoying frontage on four streets provides for exceptional access





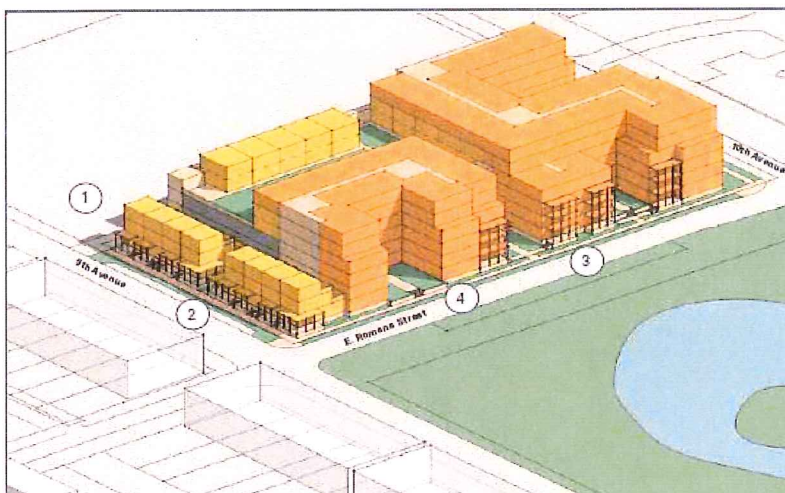
Location Map

- Net Parcel Area- (with easements and setbacks accounted for): 1.7 acres.
- FEMA has provided us with proposed new Floodplain Maps. They should be notifying us very soon of a 90 day comment period. After that, FEMA will review those comments that are received. If the new maps are adopted it should occur sometime between December 2017 and January 2018 from what I understand. The Hawkshaw property has a flood line that meanders diagonally across the property from Northwest to Southeast. Currently, the northeasterly section is in an X Zone (outside the 500 year floodplain) and the southwesterly section is in an AE 7 flood zone. Meaning that construction southwesterly of that flood zone line would have to meet the 7' flood elevation along with the City adopted 3' free-board. The finish floor elevation for the first floor would have to be at (7' + 3') 10 feet. The proposed maps increases that AE 7 to an AE 9 raising the finish floor elevation for the first floor to (9' + 3') 12 feet.



Setbacks

- 9th Ave- 10 feet
- East Romana Street- 5 feet
- 10th Ave- requires a building setback of 39 feet from the eastern property line.
- Easement along the northern property line requires a 25 foot setback to buildings.



Required Features

Typical articulation with balconies and porches to achieve Pensacola character and maintain 4 story read for facades along Romana Street (illustrative only)

2 Hawkshaw RFP

100 BLK. South 9th Avenue
Pensacola, FL. 32502

Hawkshaw Development Opportunity
Request for Proposal
Deadline for Submission: August 7, 2017

_____(Company) hereby expresses an interest in pursuing opportunities to develop 2.2 acres in the 100 S 9th Avenue Block of Pensacola, Florida, otherwise known as "Hawkshaw".

*** Project Overview: Shall be based on Hawkshaw Urban Design Guidelines

Please go to

<http://www.cityofpensacola.com/documentcenter/view/6626>

Proposals (3 hard copies and one electronic version) are due by 5:00 pm CST on Aug. 7, 2017.

Please return this Proposal to

NAI Halford
24 W. Chase Street
Pensacola, Florida 32502

Attention: DeeDee Davis, SIOR, MICP

Contact Information

Authorized Representative: _____

Title: _____

Date: _____

Evaluation committee will recommend one preferred proposal to CRA for consideration. The CRA reserves the right to accept or reject any or all proposals.

The vicinity of southern 9th Avenue and the subject property is envisioned to be developed as a walkable, urban mixed-use corridor. The CRA seeks a high-density residential or mixed use project. Proposers are advised to conduct necessary research, beyond review of these documents, to establish existing conditions of this property and to properly understand the requirements of its redevelopment including but not limited to the Hawkshaw Urban Design Guidelines.

No Known Environmental Conditions

The CRA is not aware of unusual existing regulated environmental conditions that could render development of this site infeasible. A reasonable due-diligence period will be in effect between selection of the successful proposer and contract closing.

Note: Upon the publication of any solicitation for sealed bids, requests for proposals, requests for qualifications, or other solicitation of interest or invitation to negotiate by any authorized representative of the City of Pensacola or the Community Redevelopment Agency, City Council, any party interested in submitting a bid, proposal, or other response reflecting an interest in participating in the purchasing or contracting process shall be prohibited from engaging in any communication pertaining to formal solicitations with any member of the Community Redevelopment Agency Board or any member of a selection/evaluation committee for RFPs, whether in person, by mail, or by electronic communications until such time as the CRA has completed all action with respect to the solicitation.

Additionally, any material submitted in response to the RFP will become a public document pursuant to Florida Statute 119.07. All proposal forms must be submitted in a sealed envelope and be signed by an authorized representative of the Proposer.

RFP Submittal

Please Submit the Following

Project Team/Experience/Credentials

1. Identity of Proposer, including the development team's organizational structure, and the names, affiliation and addresses of principals, including any and all general partners, stockholders owning 5% or more of the stock, and all officers.
2. Development team's professional qualifications and experience in types of uses proposed. Proposers shall demonstrate experience and ability to successfully complete a project of this general scope in a reasonable period of time, understanding that a phased implementation may be necessary.

Project Outline

1. A written description of the use of the site, including as applicable:
Building use(s), including overall dimensions
Residential price point(s), density and manner of sale/lease
Parking configuration and counts
Conceptual storm water facility configuration
Public amenities provided, if any

Landscaping Concept

2. Conceptual drawings of the proposed project, including conceptual site development plan, building elevations, and conceptual perspective rendering sufficient to reasonably represent the overall massing and architectural character and materials of the proposed project. Selected proposer must obtain CRA review and approval of final architectural design.
3. Offering price for the fee simple purchase of the property. It is understood that because this project will involve a public /private partnership, price is negotiable.

Completion Schedule

1. Project development schedule, including all milestones during planning and design, the construction period and commencement of operations.
2. Identify any special or unusual requirements for the sale of the subject land.
3. Identify any foreseeable variances to applicable regulations that may be requested during development of the proposed project.

RFP Submittal cont.

Project Financing and Economics

1. Provide complete and substantiated evidence of Proposer's financial capacity to undertake all aspects of the project, including letters from reputable financial institutions documenting the Proposer's ability to finance all aspects of the project.
2. The nature of private financing or commitment
3. Revenues to the City of Pensacola and Community Redevelopment Agency

Written proposals shall be reviewed and ranked by an Evaluation Committee approved by the CRA. The committee shall be comprised of professionals from the fields of financial services, real estate, and/or land development. At the discretion of the Evaluation Committee, respondents may be asked to provide oral presentations to the Committee.

Other General Conditions

1. The Evaluation Committee reserves the right to request any additional information if needed, from any or all proposers.
2. In the event it becomes necessary for the CRA to revise any part of this proposal subsequent to the advertisement of the RFP, revisions will be provided in the form of an addendum.
3. All proposals are subject to all applicable laws and regulations governing the use and development of land.
4. No Proposer shall assign its proposal or any rights or obligations thereunder without the written consent of the CRA.
5. The Proposer has carefully read the provisions, terms and conditions of the proposal document and does hereby agree to be bound thereby.

RFP Timeline



Timeline for Hawkshaw Decision

August 7, 2017	Deadline for Proposals
August 10, 2017	Presentations to Committee Recommended Committee: DeeDee Davis Christian Wagley Andy Terhaar
August 17, 2017	Oral Presentation (tentative)
September Meeting of CRA	Presentation of Preferred Proposal (tentative)

****DATES ARE SUBJECT TO CHANGE**

Hawkshaw Evaluation

Development Opportunity at Corner of 9th Avenue and East Romana Street
Hawkshaw

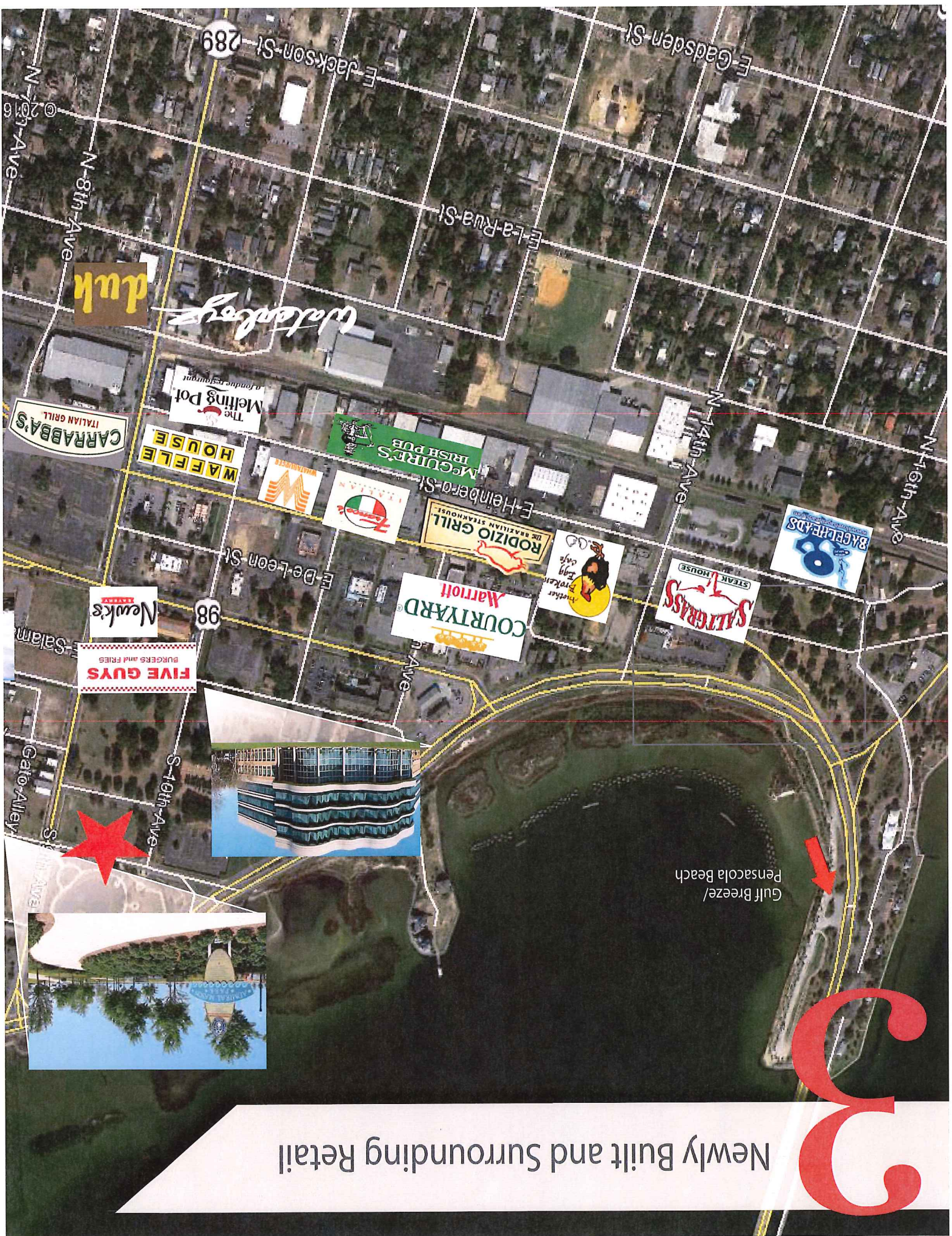
Evaluation Sheet

Name of Firm: _____

Reviewer: _____

	Points Available	Points Given
1. Financial Viability	0-30	
a) Nature of private financing interest		
b) Experience and qualifications of development and management team		
c) Revenues to the City and CRA from sale		
d) Revenues to City and CRA in projected Ad Valorem taxes		
e) Demonstrated ability to commence, perform and complete construction activities as scheduled		
2. Anticipated Benefits to Community	0-20	
a) Enhance surrounding land uses/neighborhood characteristics		
b) Promote Downtown Pensacola as vital/creative place to live, work, play		
3. Compatibility of Architectural Quality and Character to Hawkshaw Urban Design Guidelines	0-30	
a) Site development pattern		
b) Use of appropriate and compatible materials and details		
c) Appropriateness of building height/mass		
4. Density/Maximizing number of residential units	0-20	
5. SBE or MBE firm participation	0-5 (bonus)	

Newly Built and Surrounding Retail





Google earth

Google

Listing Offering Team

DeeDee Davis, SIOR, MICP

Broker

Specialties

Office Buildings, Retail Stores, Development Projects

Scope of Service

Sales and Leasing of commercial office, retail, investment, industrial and development properties.

Professional Affiliations and Designations

Society of Industrial and Office Realtors (SIOR)
NAIOP

Chairman, Board of Directors Council on Aging
Member, Past President, The Aragon Group
Chairman, Pensacola Redistricting Commission
Pensacola Association Realtors
National Association of Realtors
Florida Association of Realtors
Master in Commercial Properties



DeeDee Davis, SIOR, MICP

Broker

d: 850 430 1503

ddavis@naihalford.com

Tina Tortomase, MICP

Sales Agent

Specialties

Office/ Retail Specialist

Scope of Service

Sales and Leasing of commercial office and retail properties.

Professional Affiliations

Chamber
Rotarian
NAIOP
Master in Commercial Properties



Tina Tortomase, MICP

Sales Agent/ Property Manager

d: 850 430 1520

ttortomase@naihalford.com

Committed to Northwest Florida. Connected to the World.

Established in 1983, NAI Halford, formerly The Halford Company was founded upon principles which served to set it apart then and continue to contribute in maintaining its preeminent position in Northwest Florida's Commercial Real Estate and Investment sector today.

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NAI Halford is northwest Florida's affiliate of NAI Global, a managed network of commercial real estate offices with 7,000 agents operating 400 offices in 55 countries worldwide. NAI Halford combines the power and expertise of NAI Global with the advantage of strong, long standing relationships in northwest Florida, securing our role as one of the most well respected full-service real estate organizations in the area.

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EXHIBIT “C”

Buyer’s Proposal

HAWKSHAW PROPOSAL

AUGUST 7, 2017



Submitted by: Robert Montgomery (850) 232-7912 robert@montgomeryrealtors.com





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- E. COMPLETION SCHEDULE
- F. PROJECT FINANCING & ECONOMICS

August, 7, 2017

NAI Halford
DeeDee Davis, SIOR MICP
24 West Chase Street
Pensacola, FL 32502

Re: Hawkshaw Development Opportunity

Dear Ms. Davis,

I am excited to present you with the following proposal for the Hawkshaw Property - one of the last pieces of the puzzle in the development of downtown Pensacola. I feel that this proposal incorporates a vibrant architectural response and the best blend of commercial and residential use at a density compatible with the surrounding development and current market. I am happy to say that this proposal is *market ready* for construction to begin within one year.

As you will see from this proposal, I have assembled a team of professionals with extensive experience in mixed-use development, and just as critically *in working together*. Caldwell Associates and Morette Company have completed *dozens* of projects together, recently A.K. Suter Elementary School which the Superintendent stated set the bar against which all future school projects would be measured," creating not just a building for learning, but a *gateway urban anchor* into *East Pensacola Heights*.

Each team member also has a deep understanding of the collaborative process that engages the community, builds consensus, and translates the best ideas into conscientious, thoughtful works of architecture that serve the community. I would suggest that the *selecting right team* will go *at least as far* delivering a *successful project* to the Hawkshaw property as reacting to exciting conceptual drawings, data, or imagery that you are likely to see with this RFP. I am confident that we can bring you both and we sincerely hope you agree.

We are planning for the corner of Romana and 9th to be the home of a Wine World operation, of which I am a partner. Chan Cox and I have 6 retail wine shops and 7 restaurants, all located from Ft. Walton to Panama City. We propose using approximately 8,500 square feet for a combination of retail and restaurant. We are considering a roof top deck, but our operations do not include *live music* or *any loud noise*. The operation would employ 35 to 40 people.

An additional 6,500 square feet will be designated commercial for office or retail operations. The remainder of the building would consist of 39 residential units. They vary in size from 1,500 square feet to 2,100 square feet and could be combined if a purchaser wanted something larger. The units would sell for \$600,000 plus, depending on the size. Parking is provided in a surface lot that is completely screened from the major streets by the building, and a portion of the parking is underneath the building itself.

The first phase of construction would begin within one year and consists of the building on 9th Avenue that houses the commercial operations and condominium units. Phase two would be the additional units on Romana Street. Construction would begin within three years, or as the market allows.

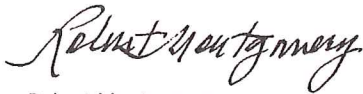
PURCHASE PRICE: The price offered for the site is \$1,600,000. A \$100,000 non-refundable binder would be paid upon signing a contract for purchase. Closing on the land will take place within 90 days of signing contract.

PURCHASER: The initial Purchaser would be Robert Montgomery, LLC. A new entity would be formed prior to closing on the Land Purchase. Additional financial partners would be added with the approval of the City.

REVENUES TO THE CITY OF PENSACOLA AND COMMUNITY REDEVELOPMENT AGENCY: Based on conversations with the County Tax Assessors office, tax on the completely sold out and completed project of approximately \$35,000,000 would be approximately \$665,000 annually.

SPECIAL REQUEST: It is requested that the City maximize street parking around the block with priority given to the east side of 9th Avenue.

Sincerely,

A handwritten signature in black ink that reads "Robert Montgomery". The signature is written in a cursive, flowing style.

Robert Montgomery
Developer



TEAM | EXPERIENCE | CREDENTIALS

Robert Montgomery, LLC - Owner/Developer
657 E Romana Street
Pensacola, FL 32502

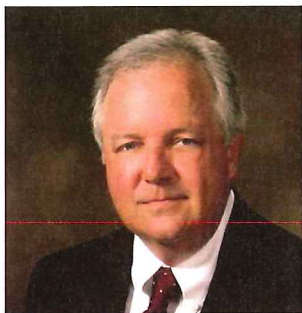
Caldwell Associates Architects - Architect
Miller Caldwell, Jr - Owner/Principal
116 N Tarragona Street
Pensacola, FL 32502

Morette Company - Contractor
Michael Morette - President/Treasurer
Sharon Morette - Vice President/Secretary
Nikki Bell - Comptroller
2503 N 12th Ave
Pensacola, FL 32503



ROBERT BENTON MONTGOMERY

DEVELOPER



Robert Montgomery participated in the development of Aragon in downtown Pensacola, and many other innovative Gulf Breeze and regional developments. He serves as Chairman Northwest Florida Traffic Corridor Authority formed to address the transportation challenges of an 8-county area along Highway 98.

EDUCATION

Florida State University
B.S. Business

AFFILIATIONS

Current Chairman of the Northwest Florida Transportation Corridor Authority

Past Board Member of the Pensacola Junior College Foundation

Member of the BB&T Bank Board of Directors

Member of the Florida Alabama Strategic Task Force

Current Chairman of the Gateway Review Board, City of Pensacola

Member of South End Tomorrow Committee, Santa Rosa County

Former Member of Gulf Breeze High School Advisory Committee

Former Advisory Board of Directors, Tiger Point Golf and Country Club.

Board of Directors, Peoples' Federal Savings Bank, until its sale

Former Member of the Pensacola Board of Realtors Board of Directors.

EXPERIENCE

Montgomery Realtors: 1971-Present
Owner/Broker

Wineworld Stores: 1995-Present

PROFESSIONAL ACTIVITIES

Part of the development of the Aragon project in Downtown Pensacola.

Developer of several thousand residential and commercial sites in the Gulf Breeze area.

Broker for several major commercial projects in South Santa Rosa county and a variety of commercial buildings on US 98.

Developer of several condominium and rental projects in Santa Rosa County.

Officer and director of various corporations and partnerships involving land development, rental properties, and retail operations.

Part owner/operator of Tiger Point Golf and Country Club until its sale.

Part owner/manager of WAJB FM radio station, until its sale.

MORETTE COMPANY

CONTRACTOR

ABOUT US

Morette Company, a Florida corporation, is a closely held family company that is locally owned and operated. Morette Company has been providing construction management, development, design-build, and general contracting services in the southeast since 1978. Our capabilities include all phases of construction, development, design-build, and management services.

Morette Company has built its foundation on several fundamental corporate values that are reflected in the day-to-day operations of the company and its employees.

We have earned an unparalleled reputation through our continued focus on these central philosophies. A tribute to our professionalism and success is our many satisfied, repeat clients, as well as those who seek our services. We are proud of all of these relationships, as they are the foundation of our success.

EXPERIENCE

Palafox Pier and Yacht Harbor
Pensacola, FL

Community Maritime Park Design and Development, Owners' Representative for City of Pensacola

A.K. Suter Elementary School
Pensacola, FL

Andrews Institute of Orthopedic and Sports Medicine-Medical Office Building & Athletic Performance Enhancement Center, Gulf Breeze, FL

Azalea Trace Terrace II, Willow Brook Court and Kitchen Renovations
Pensacola, FL

Azalea Trace Retirement Life Communities Fire Sprinkler Retrofit and Midrise Renovation, Pensacola, FL

Baptist Hospital West Expansion and Multiple Renovations/Upgrades
Pensacola, FL

Blount Building Interior Renovation
Pensacola, FL

Brent Building Interior Renovations
Pensacola, FL

Children's Medical Service
Pensacola, FL

Escambia County Health Unit
Pensacola, FL

Hillcrest Baptist Church "Generations" Building, Pensacola, FL

M.C. Blanchard Judicial Center Renovation and Expansion, Pensacola, FL

Margaritaville Beach Hotel
Pensacola Beach, FL

Navy Federal Credit Union Building Three Auditorium, Pensacola, FL

Olive Baptist Church Ministry Building
Pensacola, FL

Pensacola Country Club
Pensacola, FL

Pensacola Christian College Dixon Dormitory Renovations, Pensacola, FL

Pensacola Christian College, Palms Grill Renovation & Campus Store
Pensacola, FL

Pensacola State College Charles W. Lamar Studio, Pensacola, FL

Pensacola State College Warrington Campus Exterior Renovations
Pensacola, FL

Pensacola State College Building 3200
Pensacola, FL

Pensacola State College Building 12
Pensacola, FL

University of West Florida, New Residence Hall (Argo Hall)
Pensacola, FL

CALDWELL ASSOCIATES ARCHITECTS

ARCHITECT OF RECORD

ABOUT US

For the past 30 years, Caldwell Associates has dedicated its practice toward becoming one of the most versatile architecture firms on the Gulf Coast. Our firm's design philosophy is *community building through good design*. We embrace the collaborative nature of architecture, and believe that the best work is achieved through the efforts of many toward a common goal.

Caldwell Associates has been fortunate to share our skills as planners, thinkers, designers, and managers on a tremendous variety of projects. Balancing design, speed, and economy, we continue to serve a growing base of community-minded clients who wish to partner in our efforts of improving lives through good design.

We have helped a variety of communities and other entities through the master planning process providing expert guidance, managing stakeholder input, and leading community workshops. Through an interactive dialogue with our community partners, the best ideas are translated into conscientious, thoughtful works of public architecture that serve the communities within which they are created.

Caldwell Associates has engaged the following design team members for this project: Dell Consulting for MEP, Rebol-Battle & Associates for Civil, McCarthy Engineers for Structural.

EXPERIENCE

Hawkshaw Village
Pensacola, FL

Community Maritime Park Design
Criteria and Master Plan, Pensacola, FL

Community Maritime Park Development
Study, Pensacola, FL

Pensacola Technology Campus Master
Plan, Pensacola, FL

South Shore Master Plan
Hurlburt Field, FL

University of West Florida
East Campus Mixed Use Conceptual
Development, Pensacola, FL

University of West Florida
University Park Master Plan
Pensacola, FL

University of West Florida
Campus Green Master Plan
Pensacola, FL

Sacred Heart Health Systems
Master Plan
Pensacola, FL

Sacred Heart Health Systems
Master Landscape Plan
Pensacola, FL

Corry Village Master Plan
Corry Field, FL

Townhouses Master Plan and
Revitalization, NAS Pensacola, FL

Wholesale Revitalization to Base
Housing, NAS New Orleans, LA

Wholesale Revitalization to 199 Units
NAS New Orleans, LA



PROJECT OUTLINE

PROJECT DESCRIPTION

Our team proposes to develop a 3-story Mixed-Use Commercial/ Multi-Family Residential building on the Hawkshaw Property. The building will be placed on the southwest corner of the site with frontage directly along 9th Avenue and Romana Street. The building will be elevated on a concrete podium to meet anticipated minimum flood elevations and be utilized for both additional parking underneath as well as help to create the "4 story read" along the street requested in the RFP.

The anchor will be an 8,500 s.f. Wine and Craft Bar, including 2,000 s.f. of retail space, at the corner location with generous covered seating areas facing the waterfront view. A 6,500 s.f. office space will comprise a separate tenant space along the 9th Avenue portion of the 1st floor. 39 condominium units at \$600k+ will complete the balance of the building – in 3 stories along Romana Street and 2 stories above the restaurant/ office space along Ninth Avenue, averaging approximately 1,800 s.f. per unit. Off street parking will be provided underneath a portion of the building along Romana Street and in a surface parking lot behind it. Access to the parking lot will be from Colfax Street and 10th Avenue which will enable the streetscape along 9th Avenue and Romana Street to remain pedestrian friendly.

DESIGN APPROACH

The overall design approach was to create a thriving urban corner building - the kind that has populated towns and cities since people started building towns and cities – places where people meet – a destination integral to the neighborhoods they populate. We hope to create this kind of place at Hawkshaw – where the building will be both a backdrop to Admiral Mason Park as well as a complement to the Aragon streetscape across 9th Avenue.

We started with the corner itself, imagining an inviting entry with expansive steps sized not just for moving up and down but as a place to relax, to meet, or to have lunch. The steps connect to a raised public promenade along both sides that offer views to the water and is shaded with an oversized modern canopy. Along both sides we developed facades with modern 'components' attached to traditional massing – an appropriate blend which we felt was a dynamic but appropriate response to this transitional site between Aragon on the west and Gulf Power to the east. The scale of the building was given particular attention by varying the massing to reflect traditional street variations at 25' to 30' intervals, providing a covered gallery along 9th Avenue, utilizing traditional fenestration proportions, and creating a tree lined downtown streetscape. On the Romana Street side, we transition to a more modern language with cantilevered

balconies and fenestrations overlooking small urban gardens lined with green walls, helping to bring elements of Admiral Mason Park into the project.

COMPLIANCE WITH HAWKSHAW DESIGN GUIDELINES

We have reviewed the Hawkshaw Design Guidelines and will deliver a project that reflects the vision outlined in this document. Although the desired density does not match what the current market will support, we have done our best to ensure that the design that we offer will be a dynamic and appropriate architectural response that becomes an asset to the neighborhood and city.

Some of the strategies we have utilized include:

- Buildings that front 9th Avenue and Romana Street
- Parking is screened from view.
- Use of diverse forms to avoid creating a "single project" feel.
- Contemporary and traditional architectural elements.
- 3.5 story buildings facing 9th Avenue and Admiral Mason Park
- Galleries along 9th Avenue
- Urban landscaping facing Admiral Mason Park
- Pedestrian friendly streetscape along 9th Avenue and Romana Street
- Vehicular access from non-pedestrian streets



PROJECT OUTLINE

PHASING

The project has been designed to be completed in two phases, with Phase I being ready for immediate development. The first phase is the 9th Avenue portion of the building with the restaurant, office, and 12 condominium units. Phase II will include the covered parking and 27 condominiums.

CONSTRUCTION AND EXTERIOR MATERIALS

It is anticipated that the soil conditions will require a pile supported foundation. We anticipate utilizing auger cast concrete piles. "Block and plank" construction will be used for the structure which consists of precast concrete planks for the floor system and concrete masonry units (CMU) for the bearing walls.

Exterior finishes will include cement board siding, stucco, aluminum storefront and windows, steel balconies and columns with steel or aluminum handrails, and aluminum canopies. Architectural concrete block will be provided along the street elevation lining the areas below the occupied finished floor.

LANDSCAPE

The landscape concept for this project is to integrate the landscape design with the architecture and the existing urban context – not to treat it as an afterthought or simply serve functional

needs like screening of service elements. The landscape, like the architecture, will be an integral part of creating the 'brand.' We will be creating both traditional streetscapes along the Romana and 9th Avenue sides as well as unique urban gardens that front Admiral Mason Park. We will also provide a comprehensive design that utilizes a mix of both planted in-ground materials with materials set in architectural features such as planters, seating, or other urban elements. Along the eastern edge, we will create a simple passive recreational area that celebrates that natural beauty of the substantial oak trees.

STORMWATER

This parcel's stormwater impact has already been incorporated into the design of the regional pond located at Admiral Mason Park. We will be providing a piped connection to this facility, and we have reviewed our conceptual plans with the City Engineer.

SPACE SUMMARY

- Restaurant: 6,500 nsf
- Retail: 2,000 nsf
- Office: 6,500 nsf
- Multi family Residential – 39 dwelling units

Total CONDITIONED gross square footage – 102,417 gsf
Total gross square footage including all parking under podium, elevated promenade, exterior corridors, and

balconies – 142,295 gsf

PARKING REQUIREMENTS

- Residential (1/unit) - 39 units = 39 spaces required (no CRA reduction)
- Office (1/ 300 sf) - 6,500 sf = 22 spaces + (30% CRA reduction allowed) = 16 spaces required
- Wine Bar/ Restaurant (1/ 100 sf) - 6,500 sf = 65 spaces + (100% CRA reduction allowed) = 0 spaces required
- Retail – 2000 sf – 1/300 sf = 7 spaces – 60% CRA reduction = 3 spaces required

Total required with CRA reduction:	58 spaces
Total provided:	105 spaces

Parallel parking (if feasible) can provide up to an additional 47 spaces

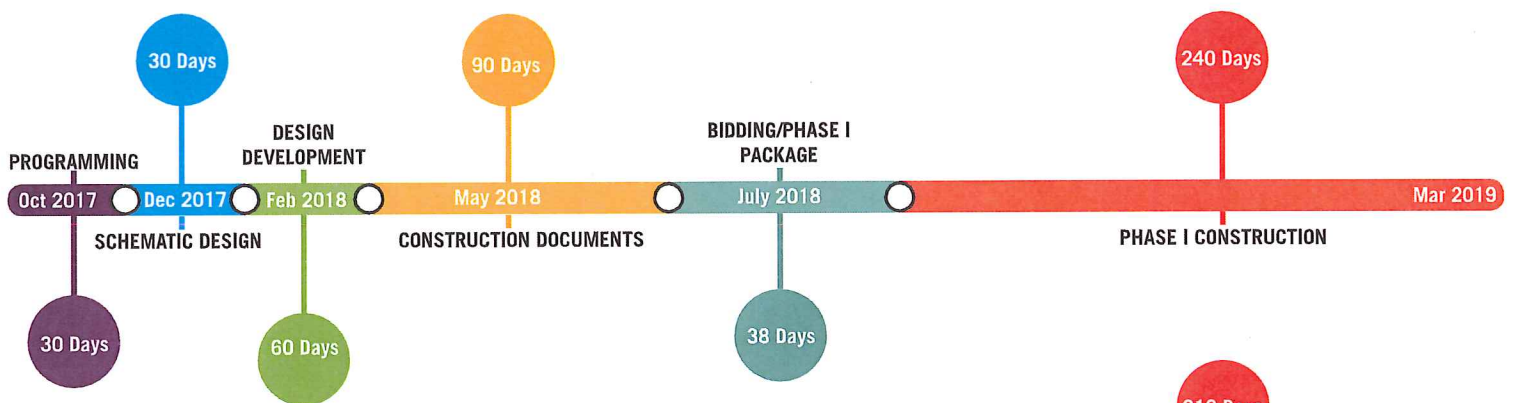


LANDSCAPING CONCEPT





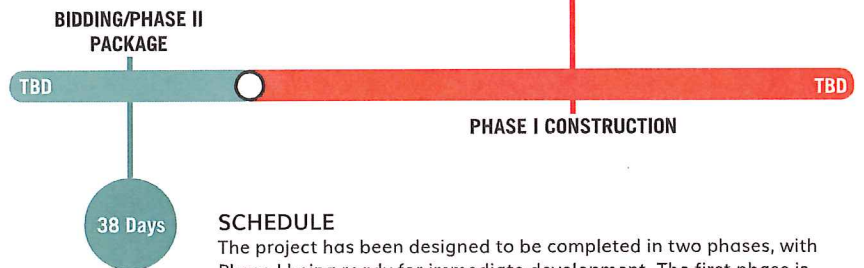
SCHEDULE



SPECIAL REQUESTS

1. As much as feasible, we would request that parallel parking spaces be provided along all of the existing streets with priority being given to the 9th Avenue and Romana Street locations where convenience parking for customers directly impacts the success of the commercial component of this project.
2. We are aware that Colfax Street is a private street and will request access from the adjacent property owner for ingress and egress. It is our understanding that the owner has publicly stated that the street will be available for public access. This is the ideal location for vehicular access to the project – enabling us to preserve the oak trees on the east side of the property and keep the 9th Avenue and Romana Street sides prioritized for pedestrians.

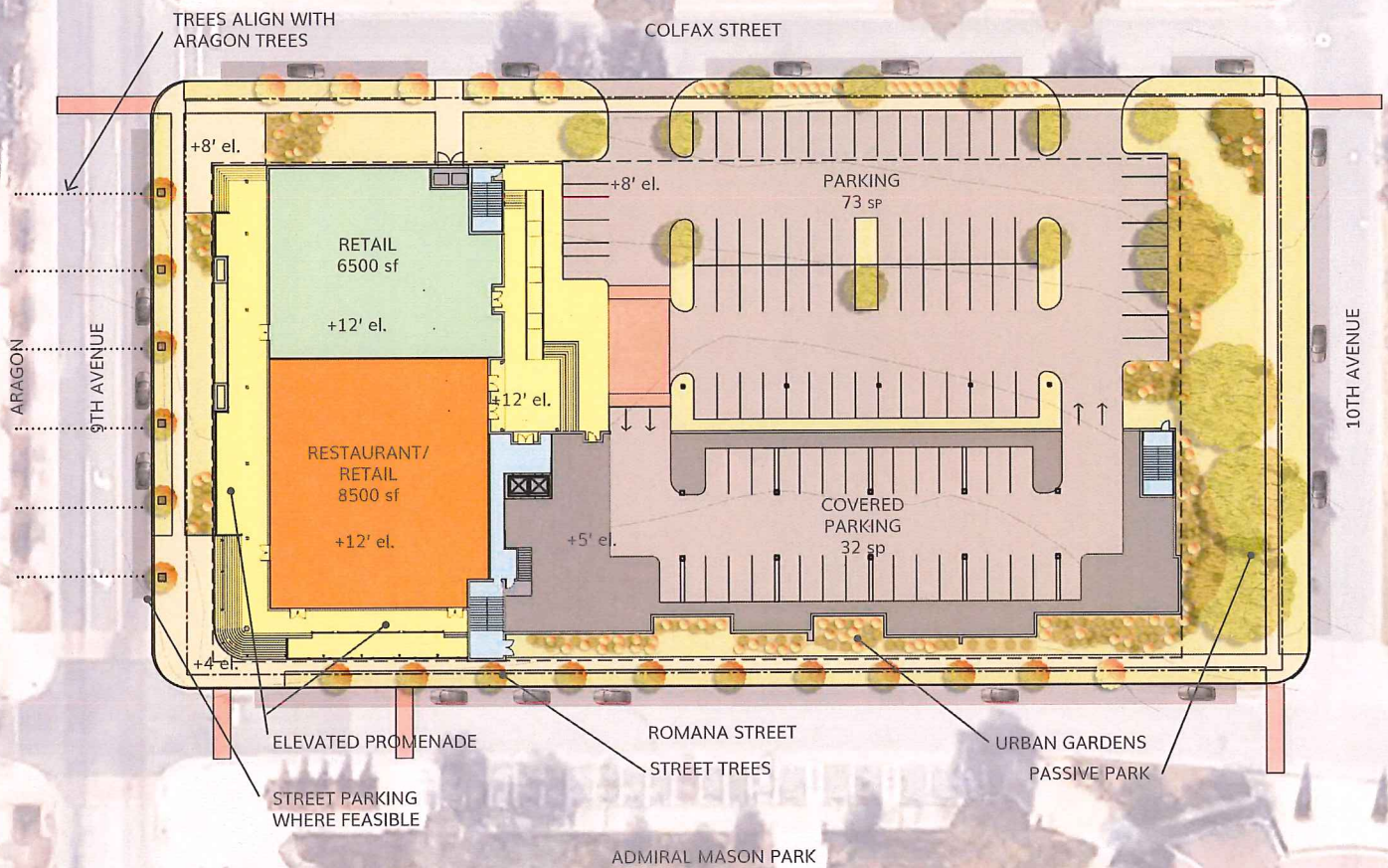
**We do not see any foreseeable variances to applicable regulations that may be requested during the development of the proposed project.



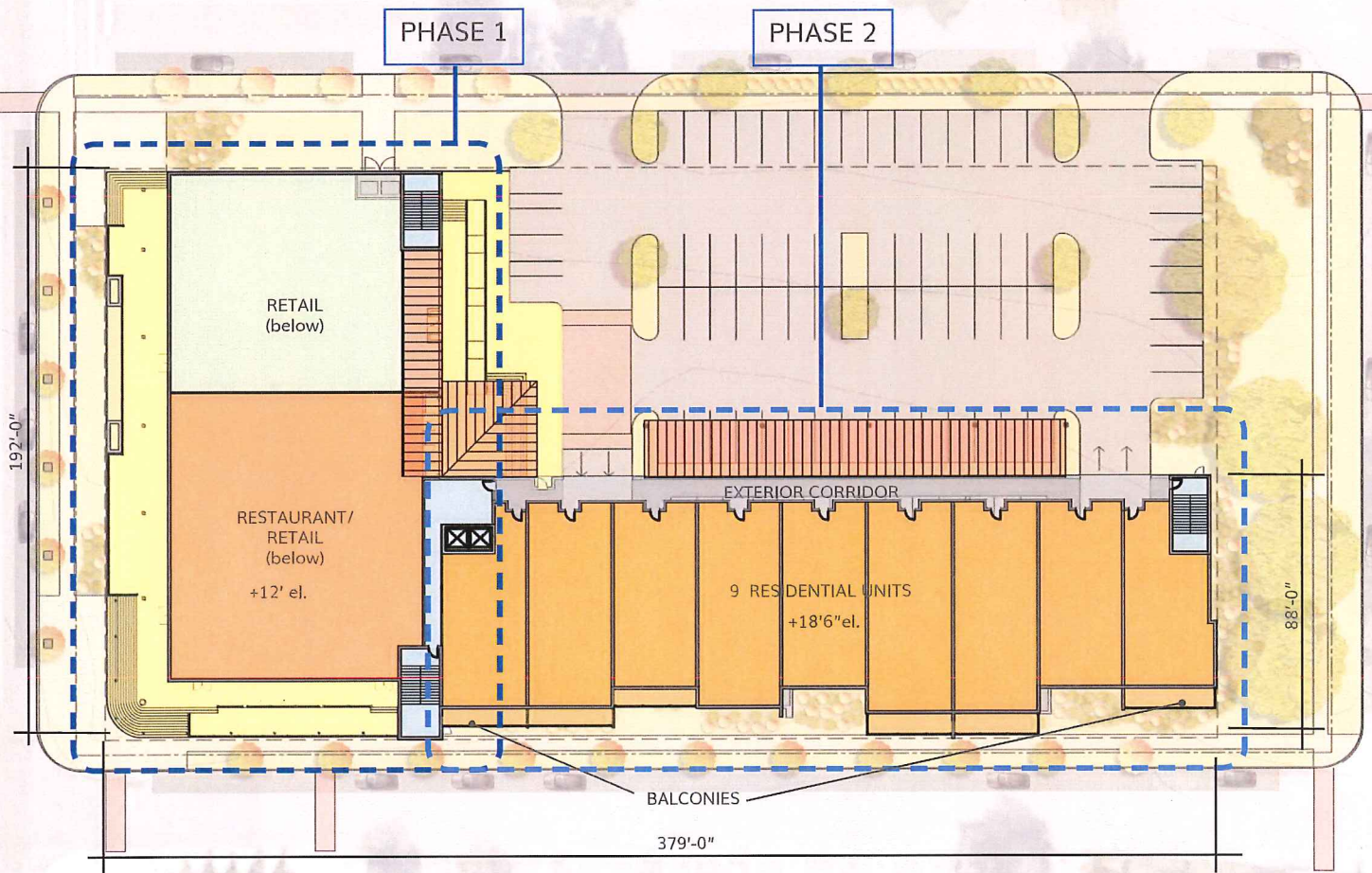
SCHEDULE

The project has been designed to be completed in two phases, with Phase I being ready for immediate development. The first phase is the 9th Avenue portion of the building with the restaurant, office, and 12 condominium units. Phase II will include the covered parking and 27 condominiums.

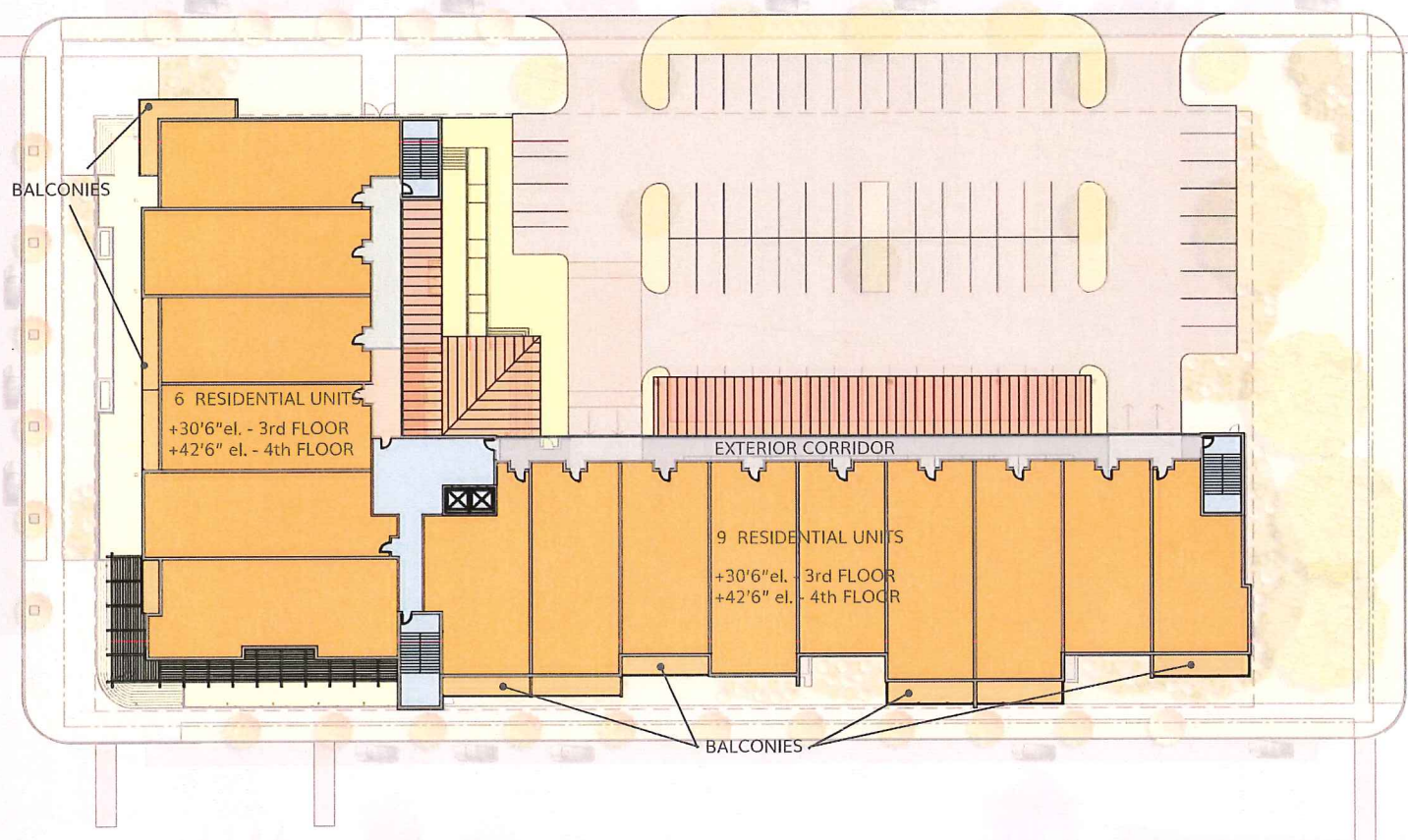
LANDSCAPE / STREET LEVEL PLAN



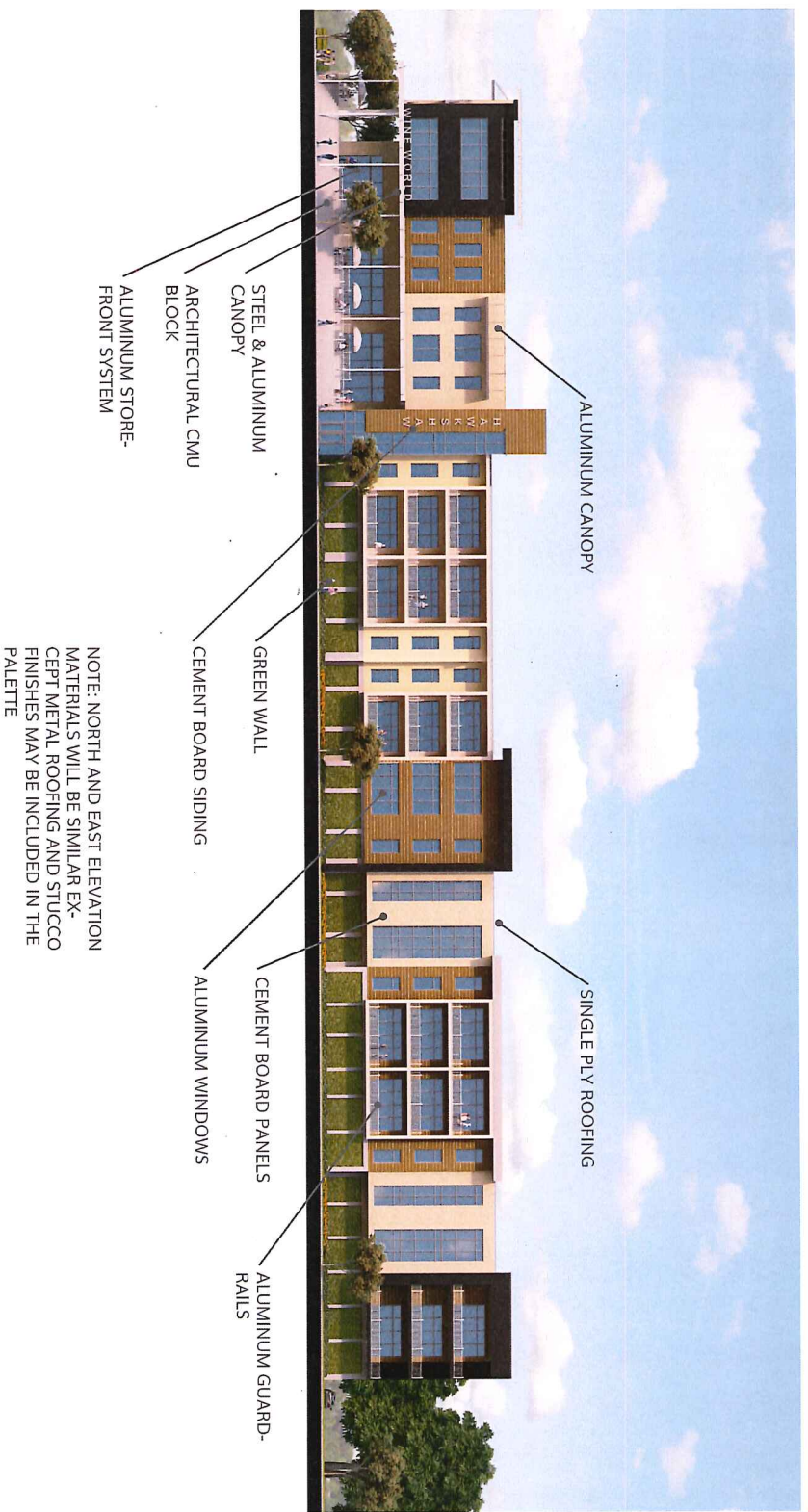
1ST FLOOR PLAN



2ND & 3RD FLOOR PLAN



ROMANA STREET ELEVATION



9TH AVENUE ELEVATION



NOTE: NORTH AND EAST ELEVATION MATERIALS WILL BE SIMILAR EXCEPT METAL ROOFING AND STUCCO FINISHES MAY BE INCLUDED IN THE PALETTE

PROJECT FINANCING



CONFIDENTIAL

August 3, 2017

Robert Montgomery
637 E. Romana Street
Pensacola, Florida 32502

Re: Proposed Hawkshaw Project

Dear Bob:

We are writing to provide a letter of interest for financing from Summit Bank, N.A. in respect to a transaction with you on the Hawkshaw Project. We appreciate the time and energy you have afforded us in discussing this opportunity, and the information provided thus far.

Your long history in the Pensacola and Gulf Breeze Real Estate community, especially in regards to successful projects and subdivision development, should be commended. We look forward to a continued business relationship with you.

As we continue to spend time evaluating the proposed Hawkshaw Project, we believe that SUMMIT BANK, N.A. will bring unique value and expertise to the financing to the Project.

Transaction Overview and Structure

Based on our preliminary review of the Project information provided and subject to the conditions set forth below, SUMMIT BANK, N.A. is pleased to submit this non-binding letter of interest on the financing of the Project.

We believe that in order for this transaction to be successful our interests must be aligned.

Due Diligence Process

This Transaction is of the high priority for us, and we are prepared to proceed as quickly as possible; it is important that you make that same commitment to us before we expend additional time and resources pursuing this opportunity. SUMMIT BANK, N.A. has developed an understanding of the Project through our initial due diligence, including several conversations with you as well as a preliminary data review. We envision our remaining due diligence would include, but would not be limited to, collecting complete financial information of all the parties involved, appraisals and feasibility study of the Project, as well as customary legal,

organizational, and regulatory work. With your full cooperation, we believe we can expeditiously complete our due diligence, and present you with a definitive terms and subsequent commitment agreement within a reasonable timeframe.

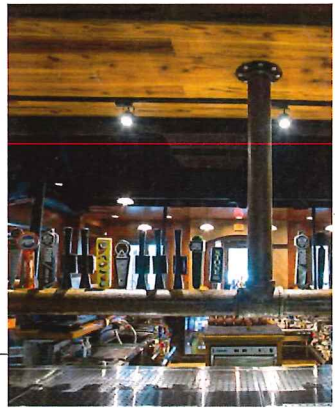
We are very excited about the potential opportunity and hope that you are equally interested in proceeding in a constructive and expeditious dialogue. We look forward to working with you to complete this transaction.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Norris F. McMahon".

Norris F. McMahon
Senior Vice President

(850) 433-5950 office 4890 Bayou Boulevard, Pensacola, Florida 32503 www.summitbank.com





Memorandum

File #: 17-00319

Community Redevelopment Agency

11/6/2017

DISCUSSION ITEM

FROM: Sherri Myers, CRA Board Member

SUBJECT:

DISCUSSION ON THE IMPACT OF COMMUNITY REDEVELOPMENT AGENCY ACTIVITIES ON GENTRIFICATION OF MINORITY AND LOW INCOME COMMUNITIES AND SUPPLY OF AFFORDABLE RENTAL HOUSING

REQUEST:

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.

SUMMARY:

Board Member Myers has requested a discussion on the impact of CRA activities on gentrification of minority and low income communities and the supply of affordable rental housing. She has provided the attached thesis, "A Model for Gentrification: Monitoring Community Change in Selected Neighborhoods of St. Petersburg, Florida Using the Analytic Hierarchy Process" by Ashton J. Nexbitt, for consideration.

CRA staff has attached the following documentation in reference to the discussion topic: a map of CRA areas and City Council districts, demographic data for each CRA area for the years 2000 through 2016, and CRA Projected Revenues by Source, 2016 -2019.

PRIOR ACTION:

N/A

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Thesis - A Model for Gentrification: Monitoring Community Change
- 2) Map of CRA Areas and City Council Districts

- 3) CRA Projected Revenues by Source - FY 2017 to 2019
- 4) Inner City CRA Demographic Summary - 2000 to 2016
- 5) Urban Core CRA Demographic Summary - 2000 to 2016
- 6) Westside CRA Demographic Summary - 2000 to 2016
- 7) Eastside CRA Demographic Summary - 2000 to 2016

PRESENTATION: No

A MODEL OF GENTRIFICATION: MONITORING COMMUNITY CHANGE IN
SELECTED NEIGHBORHOODS OF ST. PETERSBURG, FLORIDA USING THE
ANALYTIC HIERARCHY PROCESS

By

ASHON J. NESBITT

A THESIS PRESENTED TO THE GRADUATE SCHOOL
OF THE UNIVERSITY OF FLORIDA IN PARTIAL FULFILLMENT
OF THE REQUIREMENTS FOR THE DEGREE OF
MASTER OF ARTS IN URBAN AND REGIONAL PLANNING

UNIVERSITY OF FLORIDA

2005

Copyright 2005

by

Ashon J. Nesbitt

To all housing and economic development planners

ACKNOWLEDGMENTS

First, I acknowledge the Most High for extending His grace, and giving me the knowledge, passion and strength to complete this study. Secondly, I acknowledge my committee members. I thank Dr. Kristin Larsen for all of her advice, assistance and encouragement throughout the completion of this study. Her passion for housing has truly affected me, and caused me to take even greater interest in this area of planning. Also, her skills and talents as an author, mentor, professor, planner, researcher and scholar are admirable and have benefited me immensely in this process. I thank Dr. Paul Zwick for his expertise and his belief in me as a scholar. I thank Dr. Rhonda Phillips for providing me with exclusive access to her publications and for her financial support through the Center for Building Better Communities. I thank Dr. Marc Smith for balancing my views on housing and pointing me to other sources of information and research I wouldn't have otherwise thought to look in. I thank them all for your input and support.

In addition, I would like to thank Karen Freggens, database manager with the City of St. Petersburg Building Department, Connie Clark, Secretary with the City of St. Petersburg Budget Office, and the Data Processing department of the Pinellas County Property Appraiser. I thank them for working with me and providing me with important data for this study.

Finally, I acknowledge my family, close friends, and all of my fellow students who provided input or gave an encouraging word. I thank them for their kindness and love. It did not go unnoticed.

This thesis is more than a demonstration and testament of my knowledge of an Urban Planning issue and my ability to conduct scholarly research. It is also a reflection of all who played a role--big or small--in the process of completing this study. I thank them again, and I hope they benefit from it, as much as I have benefited from them.

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Abstract of Thesis Presented to the Graduate School
of the University of Florida in Partial Fulfillment of the
Requirements for the Degree of Master of Arts in Urban and Regional Planning

A MODEL OF GENTRIFICATION: MONITORING COMMUNITY CHANGE IN
SELECTED NEIGHBORHOODS OF ST. PETERSBURG, FLORIDA USING THE
ANALYTIC HIERARCHY PROCESS

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Gentrification has emerged as a major issue in urban and regional planning, particularly in the central cities of large metropolitan areas. As more middle-class and upper-class residents begin to choose city life and reject suburban living, many older neighborhoods, once occupied exclusively by very-low income and low-income residents, are being re-inhabited by more affluent residents. Research on this topic is extensive, and several researchers have come to the same conclusions on the indicators of gentrification and the characteristics of the gentrifier. However, there have been few attempts to develop methods to identify neighborhoods more likely to gentrify and monitor change in neighborhoods toward gentrification, which would allow planners and policy-makers to be proactive in their approach to preventing many of the negative affects of gentrification.

In our study, we developed a model for monitoring gentrification based upon the indicators of gentrification identified in previous studies on the subject. The model uses St. Petersburg, FL as its base region and identifies four neighborhoods as potential areas of gentrification. The model uses statistics derived mostly from census data and converts them into spatial data using geographic information systems, and calculates a gentrification index based upon the indicators it identifies as most important to identifying gentrification.

We found that two of the neighborhoods are indeed more likely to gentrify, and perhaps the process has already begun. Two neighborhoods may be likely to gentrify in the near future; while one may be likely in the distant future. The results of the analysis and gentrification index suggest policy changes and program implementation. Moreover, our study demonstrates that indicators, statistical analysis and the spatial analysis capabilities of geographic information systems can be used to identify complex planning issues and monitor community change related to those issues so that appropriate policy responses can be established.

CHAPTER 1 INTRODUCTION

As urban development returns to formerly distressed neighborhoods, gentrification emerges as a significant planning issue. Much of the discussion and research on this issue relates to affordable housing in general, and the plight of very-low, low and moderate-income families in terms of housing options for these income groups. As more middle- and upper-class households choose urban instead of traditional suburban living, how can cities maintain affordability for lower-income households that do not possess the financial resources to allow them to choose where to live? Planners and researchers continue to struggle with solutions to this problem.

While dealing directly with the affordable housing issue and striving to solve such a complex problem, planners and researchers have learned much about gentrification. They know much about the profiles of these middle and upper-income households that would potentially choose urban, or central city, living over suburban living. They also know the attributes these households look for in urban neighborhoods. In addition, research on gentrification identifies the major indicators of gentrification and establishes a basic understanding of each indicator in determining gentrification. However, with all of this knowledge, very few studies have sought to create a method of synthesizing quantifiable data related to these indicators in order to identify neighborhoods likely to gentrify and to monitor community during, and even prior to, the gentrification process. Our aim was to develop such a method by applying community indicators, the analytic hierarchy process and weighted suitability modeling. Thus, proper steps can be taken by

planners and policymakers to mitigate the negative effects of gentrification before the process occurs.

Developing the model involved several steps. First, we reviewed the current body of literature on gentrification to determine its major indicators. We examined information on community indicators and their application to planning as well as methods of spatial analysis and deterministic modeling currently available, yet typically unused in the field of housing planning. Second, we examined background information on St. Petersburg, Florida, the test city, and the five neighborhoods in St. Petersburg to justify the use of this area and to demonstrate implementation of the model. Finally, we discussed the findings related to each indicator; outcomes of the model; overall applicability of the model and recommendations for improvements and future research.

Our study focused on identifying gentrification specifically. We also intended to demonstrate a useful application of spatial analysis and generate discussion and further research into its use to create a more proactive culture in the field of urban and regional planning as opposed to the reactive means of operation that presently characterizes much of professional practice. Geographic modeling can be a powerful tool in planning and policymaking. Our study demonstrated its particular usefulness in housing planning, and how indicators and spatial analysis can be applied to a real planning issue.

CHAPTER 2 LITERATURE REVIEW

Our study assessed three planning issues often considered separately. Specifically associated with housing, these issues are that of gentrification, community indicators and applications of the spatial analysis capabilities of geographic information systems (GIS). Much has been written in planning journals and other related publications about all three subjects. Researchers and practitioners continue to disagree on the true meaning of gentrification. Several articles and books have been written on the effectiveness of indicators in determining a community's economic direction. The application of GIS to community, housing planning research and practice is still in its infancy; however, researchers and practitioners are beginning to look for ways to use this powerful software to examine such planning activities.

Gentrification

Origin and Introduction

According to Atkinson (2003), Ruth Glass originated the term gentrification in the United Kingdom in 1964. The word is derived from “gentry”, referring to the middle and upper class households that are “seen to displace local working-class groups”. According to Glass, this displacement causes a change in the area. This change is the action referred to in the term “gentrification”, or the process of becoming a place for the gentry. This urban phenomenon has been studied and analyzed for forty years, since the inception of the term. Many definitions and ideas as to the causes of gentrification have been presented and debated over time. In this section, these definitions and ideas will be

explored and discussed. Throughout the discussion, recurring themes, as well as key points most relevant to our study will be highlighted. This section will conclude with a definition of gentrification framed by the researcher.

Location and Scale

Perhaps a good place to begin a discussion of gentrification would be to define where it occurs and at what scale. According to the literature, gentrification is defined as an urban phenomenon,¹ occurring in large metropolitan areas. Most of the studies on gentrification have been done in large cities, and the process was first observed in London. In the United States, studies have been done on such cities as New York, Boston, Washington, DC, San Francisco, Atlanta, and Cleveland, Ohio. Further, gentrification is typically attributed to central cities. However, there are cases in which older suburbs in large metropolitan areas are experiencing change often associated with gentrification. Examples of this are Vallejo and East Palo Alto, California (Kennedy and Leonard 2001a). In addition, questions have arisen as to whether gentrification is truly limited to large metropolitan areas. Could gentrification also occur in smaller cities? A study done by the City of Gainesville, Florida Community Redevelopment Agency looks at the possibility of gentrification occurring there in an economically distressed community west of central business district known as the Pleasant Street neighborhood. These examples challenge the notion that gentrification is only a central-city issue and perhaps speaks to the future of gentrification studies (ADP, Inc. 2002).²

¹ Some recent studies show that gentrification is also taking place in small towns and rural communities

² As the poor are being pushed out of central cities to “inner ring” suburbs, these older suburban areas are now seen as a possible location for future waves of gentrification.

Gentrification is a process denoted by the middle and upper class reinvesting into the housing stock of poor inner city neighborhoods with high levels of abandonment, disinvestment and vacancy. Although gentrification only occurs in neighborhoods with specific attributes within cities (Gordon, Goudie and Peach 1996; Lang 1982), it is a significant phenomenon that is happening in an ever-increasing number of cities (Wyly and Hammel 1999; Wyly and Hammel 1999). For instance, in the United States the “return to the city” trend, which started in the larger, older metropolitan areas, particularly in the Northeast and Midwest, has begun to filter down to more recently urbanized areas in the South and West. Even with gentrification occurring in more and more locations, these neighborhoods have yet to outstrip the suburbs as the primary residential area for the middle and upper classes. One reason for the process of gentrification lagging behind suburban expansion is that, in most cases, neighborhoods prone to gentrification are not large enough to meet all the housing needs of a metropolitan area’s growing middle and upper classes. Also, these areas tend to be attractive to a certain subset of the middle and upper class population based on such attributes as neighborhood location, urban character and architectural style.

Who and Why

Now that we know where gentrification occurs, what are the characteristics of “gentrifiers” and why do they choose to live where they do? Although there appears to be a general consensus on what the characteristics of gentrifiers are, there are some differing ideas on why gentrification occurs, and why in these areas of urban decay. Following a description of gentrifiers, this section will broadly discuss why gentrification occurs and specifically why in these urban neighborhoods.

Since gentrification generally occurs in cities, in order to understand gentrifiers, one should understand why people like city living. City dwellers “like the privacy... specialization, and the hundreds of one-of-a-kind shops...the excitement...the heterogeneity, the contrasts, the mixture of odd people.” (Land, Hughes, Danielsen 1997, p. 437). However, most people identify city dwellers as less affluent or poor. In opposition to that perception, gentrifiers, also part of this city-dwelling population, are generally moderate to upper income households normally associated with suburban communities. In “What Makes Gentrification ‘Gentrification’?”, Redfern describes the gentrifier as being “ ‘other’ to the suburbanizing middle class.” (Redfern 2003, p.2355) What makes the gentrifier different from their suburban as well as their urban counterparts?

First, unlike other city dwellers, such as the inhabitants of public housing complexes and working class households who cannot afford a house in the suburbs, gentrifiers can choose where they live. Second, gentrifiers are often highly educated professionals. Third, gentrifiers tend to be untraditional households. Gordon, Goudie and Peach (1996) identify gentrifiers as often being young, unmarried and childless as opposed to the typical two-parent, two-child household found in the suburbs or working class neighborhoods for that matter. Another population of gentrifiers includes empty nesters, those older couples or individuals who no longer have children living in the house with them.

Other groups associated with gentrification are artists and gay and lesbian households. Often called “urban pioneers”, these are usually the first groups to move into a deteriorating area, rehabilitate the housing, and make the area attractive again (Solnit

and Schwartzberg 2000; Wyly and Hammel 1999). What's interesting is that these groups often become the victims of what is called a "second gentrification" where these "urban pioneers" having proven the worth of a neighborhood, are subsequently displaced by investors and more affluent households. (Solnit and Schwartzberg 2000; Wyly and Hammel 1999)

Land, Hughes and Danielsen (1997) describe potential city dwellers, referred to in our study as gentrifiers, in the context of the environments from which they originate. They describe two different types of gentrifiers: "suburban urbanites" and "urban suburbanites". These descriptions provide more insight into what gentrifiers seek in a neighborhood based on the urban context of the metropolitan area as a whole, and will thus help determine a neighborhood's potential for gentrification.

The "suburban urbanite" is defined as a suburban resident with a similar lifestyle to a central-city resident. Suburban urbanites are found in the inner suburbs of Northeastern and Midwestern cities. Cities in these regions tend to be smaller in land area, denser, and surrounded by high-density suburbs that have "central-city-type neighborhoods." (Land, Hughes, Danielsen 1997, p.441). Because they already live in neighborhoods that have similar characteristics of central city neighborhoods, they are more likely to choose central city living.

In contrast, "urban suburbanite" would most likely be found in the suburbs of Sunbelt cities. These cities tend to be larger in land area with less dense urban cores as well as suburban-style subdivisions within the central city. These individuals are looking for areas that offer all of the advantages of urban living with all of the comforts of the

suburbs. Therefore, in different urban contexts, gentrifiers seek different characteristics. The presence of these characteristics in a neighborhood affects its gentrification potential.

The distinction between “suburban urbanite” and “urban suburbanite” is an interesting and significant one that bears importance in this particular study. The neighborhoods in our study are located in St. Petersburg, Florida. Although it is not an extremely expansive city geographically, its development pattern fits the Sunbelt City mode, with its less dense urban core and suburban-style subdivisions within its city limits. Therefore, gentrifiers in St. Petersburg would probably have the qualities of the “urban suburbanite”.

In addition to the socioeconomic status of the gentrifier, another, perhaps more controversial attribute of the gentrifier is addressed in the literature – race. Suburban expansion is associated with the term “white flight”, which refers to the exit of the white population from the central city to surrounding suburban communities. Gentrification counters this trend, with white residents returning to the city, sometimes going right back to the same communities they fled decades past. Still, gentrifiers are not necessarily white. For example, in certain areas of Atlanta affluent blacks are returning to the city (Kennedy and Leonard 2001a). Therefore, although “gentrifier” usually has a clearly white racial identity, sometimes the term includes members of minority races.

Gentrification occurs in regions where the housing market is tight (Kennedy and Leonard 2001a, 2001b; Lang 1982). When new housing demand outpaces the production of new housing, the price of housing will escalate. Thus, investment in the existing housing stock becomes an option considered by those with means (Nelson 1988, p. 15). Typically, areas chosen for investment have the greatest opportunity for reinvestment due

to high levels of abandonment, disinvestment and vacancy. However, these attributes don't always guarantee a high potential for gentrification. Gentrifiers also choose areas characterized by their architectural style and high historic value of the homes as well as location near cultural amenities and/or the traditional central business district employment center (Lang 1982; Nelson 1988; Redfern 2001).

Because these neighborhoods are so undesirable at the time of initial investment, the housing is cheap. In fact, Nelson (1988) argues that cheaper housing and the perceived profitability is more important than being fashionable. The reality of the situation most likely involves affordability, architectural style and profit.

Thus, a gentrifier is a middle or upper class, nontraditional household that prefers urban living. Gentrifiers are usually affluent whites, although this is not always the case. Further, gentrification is the result of a tightening housing market, making cheap inner city housing appear more desirable due to its affordability, profitability, location and style.

Displacement

One major issue of debate regarding what defines gentrification involves the issue of displacement. As more is invested in an area and property values rise, the poor and working class households that comprise the original residential population of a neighborhood will no longer be able to afford to stay there, resulting in displacement. While such displacement may be of economic benefit to cities overall as the rising property values increase the tax base (Kennedy and Leonard 2001a, 2001b), many view it

as an unavoidable, socially detrimental consequence that overburdens the original residents, particularly renters in the neighborhood (Lang 1982, LaPeter 2004).³

Many definitions and studies of gentrification require displacement to occur in order for an area to be declared gentrified (Kennedy and Leonard 2001a, 2001b). However, Wyly and Hammel (1999) speak of “urban pioneers”, the initial investors, as *possibly* displacing the original residents and *oftentimes* displaced by a second group of gentrifiers. Lang (1982) also uses the word *often* to describe displacement in the gentrification process (Lang 1982, p.6). Freeman and Braconi’s (2003) study of New York found that significant displacement does not have to occur for gentrification to take place. For instance, if the abandonment and vacancy rate is extremely high, then the likelihood of displacement is very low. Similarly, a study done by the City of Gainesville, Florida for its Pleasant Street neighborhood found that abandonment and vacancy were high enough for reinvestment to occur without large numbers of residents being displaced (ADP, Inc. 2002).

Researcher’s Definition

Based upon the various characterizations of gentrification explored in previous studies and their applicability to our study, we offer the following definition for gentrification:

Gentrification is the process by which the socioeconomic status of a neighborhood populated mostly by lower-income households is substantially elevated by renewed interests and investments by higher-income households, including homebuyers, renters and commercial interests from outside the neighborhood so as to change the overall character of the neighborhood, and usually results in widespread

³ Gentrification changes the character of a neighborhood. The new middle and upper income residents not only upgrade the housing stock, they also bring with them new consumer demands, which affect area amenities, such as public spaces and retail offerings. Sometimes businesses are displaced as well as residents. However, this study has a residential focus.

displacement of the lower-income residents already living in the neighborhood as well as the businesses they support.

This definition includes the social as well as economic implications of gentrification. It also addresses both the residential and commercial aspects of gentrification. Although our study and previous studies on the subject tend to focus on the residential, the commercial component of gentrification is worth mentioning in any definition or discussion.

Indicators

Often used in community planning and economic development planning, community indicators evaluate social and economic change in an area. Different types of indicators function on different scales. Gentrification definitely has economic ramifications, thus certain types of indicators are typically present when it is occurring or likely to occur in a given area. This section defines indicators and outlines those relevant to gentrification. These specific indicators will become the basis of the gentrification model.

Definition and Applications

Phillips (2003) defines indicators as “measurements that provide information about past and current trends to assist planners and community leaders in making decisions that effect outcomes” (p.1). These measurements quantify the social, environmental and economic factors that work together to create change in a community or region. She describes them as “gauges” that document how much progress is being made toward reaching a certain goal or to show what a community or region is likely to become according to data gathered on the indicators. According to Hart (2003) and Oleari (2000), combining several indicators together to create a “measuring system”, or model, can

“provide (useful) information about past trends, current realities and future direction in order to aid decision making” (quoted in Phillips 2003, p.2).

Two basic types of indicators are defined in the literature. They are system (descriptive) indicators and performance indicators. System indicators condense individual measurements that describe multiple characteristics of a specific system in order to communicate the most pertinent information to decision-makers (Phillips, 2003; Hardi et al. 1997). System indicators work best with painting a picture of the current state of a system and are used to guide policy writing. Performance indicators are similar to system indicators in that they are both descriptive. However, performance indicators are also “prescriptive”. This type of indicator has a goal, reference value or target attached to it and measures how much progress is being made toward reaching that goal or target. Performance indicators are good for policy or program evaluation; therefore, these indicators can guide policy or program changes. Our study accurately describes the current situation in a neighborhood and assesses where the neighborhood is headed if the current trends continue, which will guide decision-making and policy writing. Therefore, performance indicators are most appropriate for our study.

Indicator studies comprise three basic categories: economic, environmental and social. Indicators are most often employed in economic studies, which is what our study is. Of course, environmental studies assess ecosystems. An example of a social indicator study is the School Readiness Pilot Study for a Social Infrastructure Network completed by the Hillsborough County Planning Commission in 2003. This study measured several indicators derived from research in the field of education, and formulated a model that determines the likelihood of school readiness in neighborhoods throughout Hillsborough

County, Florida. Although it is a social study, it provides a helpful example of how to use indicators in building a model for monitoring a community.

Another important aspect of indicators is their scale. Phillips (2003) defines four levels of indicators in her publication. They are national and multinational, regional, local, and neighborhood indicators. National and multinational indicators measure trends on a national or international level. Regional indicators may exist on many different levels, as regions are defined in different ways. A region could be one state or a large section of a state, encompassing many different cities, towns and metropolitan areas. It could be a group of states, or it could be just one metropolitan area. Therefore, the scope of regional indicators is defined based on how the region is defined. Local indicators deal with specific municipalities. However, they assess the municipality holistically. Just like regional indicators, local indicators have varying scopes. They could be for one small town, a large city or an entire county. Neighborhood indicators look at the conditions in individual neighborhoods within cities or towns. For our study, regional to local comparisons as well as neighborhood-specific indicators will be used to develop the model.⁴

In order to build a model that produces meaningful results, the proper indicators must be used. Phillips (2003) lists several criteria for the successful selection of indicators. Those criteria are: validity, relevance, consistency and reliability, measurability, clarity, comprehensiveness, cost-effectiveness, comparability and attractiveness to the media. Validity involves insuring the indicator is based on accurate data. Relevance is making sure the indicator relates directly to the issue at hand.

⁴ More specifics on the indicators and their justifications will be given in the Methodology chapter of this thesis.

Consistency and reliability relate to the ability to collect the same quality of data over a period of time. Measurability addresses the ability of the indicator data to be collected directly from the neighborhood, locality, region or nation(s) being studied.⁵ Clarity concerns how well the indicator is understood. Comprehensiveness measures the ability of one indicator to cover a wide range of issues yet retain the focus of the overall model. Cost-effectiveness reflects how much money (or time) must be put into collecting the data. Comparability involves how effectively the indicators can be used in different communities. Attractiveness to the media deals with how well the indicators and model are accepted by the press.⁶

Although the aforementioned criteria are important in selecting indicators for monitoring community change, Phillips (2003) states that the true test of the success of an indicator or a model is whether or not the data collected in relation to that indicator or the results of the model prompt government officials to take action. However, out of all the criteria previously discussed, perhaps the most emphasis should be placed on the validity or accuracy of the data. In order for proper action to take place, the data associated with the indicators must be accurate. Indicators and models can then produce meaningful information that decision-makers can work with to affect proper change. Producing results that support proper shifts in policies and programs is the aim of our study.

⁵ Lindley Higgins' "Gathering and Presenting Information About Your Neighborhood" published in 2001 by the Local Initiatives Support Corporation provides useful advice on collecting data (how and where).

⁶ In this case, the "press" would be journals and other respected publications.

The use of indicators has a strong foundation in economic development planning and research. Most applications have targeted sustainable development, which is defined as development that seeks to meet the needs of the present without compromising the needs of the future. Most indicator projects evaluate community progress. However, indicators research presents very little on how individual indicators can be evaluated together to monitor community change. Our study creates a model for monitoring gentrification that involves the use of several indicators evaluated together.

Gentrification Indicators

The literature describes several indicators of the likelihood of gentrification. Some are regional; others are local or relevant at the neighborhood level. Further, gentrification is “notoriously difficult to measure and the results (of the model) are sensitive to the indicators chosen”, the time periods over which the indicators are measured and how neighborhoods are defined (Wyly and Hammel 1999, p. 726).

Kennedy and Leonard (2001a) identify rapid job creation, a regional indicator, as the most significant indicator of potential gentrification. Rapid job creation provides more opportunity for those already living in the region as well as attracts new residents. Second on the list comes the supply of housing units in relation to demand. As more residents move to an area and current residents earn higher incomes, the demand for housing increases. If the current supply of housing cannot meet the demand, then housing prices will increase to curb demand. Thus, cheaper inner city housing becomes a viable alternative to more expensive, suburban housing. Other regional or local indicators include increased commute times, growth in certain population groups and nontraditional households and public investments. At the neighborhood level, the historic value of the housing stock, level of abandonment and percentage of owner-occupied housing are all

indicators. For our study, these indicators and several others were chosen based on the literature. They will be identified and explained in the Methodology chapter of this paper.

Thresholds

Galster, Quercia and Cortes (2003) define “threshold” as the critical value of an indicator that triggers more rapid change. Another way to view a threshold is the point when change is completely apparent and cannot be easily stopped or reversed.

Knowledge of the correct indicators is important to monitoring community change. Just as important is knowledge of the threshold related to each indicator. Thresholds are not arbitrary values. Accuracy in determining the threshold value plays a huge role in determining the success or failure of a model for monitoring change.

Quercia and Galster (1997) describe four aspects of thresholds: geographic scale, absolute or relative impacts, time of impacts and pattern of relationship. Geographic scale is the area over which each variable is measured, and the corresponding threshold applies at that geographic scale. For instance, the threshold for a regional indicator should apply in the same manner throughout the region; whereas, the threshold for a local indicator will only apply to that specific locality. Absolute or relative impacts reflect, respectively, thresholds measured by absolute numbers or by percentages. For example, does the growth in the number of people from the ages of twenty-five through thirty-four have to increase by ten thousand in order to indicate change, or does it have to increase by ten percent? Time of impact addresses whether change has to continue for a certain period of time before rapid change occurs. For instance, does job growth have to continue for a certain number of years before there is a surge of interest in companies wanting to add jobs to an area? Finally, observing a pattern of relationship helps determine how the threshold of each indicator relates to those of other variables. For instance, how does job

growth relate to population growth? Do job growth and population growth increase at the same rate all the time? Or, is there some point when jobs are increasing at such a rate as to cause an exponential increase in population from in migration? Is this job growth rate related to a rapid decrease in housing vacancy in the same manner as it relates to population growth? Data on each indicator should be tested against all other variables to determine the best value for each threshold.

Several articles have been written on thresholds that relate to the study of gentrification Quercia and Galster (1997) determine that there is a threshold of middle-class households that must be reached before significant benefits, such as increased property values and retail demand. Downs (2002), Peng and Wheaton (1994) study the effects of restrictive land supply on housing prices, finding the point at which the amount of developable land available begins to effect housing price; however, housing output remains fairly constant. Chapple et al. (2004) study the effects of job growth on housing prices, finding that rapid job growth (particularly in certain industries) begins to effect housing prices over a certain period of time in certain locations depending on the structure of the metropolitan area.⁷ The last example of threshold-related literature is Goodman and Thibodeau (1995) who found that the relationship between the age of housing units and price is a nonlinear relationship. All of these examples demonstrate that thresholds exist, they are very specific, they vary by indicator, and they possibly vary by location. Therefore, gentrification can be measured by the value of each indicator in relation to its threshold.

⁷ Growth in industries with the potential for rapid expansion, such as technology-based industries, could indicate the potential for a high rate of job creation over a short period of time in a region, creating new wealth and drawing new residents at a rapid pace. This results in a tightening housing market, leading to gentrification.

Geographic Information Systems (GIS)

Introduction

Due to its spatial applications and analysis capabilities, a geographical information system (GIS) is a critical component of our study. The following paragraphs define what GIS is, examine the functions of GIS, and review how GIS has and can be used in real estate research. Some of this information is similar to the material presented on indicators. These overlaps will also be highlighted.

Definition

Luc Anselin (1998) defines GIS as “a powerful set of tools for collecting, storing retrieving at will, transforming and displaying spatial data from the real world for a particular set of purposes” (p. 116). Most people associate GIS with specific software packages. Generally, GIS synthesizes value information with locational and topological information into a searchable database. Value information, or attributes, include the price or size of a housing unit. Locational and topological information include the address or census block where the unit is located.

Functions and Applications

Anselin (1998) also outlines the four major functions of GIS: input, storage, output and analysis. Of the four functions, analysis, or spatial analysis, is the focus of our study. Spatial analysis has four sub-functions. They are selection, manipulation, exploration and confirmation. Selection involves obtaining information relating to certain variables specific to a certain location from a spatial database. Data manipulation involves the creation of spatial data and is done through attribute values (averaging, summation), spatial information (coordinates) and data integration (combination of attribute values and spatial information).

The next two capacities of spatial analysis are exploration and confirmation. These two are considered the heart of spatial analysis. Exploration, or exploratory spatial data analysis (ESDA) is described as being a body of techniques used to “describe and visualize spatial distributions”, find patterns of association (spatial clustering), identify extremely unique observations (outliers) and “suggest different spatial regimes or other forms of spatial instability (nonstationarity)” (Anselin, 1998 p. 120). ESDA identifies two classifications of indicators of spatial association. They are global and local. Most of the recent research and literature has focused on the use of local indicators of spatial association (LISA). These indicators can detect patterns of association as well as test a specific pattern’s uniformity. LISAs are well suited for map visualization, and overlaying LISA maps of different variables is very helpful in deciding variables that should be used in models. For these reasons, our study focuses on LISAs – how they illustrate patterns and are used to build models.

Confirmation, or confirmatory spatial data analysis is described as “model-driven.” It involves four steps: model specification, estimation, diagnostics and prediction. These four steps imply an iterative process in which models are tested until the best one is found. As mentioned in the previous section on indicators, studies such as this one should result in recommendations for government action based on the results. Therefore, it is important to find the best model for studying and producing the most meaningful results for the issue at hand. Also, in the discussion on confirmatory spatial analysis, Anselin (1998) addresses regression models and their usefulness in predicting values. One previous study uses a regression model to predict rental rates in several markets and geographically illustrate their results for Atlanta and Boston. This model incorporates the

physical attributes of apartments and their relation to price based upon previous research. The model illustrates geographically how rents are likely to vary in relation to the average rent based on location and demonstrates how variables, or indicators, can be analyzed using GIS to graphically display a neighborhood reality.

The aforementioned study testifies to the effectiveness of regression analysis, demonstrating how the interaction of variables can be assessed to accurately display and monitor an issue. Our study uses a deterministic model involving the pairwise comparison method to determine the weight of each variable associated with gentrification. This method, developed by Saaty in 1980, involves comparing each variable to the other variables individually, creating a ratio matrix that outputs the relative weights of each variable. This method was chosen based on the knowledge of the general effects of each indicator on the likelihood of gentrification expressed in the literature as well as research as well as its compatibility with the spatial analysis functions of GIS.

The application of GIS, and its spatial analysis capabilities, to housing research has been very minimal. According to Can (1998) this lack of research is due to ignorance of available tools; difficulty in obtaining the updated, detailed and accurate information required for GIS-based analysis; and the relatively recent availability of “special processing requirements” for housing research. These reasons are valid, particularly the availability of data to make using GIS worthwhile and meaningful. Most of the specific data collected on housing is done through the census. Some data is estimated on a yearly basis, but these estimations are generally not done at the census block level (Can 1998, p. 69). However, some information not available in its most recent version may be available through other non-traditional sources such as the local Property Appraiser or Chamber of

Commerce. In fact, it is possible to get more specific information from a source such as the Property Appraiser down to the parcel as opposed to census data, which only measures down to census tract for certain types of data. One important issue to consider when gathering information from a variety of sources is consistency. While accuracy is very important, ensuring that all data for all variables relates to the same year and is measured at the same geographic level is equally important when using GIS to conduct research and build models.

Despite the challenges, GIS is an appropriate tool for housing research. The visualization capacity of GIS allows researchers to see patterns and trends that might not be evident just by examining tables and graphs (Ghose and Huxold, 2004, p. 19). Also, its analysis capabilities allow for the examination of several forces and indicators at one time to determine their effect and guide policy action.

Summary

The goal of this review of the literature was to establish a working definition of gentrification and examine indicator studies and GIS tools to show their application to the study of gentrification and the creation of a model for monitoring gentrification. The review discussed the major issues and debates in the study of gentrification, resulting in a definition of gentrification for use in our study. Next a discussion of indicators outlined how they have been used (particularly in economic development planning) and how they can be applied to the study of housing and model building. Finally, an overview of GIS and its application to housing research continued to build on themes offered in the discussion on indicators as well as demonstrated the practicality of GIS in relation to housing research and community monitoring. In all of these discussions, important points were highlighted and analyzed in their relation to our study. The next two chapters

describe the specific geographic area used for our study and the specific details of our model.

CHAPTER 3 STUDY AREA

Our study focuses on St. Petersburg, Florida as the test region due to its growing population, rapid job growth, geographic constraints, dwindling availability of large developable parcels, and growing affluence. With a population of nearly 250,000 residents, St. Petersburg ranks as the fourth largest city in the state of Florida, and functions as one of the urban centers in the Tampa Bay metropolitan area – the state’s second largest metropolitan statistical area and one of its fastest growing. St. Petersburg is located in Pinellas County, a densely populated, nearly built-out county along the west coast of Florida. The county itself is a large peninsula, surrounded on three sides by water. St. Petersburg, at the southern end of the county, is also surrounded by water on three sides. Also like the county, St. Petersburg is nearing build-out in terms of undeveloped land. Due to its geography, no outward expansion can take place, including typical large-scale, suburban-style developments that characterize current development in much of the rest of Florida. Moreover, the city is experiencing significant job growth, particularly in high-paying financial services and technological-oriented jobs, attracting thousands of new residents in recent years. Therefore, as these trends continue, we contend some St. Petersburg neighborhoods are bound to experience gentrification.

Our study identifies four neighborhoods as probable targets for gentrification: Bartlett Park, Old Southeast, Roser Park, and Crescent Lake. Although each neighborhood is unique, they all share aspects that attract gentrifiers. All are located immediately adjacent or within 1.5 miles from the central business district. All are among

the oldest neighborhoods in the city. Roser Park, Old Southeast, and a portion of Crescent Lake called Round Lake are designated historic districts on the national level, local level or both.

One neighborhood, Uptown, has been identified as the control neighborhood. This neighborhood features many of the same characteristics of the four neighborhoods identified as gentrification targets. It is a historic district and sits directly adjacent to St. Petersburg's central business district. However, it does not receive the same attention from officials, planners, residents and the press as the other neighborhoods in terms of the characteristics of and potential for gentrification. Therefore, our study asserts that change occurring in Uptown will most accurately reflect the overall change taking place in the city of St. Petersburg.

The national trend of central city redevelopment has not missed St. Petersburg. In fact, St. Petersburg's central business district has been recognized several times as an example of successful downtown redevelopment. As the central business district generates more activity, we hypothesize that the identified four surrounding neighborhoods will begin to feel the effects of eminent gentrification. The model developed for our study will prove or disprove the correctness of that hypothesis.

CHAPTER 4 METHODOLOGY

Gentrification literature describes the various measurable indicators of gentrification. It also describes the difficulty in reversing the negative effects of gentrification, most notably the displacement of residents. Since the indicators are known, gentrification must be measurable. However, no attempts to quantify these indicators and relate all of them empirically to some index of the likelihood of gentrification occurring in a neighborhood have been found in previous studies. This chapter describes the method created for monitoring gentrification in our study, determines specific indicators outlined in the gentrification literature using common statistical methods and GIS technology, and tests the model on the five neighborhoods described in the previous section.

Explanation of Model

Building the model for monitoring gentrification involved four basic steps, each of which contained smaller steps. The first basic step was the identification of the indicators of gentrification to be used in the model. The second basic step involved collecting the appropriate data for those indicators, converting that data into usable statistics, and mapping those statistics for each indicator using GIS independently. The third step involved determining relationships between the indicators and the threshold values for each indicator. The fourth and final step established an equation for a gentrification index based on the statistics and thresholds to determine the likelihood of gentrification occurring in the study area and mapped the results of the equation using GIS.

Identifying the Indicators

This first step in developing the model identified the appropriate indicators. Perhaps the most important step in the process, choosing the right indicators to use, greatly determined the effectiveness of the model. Our study considers sixteen indicators based upon gentrification literature and the researcher's definition of gentrification. The majority of the indicators chosen use census data and other data readily available to researchers, demonstrating the accessibility of the model for practicing planners.

We divided the indicators into two groups: regional to neighborhood comparisons and neighborhood-specific indicators. Regional to neighborhood comparisons describe conditions that exist or changes in regional demographics that should reflect on all areas of the metropolitan region. For instance, if area median income (AMI) increased by a large percentage for the region, one expects to find a large increase in the AMI of each neighborhood in the region. Neighborhood-specific indicators describe conditions and qualities specific to a particular neighborhood. A neighborhood's location would classify as a neighborhood-specific indicator. We chose twelve regional to neighborhood comparison indicators and four neighborhood-specific indicators (Tables 4-1 and 4-2).

Table 4-1: Regional to neighborhood comparison indicators

Name	Description	Justification
Change in Professional Employment	The change in the number of people working jobs requiring post-secondary education (AA, AS, BA, BS, MA, MS, Ph. D., technical certificate) as a percentage of overall employment	These tend to be higher-wage jobs. An increase in the number of higher-paid workers increases area median income (AMI), driving up housing costs.

Table 4-1 Continued

Name	Description	Justification
Change in Population	The change in the total population	A rapid population increase usually relates to a growing job market, one of the leading indicators of gentrification.
Change in Housing Units	The change in the total number of housing units	A slow growth in the number of housing units with respect to population and job growth leads to rising housing costs.
Change in college-educated population	The change in the percentage of the population that is college-educated	One of the characteristics of a likely gentrifier; tend to have higher incomes and affinity for city amenities.
Change in Age Cohort 25-34	The change in the percentage of the population in this age range	This cohort relates to one of the characteristics of a likely gentrifier (high-wage, young, single or married w/ no children).
Change in Age Cohort 55-65	The change in the percentage of the population in this age range	This cohort relates to one of the characteristics of a likely gentrifier (empty-nester; active lifestyle).
Change in area median income (AMI)	The percentage change in AMI	Growing AMI usually relates to a growing job base, increased educational level of residents, and relates to an increase in housing costs.
Change in Median Owner-Occupied Unit Value	The percentage change in the value of owner-occupied single-family residential units attached as well as detached.	Rising housing costs signifies increase demand for housing, a leading indicator of gentrification.
Change in Average Commute Times	The number of minutes commute times have increased/decreased over time	One main reason residents are choosing to move back to central cities relates to increased commute times.
% Housing units occupied	The change in the percentage of housing units that are occupied by either renters or their owners	Higher occupancy in combination with high demand raises housing prices.

Table 4-1 Continued.

Name	Description	Justification
% Owner-occupied units	The change in the percentage of housing units actually occupied by their owners	Rising homeownership tends to reflect a greater amount of income within households as well as growing neighborhood stability – an attractive quality.
Unit Size	The number of rooms in a housing unit	Larger homes tend to attract higher-incomes. Therefore larger homes in older areas are likely to attract gentrifiers.

Table 4-2: Neighborhood-specific indicators

Name	Description	Justification
% Housing Built Pre-1950	The percentage of all the housing units built prior to 1950	The historical value of the houses is part of the allure of inner-city neighborhoods to gentrifiers.
Proximity to Central Business District (CBD)	The number of miles the census tract is from those tracts making up the CBD	Part of the attraction is the closeness to CBD, where jobs, culture and entertainment are located.
Proximity to Major Transportation Corridors (Interstate Highways)	If interstates run through city, the number of miles to the nearest interchange; if not, the number of miles to the nearest major corridor	Easy access to corridors leading to CBD as well as suburban markets one of the important factors to gentrifiers.
Historical Designations	Number of historic structures or if entire tract is within historic district	Designations curtail demolition, encouraging renovation; historic value attractive to gentrifiers.

Data Collection

Most of the data collected comes from the United States Bureau of the Census (Census). However, some data was collected from other sources.

Table 4-3: Sources for regional to neighborhood comparison indicators

Name	Units	Source
Change in Professional Employment	Percentage	Census
Change in Population	Percentage	Census
Change in Housing Units	Percentage	Census
Change in college-educated population	Percentage	Census
Change in Age Cohort 25-34	Percentage	Census
Change in Age Cohorts 55-65	Percentage	Census
Change in AMI (area median income)	Percentage	Census
Change in Owner-Occupied Unit Value	Percentage	Census
Change in Average Commute Times	Percentage	Census
% Housing units occupied	Percentage	Census
% Owner-occupied units	Percentage	Census
Unit Size	Number	Census

Table 4-4: Sources for Neighborhood-specific indicators

Name	Units	Source
% Housing Built Pre-1950	Percentage	Census
Proximity to Central Business District (CBD)	Number	Scaled street map of city
Proximity to Major Transportation Corridors	Number	Scaled street map of city
Historical Designations	Percentage	City Government, National Register of Historic Places

In order to gauge change and show a clear trend, data collection encompassed a 20-year period (three decennial censuses) for each indicator whose source is the Census (2000, 1990 and 1980). Data gathered on other indicators also spanned the same twenty-year timeframe where available. If data was available only over a shorter time period, data collection began with the earliest year available. Collecting data in this manner kept the intervals the same to establish trends over the same number of years as the indicators

based on the Census. In addition to consistency in time intervals, the values must also be geographically consistent. Thus, data not available from the Census was appropriately scaled or proportioned to match the census tracts used for the neighborhoods analyzed in our study.

We defined the “region” as the city where the neighborhoods are located – St. Petersburg, Florida. The “neighborhood” refers to each of the five neighborhoods analyzed in our study area separately. The boundaries of each neighborhood matched up almost perfectly with the boundaries of their respective census tracts (Figures B-1 and B-2).

Census data generally comes as a simple count (integer) or where appropriate, as a dollar amount. However, in this research, percentage change bears more relevance. For instance, the median income in the city could increase by more absolute dollars than a neighborhood, but the neighborhood could show a higher percentage increase, reflecting a greater rate of change. Therefore, the counts for each regional to neighborhood comparison indicator were transformed into a percentage change value using the following formula:

$$\text{Percent Change} = [(X - Y)/Y] * 100$$

where

X = Value from 2000 Census or most recent available, and

Y = Value from 1980 Census

For neighborhood-specific indicators, no rate of change was measured between 1980 and 2000, as they reflect neighborhood characteristics at their present state based on the 2000 census, demonstrating potential based on current conditions.

Most of the indicators are dynamic and measured by percentage change. However two indicators describe static conditions and carry number measurements -- distance to central business district and distance to major transportation corridors. It is quite possible for distance to major transportation corridors to change due to construction of new corridors.¹ Yet, we determined that no new transportation corridors affecting these neighborhoods were constructed during the study period. Also, the locations of the traditional central business district (downtown) and the location of each neighborhood remain stationary. For these reasons, a number value is the appropriate measure for these indicators.

Each indicator is then mapped using ArcGIS² according to the percentage or integer value associated with each. First, the GIS shape files for the appropriate city boundary and the census tracts are downloaded from the Florida Geographic Data Library³ into GIS creating the base map. Then the attribute table for the census tract layer was edited to include the fields for the values relating to each indicator. Next, the values in each of these fields were converted from “vector” attributes to “raster” attributes.⁴ These values

¹ If new major transportation corridors are constructed, then the distance from a study area to a major transportation corridor may change; thus making this a dynamic variable that may be more appropriately measured by percentage change.

² ArcGIS is a GIS software package from ESRI most often used by planners, developers and researchers

³ The Florida Geographic Data Library is an electronic resource providing free access to GIS shape files for all counties in the State of Florida and their corresponding attribute tables and metadata files.

⁴ Vector data associate attributes with each feature – point, line, and polygon; whereas raster data represents surfaces as grids of equally sized cells that contain attribute values and location coordinates. With raster data, groups of cells that share the same value represent the same type of geographic feature. For instance, all census tracts would be represented with the same color regardless of their associated rate of population increase when displayed as vector data; whereas, with raster data, only tracts with the same rate of increase in population would share the same color on the map.

are then reclassified using the binary system of 0 and 1 according to their value in relation to the regional percentages.⁵ The reclassification assigned a value of 0 to all values less than the regional percentage, and assigned a value of 1 to all values greater than the regional percentage in most cases. In a few instances, the reclassification was based on the opposite relationship. For example, a reclassification value of 1 was assigned to tracts with a change in vacancy rates less than the regional rate. The reclassified values were converted to individual shape files and added to the base map as separate layers. The purpose of doing this was to spatially and visually reinforce the change occurring in the study area in relation to each indicator.

Developing the Equation

The equation used to analyze the five neighborhoods utilizes deterministic neighborhood value analysis in combination with weighted suitability analysis to determine a gentrification index. The following sections outline this process

Deterministic Neighborhood Value Analysis

Since monitoring gentrification engages several indicators, the study used deterministic neighborhood value analysis to weight the values of several variables to get one final index for gentrification. Deterministic neighborhood value analysis uses the following equation:

$$I = C_1X_1 + C_2X_2 + C_3X_3 + \dots + C_nX_n$$

where

I = index

C₁ = weight of the first indicator X₁

C₂ = weight of the second indicator X₂

⁵ Since the current body of literature establishes no generic thresholds for these gentrification indicators, the most appropriate measures of change are the regional percentages.

C_3 = weight of the third indicator X_3

C_n = weight of the nth indicator X_n

The weights for each value were determined using the pairwise comparison method established by Saaty in 1980 described in the literature review.⁶ This method determines the weight of variables in decision-making using the comparison matrix (Table 4-5), testing each variable against all other variables individually:

Table 4-5: Pairwise comparison matrix

	Variable X_1	Variable X_2	Variable X_3	...	Variable X_n
Variable X_1	1	$X_2:X_1$	$X_3:X_1$	...	$X_n:X_1$
Variable X_2	$X_1:X_2$	1	$X_3:X_2$	...	$X_n:X_2$
Variable X_3	$X_1:X_3$	$X_2:X_3$	1	...	$X_n:X_3$
.	.	.	.	1	.
.	.	.	.	“	.
.	.	.	.	“	.
Variable X_n	$X_1:X_n$	$X_2:X_n$	$X_3:X_n$	...:X_n	1

Comparisons were done on a scale of 1 to 9 using the following descriptions:

- 1 = equally important
- 2 = slightly more important
- 3 = somewhat more important
- 4 = moderately more important
- 5 = more important
- 6 = much more important
- 7 = significantly more important
- 8 = very much more important
- 9 = extremely more important

When comparing variables to themselves, the value always equals one. If the comparison of variable X_2 to X_1 yields one value, then the comparison of X_1 to X_2 yields

⁶ An alternative to the researcher developing the weights would be to survey local professional planners with housing expertise as well as area residents using the same criteria and develop the weights through a method of consensus building – an iterative process by which all those involved would come to an agreement on the value of each indicator to the whole equation.

the reciprocal value. For example, if variable X_2 is significantly more important than X_1 (value = 7), then variable X_1 is significantly less important than X_2 (value = $1/7$).

Table 4-6: Pairwise comparison matrix value pattern

	Variable X_1	Variable X_2	Variable X_3	...	Variable X_n
Variable X_1	1	$1/X_1:X_2$	$1/X_3:X_1$	...	$1/X_1:X_n$
Variable X_2	$X_1:X_2$	1	$1/X_2:X_3$	...	$1/X_2:X_n$
Variable X_3	$X_1:X_3$	$X_2:X_3$	1	...	$1/X_3:X_n$
.	.	.	.	1	.
.	.	.	.	“	.
.	.	.	.	“	.
Variable X_n	$X_1:X_n$	$X_2:X_n$	$X_3:X_n$	$\dots:X_n$	1

These comparison values were then normalized by the following equation:

$$\text{Normalized Value} = \text{Comparison Value} * (1 / \text{Total of all values in column}).$$

Then these normalized values were summed up by column. This total became the weight, or coefficient C, assigned to each indicator.

After establishing the C values for each indicator, the deterministic neighborhood value analysis equation uses reclassified values for each indicator described in the previous section as X values to measure their total effect. For each neighborhood, the study analyzed the regional to neighborhood comparisons and neighborhood-specific indicators separately, providing a total for both to be used later in the weighted suitability analysis. Although the study analyzed the five neighborhoods separately, it used the same equations for each, employing the same C values. Using the same equation demonstrates the regional applicability of this analysis. The uniqueness of the totals for a neighborhood would come from its X values.

Weighted Suitability Model

The weighted suitability model is a method of spatial analysis often used in real estate development to determine the suitability of a site for a specific type of

development targeting a specific demographic. It assigns weights to multiple groups of variables in the same manner that multivariate regression applies weights to individual variables. Since our study uses two categories of indicators, the weighted suitability model effectively illustrates the relationship between the two sets of indicators and their effect on the overall decision-making of potential gentrifiers.

The weighted suitability model is used to establish the equation for the final index of the likelihood of gentrification, G . For our study, regional to neighborhood comparison indicators Y_{Regional} carried a coefficient of 0.8, accounting for 80% of the result, and neighborhood-specific indicators $Y_{\text{Neighborhood}}$ carried a coefficient of 0.20, accounting for 20% of the result. We derived these proportions from the gentrification literature that identifies the major indicators for gentrification as increasing commute times, rapid job and population growth, and changes in demographics of age and income, all issues accounted for in the regional to neighborhood comparisons. Neighborhood-specific attributes, such as proximity to the central business district and architectural character, also bear much significance. However, according to the gentrification literature, these characteristics carry less importance than the regional to neighborhood comparisons. For this reason, the 80% to 20% ratio applied well to the model, giving the regional to neighborhood comparison indicators the majority of the weight without marginalizing the effects of the neighborhood-specific indicators.

Using the weighted suitability model, the data accurately produces a gentrification index (G) for each neighborhood in the study area with the following equation:

$$G = 0.8Y_{\text{Regional}} + 0.2Y_{\text{Neighborhood}}$$

Where

Y_{Regional} = deterministic neighborhood value analysis of regional to local comparison indicators, and

$Y_{\text{neighborhood}}$ = deterministic neighborhood value analysis of neighborhood-specific indicators.

The Raster Calculator in the Spatial Analyst menu of ArcGIS calculated the G values for each neighborhood and added their graphic representation to the base map as a separate layer. The G values were measured on a scale of 0 to 1, with 0 equal to 0% likelihood of gentrification and 1 equal to 100% likelihood of gentrification.

This process outlines a method for empirically measuring and graphically displaying the potential for gentrification. It provides a means to quantify physical and social attributes of an area and relate them mathematically to describe neighborhood change.

CHAPTER 5 FINDINGS AND RESULTS

This thesis focuses on the use of census and other relevant data to reveal long-term patterns of change and use them to monitor gentrification in a neighborhood. The following chapter will report the findings for each indicator separately, looking at overall trends from 1980 to 2000 as well the differences between the rate of change in the 1980s and the rate of change in the 1990s. Although our model does not use the rates of change from 1990 to 2000, the trends they reveal are worth discussing.

Regional to Local Comparisons

In many cases, indicators in the local areas (neighborhoods) were consistent with the general trend in the region. However, in some cases, the local areas and region registered opposite trends. Overall, the findings for these indicators revealed that although these neighborhoods share common characteristics, such as their geographic locations, they are each unique; therefore, lending themselves to a range of possibilities in their likelihood for gentrification.

Professional Job Growth

Between 1980 and 2000, the city of St. Petersburg experienced a 10.09% increase in the number of residents with professional jobs. Further analysis reveals that the majority of that increase occurred between 1990 and 2000, a 7.38% increase.

From 1980 to 2000, all five neighborhoods in the study area register an increase in the number of residents with professional jobs. Two neighborhoods, Roser Park and Crescent Lake, show an increase much higher than the city. With a 19.82% increase in

professional jobs, Roser Parks' rate of increase is nearly twice that of the city. Crescent Lake's 16.38% increase is also significantly higher. This shows the strong appeal of these neighborhoods to professionals. Bartlett Park, Old Southeast and Uptown also showed increases of 5.2%, 9.82% and 8.36% respectively, perhaps implying a growing interest, but not yet on the level of the other two neighborhoods.

Change in Population

The census reports that the population of the city of St. Petersburg increased from 238,547 in 1980 to 248,232 in 2000, a 4.02% increase in population. Further examination shows that the majority of this population increase occurred between 1990 and 2000, as the census reports a population of 238,629 in 1990.

The trend of increasing population for the city of St. Petersburg as a whole does not hold true in any of the neighborhoods in the study area. In fact, some neighborhoods experienced a sharp decline in population. The Crescent Lake neighborhood, represented by Census Tract 235, had the smallest change, with a 0.94% decrease in population from 1980 to 2000. In ascending order, Old Southeast (Tract 204) shows a 3.31% decrease, Uptown (Tract 234) shows a 9.6% decrease, Bartlett Park (Tract 205) shows a 18.26% decrease, and Roser Park (Tract 213) shows a 51.0% decrease.

Considering the increase in city population, these neighborhood-level decreases are unexpected. On face value, these decreases in population could represent disinterest and disinvestment. However, this population decrease may be explained by trends relating to other indicators.

Change in Housing Units

Between 1980 and 2000, the number of housing units in the city of St. Petersburg increased 4.3%. However, over both censuses, all five neighborhoods report a decreasing

number of housing units. Still, Roser Park shows a strikingly high decrease in housing units, reporting a 78.46% decrease. The second-highest decrease occurred in Uptown, reporting a 24.84% decrease. Bartlett Park ranks third, with an 18.26% decrease, followed by Crescent Lake and Old Southeast, with 16.35% and 10.56% decreases respectively.

These decreases in housing units may be explained by conversion of housing units to office space. For instance, due to its location near a large hospital district and university campus, some housing units in the Roser Park neighborhood may have been purchased by those institutions for future expansion or by businesses wishing to be close to them. Another explanation could be the conversion of large structures back to single-family uses that were formerly rented as multiple units.

Change in College-Educated Population

From 1980 to 2000, the number of persons with Bachelors, Graduate and Professional degrees in the city of St. Petersburg has increased 8.25%, from 14.57% in 1980 to 22.82% in 2000. This increase appears to be steady, with 4.19% occurring between 1990 and 2000.

All five neighborhoods also report an increase in the number of residents with four-year degrees or higher. Three neighborhoods show a rate of increase higher than that of the city. They are Old Southeast, Roser Park and Crescent Lake, with 19.82%, 8.36% and 16.09% increases respectively. These larger increases imply that these are clearly neighborhoods of interest for college-educated persons. Bartlett Park and Uptown report increase of 5.2% and 6.12% respectively. Although these represent a gain in college-educated residents, the smaller values indicate these neighborhoods aren't as popular as the other three.

Change in Age 25 through 34 Population

From 1980 to 2000, St. Petersburg shows a slight increase in the number of residents from the age of 25 through 34 with an overall increase of 0.74% from 13.02% of the population in 1980 to 13.76% of the population in 2000. There was a larger increase from 1980 to 1990, going from 13.02% to 14.96%, then decreasing in 2000 to 13.76%.

The population in this cohort increased during the twenty-year period in two of the neighborhoods and decreased in the other three. Uptown's increase of 0.95% is slightly above the city's rate of increase. Crescent Lake experienced a more significant 3.86% increase. However, Bartlett Park, Old Southeast and Roser Park all experienced decreases – 6.19%, 3.78% and 5.24% respectively. Although the rate of increase appears slow for Uptown and Crescent Lake, both are gaining residents of this age faster than the city, indicating an attractiveness of these neighborhoods to younger adults. The decreases in Bartlett Park, Old Southeast and Roser Park imply an unattractiveness of these neighborhoods to younger adults.

Change in Age 55 through 64 Population

The population aged 55 through 64 has decreased in St. Petersburg from 12.15% in 1980 to 9.17% in 2000, a 2.98% decrease. The majority of this decrease occurred between 1990 and 2000 when the 55 to 64 population decreased 1.69% from 10.86% to 9.17%.

Two neighborhoods registered an increase in this age group, whereas the population in this age group declined in three of the neighborhoods. Bartlett Park experienced an increase of 3.72% from 1980 to 2000, the majority occurring between 1980 and 1990 (2.87%). This slowing increase may imply a developing disinterest in the

area from this age group. Old Southeast reports an overall increase of 0.38%. Although the population in this age group decreased between 1980 and 1990 from 9.79% to 8.43% of the total population, it increased again between 1990 and 2000 to 10.17%. This indicates that the Old Southeast may be developing into a neighborhood of interest for this age group. Roser Park, Uptown and Crescent Lake report decreases of 1.17%, 2.05% and 3.91% respectively. In all three cases, the majority of decrease occurred between 1980 and 1990. This slowing decrease may also indicate increasing interest in these three neighborhoods for this age group.

Change in Area Median Income

The area median income has increased dramatically in St. Petersburg, going from \$11,798 in 1980 to \$34,597 in 2000, a 193% increase, or nearly tripling in twenty years. The majority of that increase took place between 1980 and 1990, when median income experienced a 146.26% increase from \$11,798 to \$23,577. This significant increase in median income could be explained by an increasing number of two-wage earner households and the greater upward mobility of women during this time period.

All five neighborhoods experienced significant increases in median income. Crescent Lake experienced the largest increase (234%), going from \$6,964 in 1980 to \$23,225 in 2000. Not far behind with a 200% increase is Old Southeast, rising from \$10,386 in 1980 to \$31,163 in 2000. Uptown experienced a 169% increase from \$8,466 in 1980 to \$22,768 in 2000. The smallest increases were in Bartlett Park and Roser Park, reporting 135% and 158% increases respectively. Bartlett Park increased from \$8,135 to \$19,125, while Roser Park increased from \$7,584 to \$19,531. Just as with the city, all five neighborhoods experienced their greatest gains between 1980 and 1990.

Although all five neighborhoods have gained significantly, their median incomes still lag behind that of the city of St. Petersburg as a whole. However, with gains of 200% and 234%, incomes in Old Southeast and Crescent Lake are growing at a faster rate than the city's rate of increase, indicating interest in these areas from higher-income households. Moreover, of the five neighborhoods, Roser Park is the only neighborhood in which a higher rate of increase in income occurred from 1990 to 2000 than the city's rate during that same period – an increase of 69.76% for the neighborhood compared to 46.74% for the city, implying that Roser Park has caught the attention of higher-income households. Yet the overall numbers from 1980 to 2000 reveal that there still remains a large presence of low-income households in the neighborhood.

Change in Median Single-family Unit Value

From 1980 to 2000, single-family homes in the city of St. Petersburg increased in value by 126%, going from \$35,800 in 1980 to \$81,000 in 2000. This increase mostly took place during the 1980s, when values increased by 96.81%, or nearly doubled. Both Bartlett Park and Old Southeast experienced similar rates of increase – 122% and 125% respectively. Values in Bartlett Park grew from \$20,600 in 1980 to \$45,800 in 2000; whereas values in Old Southeast grew from \$37,900 in 1980 to \$85,400 in 2000.

The three other neighborhoods saw values rise at a higher rate than the city. Roser Park and Crescent Lake experienced the greatest increase in single-family home values. In Roser Park, values rose an impressive 255%, more than tripling from \$19,200 in 1980 to \$68,100 in 2000. Likewise, Crescent Lake values grew by 211%, also more than tripling from \$28,700 in 1980 to \$89,200 in 2000. Although not as high, Uptown values rose 170% from \$29,000 in 1980 to \$78,200 in 2000. In addition, all three neighborhoods had higher rates of increase between 1990 and 2000 than the 29.19% rate of the city, with

Roser Park reporting a 51.33% increase, Crescent Lake reporting a 50.42% increase and Uptown reporting a 48.95% increase. Of these three neighborhoods, values in two – Roser Park and Uptown – still lag behind the regional median value. Still, the rising values generally relate to rising demand, implying specific interest of homebuyers in these three neighborhoods.

Change in Housing Vacancy

Interestingly, from 1980 to 2000 the city reports an overall increase in vacancy of 2.24% from 1980 to 2000. However, the vacancy rate decreased by 3.74% between 1990 and 2000, indicating increased absorption of housing units in the city overall.

Four of the five neighborhoods followed similar patterns. Bartlett Park experienced the highest increase in vacancy, rising from 17.02% in 1980 to 28.77% in 2000. Vacancy in Crescent Lake rose 6.67% over the same time period. In Uptown, the rate grew 3.77%. Roser Park reported the smallest increase with 0.36%. However, all four experienced decreases in their vacancy rates in the 1990s. Crescent Lake reports a 10.04% decrease during that decade. Roser Park had the second-highest decrease of 6.9%. Uptown and Bartlett Park experienced decreases of 2.16% and 0.02% respectively. Old Southeast is the only neighborhood to experience an overall decrease in vacancy from 1980 to 2000. Vacancy decreased by 2.41%, going from 15.97% in 1980 to 13.56% in 2000. Still, all five neighborhoods continue to have higher rates of vacancy than the city as a whole. However, with vacancy rates decreasing at a faster rate than the city between 1990 and 2000, both Roser Park and Crescent Lake appear to be neighborhoods of interest.

Change in Owner-Occupancy

Surprisingly, owner-occupancy decreased over the twenty-year period by 1.17% in the city of St. Petersburg from 57.04% in 1980 to 55.87% in 2000. However, the rate of

owner-occupancy increased by 2.8% between 1990 and 2000. Only one other neighborhood followed a similar pattern – Bartlett Park. Here, owner-occupancy decreased by 2.16% between 1980 and 2000, but it increased by 5.04% between 1990 and 2000.

The other four neighborhoods experienced growing owner-occupancy over both time periods. Ownership in Roser Park grew 9.64% from 1980 to 2000, with 95% of that growth taking place in the 1990s. Old Southeast, Uptown and Crescent Lake also experienced an increase in ownership from 1980 to 2000, with increases of 2.54%, 0.68% and 1.23% respectively. However, these neighborhoods saw greater rates of increase in the 1990s than over the twenty-year span of 1980 to 2000. Old Southeast reports an increase of 9.78% during the 1990s. Uptown and Crescent Lake saw increases of 4.3% and 5.15% respectively.

With the exception of Bartlett Park, owner-occupancy increased faster in the neighborhoods than in the city overall from 1980 to 2000. However, ownership increased faster in Bartlett Park than the city overall from 1990 to 2000. Both trends imply a growing number of homeowners, associated with a stabilizing neighborhood. Moreover, these rates indicate the growing appeal of these neighborhoods to homebuyers.

Unit Size

The median number of rooms in owner-occupied units in 2000 was 5.5 rooms for the city. Of the five neighborhoods, Old Southeast and Roser Park had a higher median number of rooms, with 6 and 7.4 rooms respectively. Bartlett Park homes tend to be smaller than that of the city, with a median of 5.3 rooms. The same applies to Uptown, with a median of 5.2 rooms. Crescent Lake reflects the citywide median of 5.5 rooms.

The larger homes of Old Southeast and Roser Park lend themselves to greater attractiveness; whereas, the smaller homes of Bartlett Park and Uptown may not be as attractive. As the homes of Crescent Lake tend mirror the city as a whole, other indicators would have a greater effect on the likelihood of gentrification taking place there.

Change in Commute Times

Over the twenty-year period the average commute times increased in all instances. The city average commute time increased 5.64% from 19.5 minutes in 1980 to 20.6 minutes in 2000. Uptown reports the greatest increase in commute times, rising 37.84% from 14.8 minutes in 1980 to 20.4 minutes in 2000. The second-largest increase happened in Old Southeast, with a 24.57% increase from 17.5 minutes in 1980 to 21.8 minutes in 2000. Crescent Lake, Roser Park and Bartlett Park experienced increases of 6.96%, 7.21% and 1.39% respectively. If gentrification is happening in these areas, then these commute times are still low enough to attract new residents. An alternative explanation may be that a change in commute times is not a significant indicator of gentrification.

Neighborhood-Specific Indicators

Percentage of Housing Constructed before 1950

All neighborhoods have relatively high percentages of housing units built prior to 1950. Two neighborhoods, Uptown and Crescent Lake, have maintained the majority of their older residential units, reporting that 57.47% and 56.04% of their units were built prior to 1950. However, the three of the four neighborhoods believed to be targets of gentrification reported the lowest percentages of old homes. Bartlett Park reports in 2000 that 41.16% of its units were constructed before 1950. The percentages for Old Southeast and Roser Park were 44.08% and 42.17% respectively. It appears that Uptown and

Crescent Lake did a better job of preserving historic character over the years than has Bartlett Park, Old Southeast and Roser Park. If these three neighborhoods are gentrifying, this data may counter the hypothesis that gentrifiers are generally attracted to the architecture of older neighborhoods.

Proximity to the Central Business District and Interstate Highways

Roser Park, Uptown and Crescent Lake are directly adjacent to the business district, and are all bordered on at least one side by an interstate highway. In all cases, the bordering interstate highway is the divider between the neighborhood and the central business district. Bartlett Park and Old Southeast are located further away – one mile and 1.5 miles respectively. However, they are both within a five minute drive of the central business district. Their proximity to the central business district and the interstate highways, which provide access to suburban job markets, make these neighborhoods attractive to gentrifiers looking for shorter commutes to the central business district or who don't mind the "reverse" commute to the suburbs in exchange for easy access to the cultural and entertainment amenities of the central business district.

Historic Designations

Old Southeast contains the greatest number of historic designations with a local historic district designation and three individual historic structure designations, two national and one local. Crescent Lake follows with a portion of the area designated as the Round Lake national historic district and one historic structure. Lastly, Roser Park is designated a national historic district. Both Bartlett Park and Uptown have no historic designations.

According to previous studies (Redfern, 2001; Nelson, 1988; Lang, 1982), maintenance of historic character makes an area more attractive to gentrifiers. Historic

designations in a neighborhood or the designation of an entire neighborhood as a historic district attest to the neighborhood's commitment to maintain that character. Therefore, two of the four neighborhoods believed to be targets for gentrification – Old Southeast, Roser Park – are likely to succeed; whereas, Bartlett Park and Uptown may not attract as many gentrifiers as they are not designated like the other two.

Major Relationships

Examination of these statistics revealed some relationships between indicators. There were some expected correlations, such as that between population and housing units. However, some relationships didn't follow usual patterns, such as that between housing vacancy, number of units and value. The following paragraphs will discuss relationships found between these indicators.

Overall, the number of housing units in the city increased at the same rate as population increase, indicating that housing production in the city has generally kept pace with population increase. However, although population has decreased in the neighborhoods, the number of housing units has decreased at a much higher rate in all cases except Bartlett Park. Although the city's growing population may be redistributing itself in other areas, there still remains interest in these neighborhoods in 2000, perhaps by larger households than had previously occupied them in 1980. This theory runs counter to how gentrification research identifies a gentrifier -- described as a nontraditional household (young, single persons or unrelated individuals), or a married couple with no children living in the house (younger couple or older yet active, empty-nest couple). The theory of growing household size is further supported by the overall decrease in population of the age cohorts generally associated with these two demographics – ages 25 through 34 and ages 55 through 64. An increasing household

size may also indicate that gentrification does not necessarily relate to growth in those demographics, but could possibly relate to growth in families with upwardly mobile householders; thus, adding another dynamic to ideas of how gentrification manifests itself in different cities.

Likewise, as the number of residents with bachelor's degrees or higher increases, the number of residents with professional jobs increases. In most cases, the number of professional workers has increased at a higher rate than the number of college-educated residents. This, perhaps, indicates an increasingly competitive job market that continues to attract new, highly-educated residents. In addition to possibly reflecting an increasing number of two-income households, the increase in area median income in all geographic areas also relates to the growing number of highly-educated professional workers as demonstrated by the statistics gathered for this research. This increase in income and percentage of college-educated residents supports the hypothesis that these neighborhoods are targets for gentrification, as previous studies on the subject indicate that job growth, particularly professional job growth, is the major indicator of the potential for gentrification.

Finally, interesting relationships exist among the statistics relating directly to the housing units. As the number of units decreases, one expects the vacancy rate to also decrease. Conversely, as the number of units decreased, the vacancy rate increased in nearly all instances. Despite an increasing vacancy rate, the value of single-family units continued to rise. This increase in value probably relates to the general increase in owner-occupancy, which also supports previous gentrification research that points to increasing home-ownership as a sign of gentrification. In addition, the two neighborhoods with the

largest homes, Old Southeast and Roser Park experienced the highest rates of increase in homeownership. Roser Park, with the largest homes, experienced the highest rate of increase in home value, while Uptown and Crescent Lake, with the largest collection of homes constructed before 1950, experienced the second and third-largest increases in home value. Moreover, these three neighborhoods immediately adjacent to the central business district – Roser Park, Uptown and Crescent Lake – experienced the highest rates of home value increase. This supports gentrification research on the attractiveness of large, older homes close to the central business district to gentrifiers.

Results

Using the model described in the previous chapter the results strongly support the hypothesis in one neighborhood. In other neighborhoods, the results counter the hypothesis. The following paragraphs will describe the application of the statistics developed from the census data, the relationships discovered among the statistics related to each indicator in the model, and the resulting gentrification index.

Weights

The weights for each indicator were calculated using the pairwise comparison described in the methodology chapter. Each indicator was compared to the other indicators individually based in part on their ranking of importance as expressed in the literature on gentrification and in part on their specific relevance to gentrification in St. Petersburg. For instance, the change in commute time is a major indicator of gentrification according to the gentrification literature, as neighborhoods experiencing gentrification should register decreasing commute times. However, four of the five neighborhoods report commute times increasing at a higher rate than the region (the city of St. Petersburg). Therefore, in fitting with the hypothesis, change in commute times

carries a smaller weight with neighborhoods in St. Petersburg. Tables 5-1 and 5-2

display the weights calculated for each indicator:

Table 5-1: Regional to neighborhood comparison indicators

Name	Weight	Percent of Total Weight
% Change in Population	0.0864	8.64%
% Change in Housing Units	0.1684	16.84%
% Change in Professional Jobs	0.1875	18.75%
% Change in College Educated Population	0.0712	7.12%
% Change in Age Cohort 25-34	0.0362	3.62%
% Change in Age Cohort 55-64	0.0439	4.39%
% Change in Area Median Income	0.0630	6.30%
% Change in Single-Family Unit Value	0.1062	10.62%
% Change in Commute Time	0.0379	3.79%
% Change in Housing Vacancy	0.1141	11.41%
% Change in Owner-Occupancy	0.0419	4.19%
Unit Size	0.0380	3.8%

Table 5-2: Neighborhood-specific indicators

Name	Weight	Percent of Total Weight
% Housing Pre-1950	0.43175	43.17%
Proximity to Central Business District	0.26025	26.03%
Proximity to Major Transportation Corridors (Interstate Highways)	0.2076	20.76%
Historic Designations	0.3478	34.67%

Values

For use in the equation, the model reclassified the statistics for each indicator using the binary system values of 0 and 1. The regional (city) values were used as the

thresholds to determine how indicator value was reclassified. Since gentrification literature gives neither universal thresholds nor any direction on how to stratify the reclassification of values based on preset thresholds, reclassification based on the city values using the binary system was the most appropriate and effective means of evaluating each indicator. The reclassification for each indicator is as follows:

% Change in Population 1 = Tract > 4.02% 0 = Tract < 4.02%	% Change in Housing Units 1 = Tract < 4.3% 0 = Tract > 4.3%
% Change in Professional Employment 1 = Tract > 10.09% 0 = Tract < 10.09%	% Change in College-Educated Pop. 1 = Tract > 8.25% 2 = Tract < 8/25%
% Change in Age 25-34 Population 1 = Tract > 0.74% 0 = Tract < 0.74%	% Change in Age 55-64 Population 1 = Tract > -2.98% 0 = Tract < -2.98%
% Change in AMI 1 = Tract > 193% 0 = Tract < 193%	% Change in Single-Family Home Value 1 = Tract > 126% 0 = Tract < 126%
% Change in Commute Times 1 = Tract < 5.64% 0 = Tract > 5.64%	% Change in Housing Vacancy 1 = Tract < 2.24% 0 = Tract > 2.24%
% Change in Owner-Occupancy 1 = Tract > -1.17% 0 = Tract < -1.17%	Unit Size 1 = Tract > 5.5 Rooms 0 = Tract < 5.5 Rooms
% Housing Pre-1950 1 = Tract > 0% 0 = Tract = 0%	Proximity to Central Business District 1 = Tract = 0 miles (directly adjacent) 0 = Tract > 0 miles
Proximity to Transportation Corridor 1 = Tract = 0 miles (directly adjacent) 0 = Tract > 0 miles	Historic Designations 1 = Historic designations present 0 = No historic designations present

This reclassification was done using the “reclass” function in the Spatial Analyst menu of ArcGIS. The resulting equation for the gentrification index (G) was

$$G = 0.8 * [(0.0864 * \Delta \text{ in population}) + (0.1684 * \Delta \text{ in units}) + (0.1875 * \Delta \text{ in professional jobs}) + 0.0712 * \Delta \text{ in college-educated}) + (0.0362 * \Delta \text{ in age 25-34}) + (0.0439 * \Delta \text{ in age 55-64}) + (0.0630 * \Delta \text{ in AMI}) + (0.1062 * \Delta \text{ in single-family value}) + (0.0379 * \Delta \text{ in commute time}) + (0.1141 * \Delta \text{ in housing vacancy}) + (0.0419 * \Delta \text{ in owner-occupancy}) + (0.0380 * \Delta \text{ unit size})] + 0.2 * [(0.43175 * \text{housing pre-1950}) + (0.26025 * \text{proximity to CBD}) + (0.2076 * \text{proximity to transportation corridors}) + (0.3478 * \text{historic designations})]$$

This equation used the reclassified values for each indicator to calculate the gentrification index G. We used the trends from 1980 to 2000 to establish the values for each indicator in the gentrification index calculation. This equation was inputted into the Raster Calculator in the Spatial Analyst menu of ArcGIS, which inputted the reclassified values into the equation and yielded gentrification indices with the following values:

Bartlett Park = 0.1559
 Old Southeast = 0.4577
 Roser Park = 0.7358
 Uptown = 0.4072
 Crescent Lake = 0.6277

Multiplying those values by 100 more clearly communicates the relative likelihood of gentrification:

Bartlett Park = 15.59%
 Old Southeast = 45.77%
 Roser Park = 73.58%
 Uptown = 40.72%
 Crescent Lake = 62.77%

Both Roser Park and Crescent Lake show the greatest likelihood for gentrification with gentrification indexes (probabilities) of 73.58% and 62.77% respectively. Old Southeast and Uptown have lower likelihoods of gentrification, with indexes of 45.77% and 40.72%. Bartlett Park's index comes in substantially lower than Uptown at 15.59%. These indexes strongly support the hypothesis with Roser Park and Crescent Lake, moderately support the hypothesis with Old Southeast, and disprove the hypothesis for

Bartlett Park. With a likelihood of 40.72%, Uptown proves not to be representative of the city of St. Petersburg and should be re-evaluated in its role as the control neighborhood.

Clearly, Roser Park and Crescent Lake are experiencing the most rapid change, and likely would gentrify before the other neighborhoods in the study area. Perhaps, the process has already begun in these two neighborhoods. What differentiates these two neighborhoods from the others that explain this higher likelihood? Geographically speaking, Roser Park, Crescent and Uptown are adjacent to the central business district. However, Roser Park and Crescent Lake are closest to the core of the central business district where most of the activity takes place. Both neighborhoods showed great increases in the percentage of residents in professional employment, the only two with higher rates of increase than the city. Uptown and Crescent Lake both have high percentages of older housing, Uptown with the highest of all neighborhoods in the study area. However Crescent Lake homes are larger, equal to the city average. Similarly, Old Southeast has a slightly larger collection of older homes; however, single-family homes are significantly larger in Roser Park than in Old Southeast. Neither Bartlett Park nor Old Southeast are directly adjacent to the central business district. However, Bartlett Park has shown the smallest increase in professional employment and college-educated residents; its average home size is smaller than the city average, and it has the smallest collection of older homes of all the neighborhoods in the study area. While these explanations do not address every indicator, they begin to explain why Roser Park and Crescent Lake exhibit high potential for gentrification and Bartlett Park trails so far behind. Perhaps, the process has already begun in those neighborhoods, with Old Southeast and Uptown poised to

follow them in a second wave of gentrification and Bartlett Park in the distant future – if ever at all.

CHAPTER 6 CONCLUSION

In our study, we identified several indicators of gentrification according to previous research on the subject and used them to develop a model that monitors community change and assesses the likelihood of gentrification with a deterministic statistical analysis method and a weighted suitability analysis that uses the spatial analyst capabilities of geographic information systems. Our hypothesis defines four neighborhoods as targets of gentrification (Bartlett Park, Old Southeast, Roser Park and Crescent Lake) and one control neighborhood (Uptown). The results are mixed. Our model proves our hypothesis correct for Roser Park, Crescent Lake, and arguably Old Southeast. Our hypothesis is proved wrong for Bartlett Park, found not to be a target of gentrification (yet) and Uptown, found to be more of a target than expected. However, our study demonstrates the capabilities of statistical analysis and geographic information systems to address housing issues in a proactive manner by anticipating the likelihood of gentrification.

Universal Applicability

Since gentrification manifests itself in accordance with the unique dynamics of a local housing market, it is impossible to develop an equation with coefficients that can be used for analyzing any neighborhood in any city. However, the indicators of gentrification are generally the same everywhere. Therefore, in order to apply our model to other cities, the coefficient values associated with each indicator should be adjusted to reflect how they interact in that specific market.

Policy Implications

Any model for monitoring a planning issue should produce meaningful results for use in the development of policies and programs. Our deterministic model of gentrification allows planners to accurately identify those neighborhoods more likely to gentrify and use that information as a basis for changes to or the creation of new policies, programs and planning initiatives.

Planning, overall, has developed into a reactionary practice. More proactive planning needs to take place. However, in order for planners to work proactively, they must be equipped with the tools necessary to provide solid analysis on which to base their recommendations. Our model provides an excellent example of how common planning tools and resources can be used for analysis of a complex planning issue – gentrification. The results of the model can be used to guide the implementation of specific programs, such as tax credit and grant programs for rehabilitation or new construction to encourage a mix of incomes and discourage the displacement of low-income residents that often occurs with gentrification. Implementing such programs before gentrification begins in earnest will increase the effectiveness of the programs by intervening before any negative effects can occur.

For St. Petersburg specifically, efforts should focus affordable construction and rehabilitation dollars in neighborhoods such as Roser Park and Crescent Lake immediately, as developers and speculators will surely start to purchase properties, if they have not already. The same should be done in Old Southeast and Uptown as they both will likely follow the same path of gentrification as Roser Park and Crescent Lake. As for Bartlett Park, perhaps the city may want to encourage the development of more middle-income housing to strengthen the neighborhood. However, realizing Bartlett Park shares

many things in common with gentrifying areas, policies should be written to prevent the neighborhood from falling victim to its own success. For instance, amendments to the housing and future land use elements of the city of St. Petersburg's Comprehensive Plan could be written to specifically address the possibility of gentrification in Bartlett Park and similar neighborhoods. In addition to policy changes, programs such as a community land trust, municipal purchase of residential properties or tax increment financing for affordable housing could be implemented to insure that low and moderate-income households will continue to have housing opportunities in the neighborhood.

Recommendations for Future Research

Overall, our model appears to be effective in calculating a gentrification index and establishing a model for monitoring community change based on trends over long time periods. However, specific aspects of the model could be adjusted to increase its effectiveness, calling for additional research:

Studying the change in the same indicators over a shorter period of time. In several cases, the statistics revealed different trends between 1980 and 2000, and 1990 and 2000. Although comparing changes in values and statistics associated with the indicators over a longer period of time gives a broader base of knowledge, examining the short term trends may help to balance the perspective in assessing the likelihood of gentrification. Since real estate markets can be very volatile, it may prove beneficial to run this deterministic gentrification model based on ten year intervals. For instance, in addition to obtaining the index with a base year of 1980, the gentrification index could be calculated using 1990 as the base year instead. Based on the data collected, the results would probably be somewhat different.

Projecting beyond the census. Reliance on census data lends itself to inaccuracy as years pass. For example, the 2000 census could describe 2001 and 2002 demographics fairly accurately. However, the 2000 census would not reflect 2005 demographics accurately. The overall effectiveness of the model depends upon the accuracy of the statistics inputted. Therefore, one may consider calculating projections of the census data, such as those done by the Bureau of Economic and Business Research at the University of Florida, for each indicator to more accurately relate the current situation to that of the base year.

Use of other indicators in addition to those measured by the census. Previous research on gentrification identifies several other potential indicators that are not used in this model. However, some data was collected on these indicators. One major indicator of gentrification is increased sales activity. According to the Pinellas County Property Appraiser, Bartlett Park had 33 sales in 2000 as opposed to 10 in 1980. Crescent Lake had 125 sales in 2000 as opposed to only 13 in 1980. Comparison of these rates of increase to the rate of change in the city's sales activity would strengthen the model more. Other indicators include the change in the number of residential (new construction or major renovation) permits issued as well as the number and type of capital improvement projects planned or that have occurred in the neighborhood over time. In addition, surveying local residents may identify indicators not mentioned in the literature. Incorporation of these other indicators not measured by the census as well as those identified by residents (and not mentioned in the literature) would further support changes related to other indicators and greatly enhance the effectiveness of the model.

Develop weights and thresholds through survey. Community involvement in determining the weights and acceptable thresholds could greatly strengthen the validity of the model, as the value and thresholds related to community indicators are usually decided upon by members of the community. The weights for each indicator were developed based on the researcher's interpretation of information presented in the literature search and the data gathered on each indicator, lending itself to a certain amount of subjectivity some may consider problematic. More accurate weights could be developed by surveying other housing and planning experts as well as area residents through public meetings or written surveys. The range of weights relating to each indicator reported in the surveys could, perhaps, be averaged to determine the actual weight used in the model; therefore, creating a better equation with more accurate results.

Run model again in the future to see if results change. As implied by the indexes for each neighborhood in our study, some neighborhoods are further into the process of gentrification than others. As neighborhoods, cities and regions are dynamic entities, the gentrification index as calculated by the model may be different in the future for each neighborhood. One possible extension of this research would be to re-evaluate these neighborhoods at the time of the 2010 census to monitor how they have changed since 2000.

Determine a "tipping point" index and assigning appropriate policies and programs to specific indexes. One of the major goals of our study is to create a monitoring tool for use in policy decision-making. Therefore, determining the index value that describes a neighborhood in the early or moderate states of gentrification as opposed to when the process of gentrification is fully underway and therefore quite

difficult to address would be excellent continuations of our study. Then proper policy and programs to could be related to specific index ranges through testing this model on neighborhoods in other cities to show that neighborhoods with the same index generally display similar attributes. Similarly, neighborhoods could be re-evaluated over time to discover how long it takes neighborhoods to cycle through the gentrification process.

Our study successfully accomplishes its goal of developing a model for measuring gentrification and monitoring community change with results that can have meaningful effects on policy and program decisions. It is also a good example of how qualitative information, such as the affinity for architectural style or the desire to be close to the amenities of the central business district, can be combined with quantitative data, such as the percentage of housing built before 1950 and the measured distance of a neighborhood from the central business district, to produce usable information on community change. Although several revisions could possibly improve the model, it provides an excellent foundation for future research into the development of more effective models relating to monitoring gentrification as well as a wide range of other related planning issues.

APPENDIX A DATA TABLES

Regional to Local Comparison Indicators

Table A-1: Total population

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	238647	238629	248232	4.02%
Bartlett Park	4827	4269	3912	-18.96%
Old Southeast	2625	2775	2538	-3.31%
Roser Park	2302	1349	1128	-51.0%
Uptown	2250	2207	2034	-9.6%
Crescent Lake	3847	3724	3811	-0.94%

Table A-2: Housing units

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	119486	125452	124618	4.3%
Bartlett Park	2256	2261	1844	-18.26%
Old Southeast	1459	1380	1305	-10.56%
Roser Park	1541	591	332	-78.48%
Uptown	1414	1259	1062	-24.84%
Crescent Lake	2821	2759	2359	-16.38%

Table A-3: Professional job employment (as defined by US Census)

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	23.96%	26.67%	34.05%	10.09%
Bartlett Park	9.27%	7.36%	14.47%	5.20%
Old Southeast	23.93%	25.03%	33.75%	9.82%
Roser Park	9.28%	15.67%	29.10%	19.82%
Uptown	23.96%	15.00%	32.32%	8.36%
Crescent Lake	15.86%	24.32%	31.95%	16.09%

Table A-4: College-educated population (bachelor's degrees or higher)

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	14.57%	18.63%	22.82%	8.25%
Bartlett Park	5.13%	6.02%	6.02%	0.89%
Old Southeast	17.29%	28.43%	29.59%	12.30%
Roser Park	6.08%	6.86%	17.93%	11.85%
Uptown	9.22%	13.95%	14.06%	4.84%
Crescent Lake	13.85%	16.85%	19.97%	6.12%

Table A-5: Age 25 through 34

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	13.02%	14.96%	13.76%	0.74%
Bartlett Park	19.81%	16.34%	13.62%	-6.19%
Old Southeast	16.11%	18.27%	12.33%	-3.78%

Table A-5 Continued

Area	1980	1990	2000	Change ('80-'00)
Roser Park	14.81%	20.24%	9.57%	-5.24%
Uptown	15.96%	19.80%	16.91%	0.95%
Crescent Lake	14.04%	20.62%	17.90%	3.86%

Table A-6: Age 55 through 64

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	12.15%	10.86%	9.17%	-2.98%
Bartlett Park	4.56%	7.33%	8.28%	3.72%
Old Southeast	9.79%	8.43%	10.17%	0.38%
Roser Park	7.91%	6.89%	6.74%	-1.17%
Uptown	9.42%	7.70%	7.37%	-2.05%
Crescent Lake	11.62%	7.00%	7.71%	-3.91%

Table A-7: Area Median income (AMI in dollars)

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	11798	23577	34597	193%
Bartlett Park	8135	13224	19125	135%
Old Southeast	10386	25047	31163	200%
Roser Park	7584	11505	19531	158%
Uptown	8466	16824	22768	169%
Crescent Lake	6964	15846	23225	234%

Table A-8: Single-family home value (dollars)

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	35800	62700	81000	126%
Bartlett Park	20600	37200	45800	122%
Old Southeast	37900	70700	85400	125%
Roser Park	19200	45000	68100	255%
Uptown	29000	52500	78200	170%
Crescent Lake	28700	59300	89200	211%

Table A-9: Mean commute time (minutes)

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	19.5	19.2	20.6	5.64%
Bartlett Park	21.5	21.2	21.8	1.39%
Old Southeast	17.5	19.4	21.8	24.57%
Roser Park	22.2	19.7	23.8	7.12%
Uptown	14.8	17.3	20.4	37.84%
Crescent Lake	19.4	22.1	20.75	6.96%

Table A-10: Housing vacancy

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	9.76%	15.74%	12.00%	2.24%
Bartlett Park	17.02%	28.79%	28.77%	11.75%
Old Southeast	15.97%	14.93%	13.56%	-2.42%
Roser Park	29.46%	36.72%	29.82%	0.36%
Uptown	15.91%	21.84%	19.68%	3.77%
Crescent Lake	14.82%	31.53%	21.49%	6.67%

Table A-11: Owner-occupied housing

Area	1980	1990	2000	Change ('80-'00)
St. Petersburg	57.04%	53.07%	55.87%	-1.17%
Bartlett Park	36.92%	29.72%	34.76%	-2.16%
Old Southeast	51.41%	47.17%	53.95%	2.54%
Roser Park	14.15%	14.38%	23.79%	9.64%
Uptown	31.90%	28.28%	32.58%	0.68%
Crescent Lake	25.81%	21.89%	27.04%	1.23%

Table A-12: Rooms (median number for owner-occupied units)

Area	2000
St. Petersburg	5.5
Bartlett Park	5.3
Old Southeast	6
Roser Park	7.4
Uptown	5.2
Crescent Lake	5.5

Neighborhood-Specific Indicators

Table A-13: Housing pre-1950

Area	2000
Bartlett Park	41.16%
Old Southeast	44.08%
Roser Park	42.17%
Uptown	57.47%
Crescent Lake	56.04%

Table A-14: Proximity to central business district

Area	2000
Bartlett Park	1
Old Southeast	1.5
Roser Park	0
Uptown	0
Crescent Lake	0

Table A-15: Proximity to transportation corridors (interstate highways)

Area	2000
Bartlett Park	1
Old Southeast	1.5
Roser Park	0
Uptown	0
Crescent Lake	0

Table A-16: Historical designations

Area	2000
Bartlett Park	0
Old Southeast	4
Roser Park	1

Table A-16 Continued

Area	2000
Uptown	0
Crescent Lake	2

APPENDIX B AREA MAPS

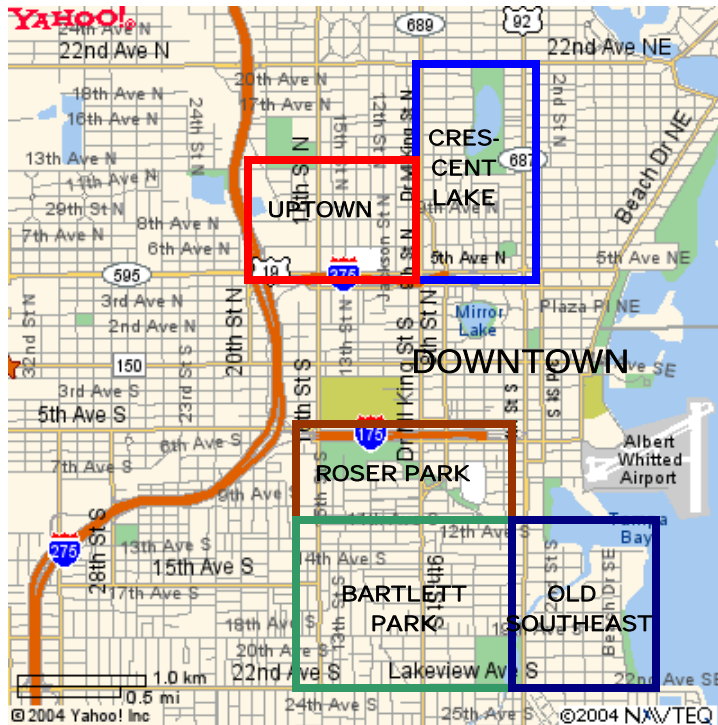


Figure B-1: Neighborhoods

Source: Yahoo! Maps (<http://maps.yahoo.com>)

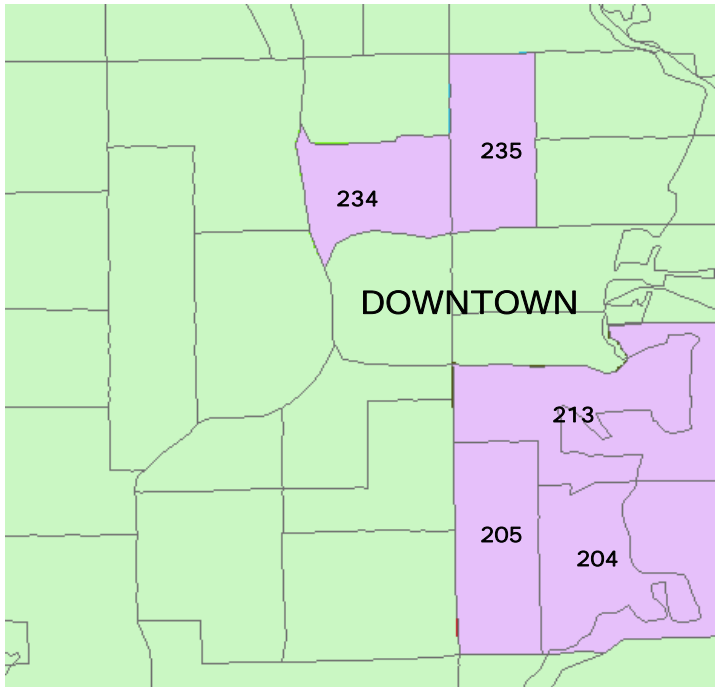


Figure B-2: Census Tracts:

Source: Florida Geographic Data Library (www.fgdl.org)

APPENDIX C GENTRIFICATION INDEX

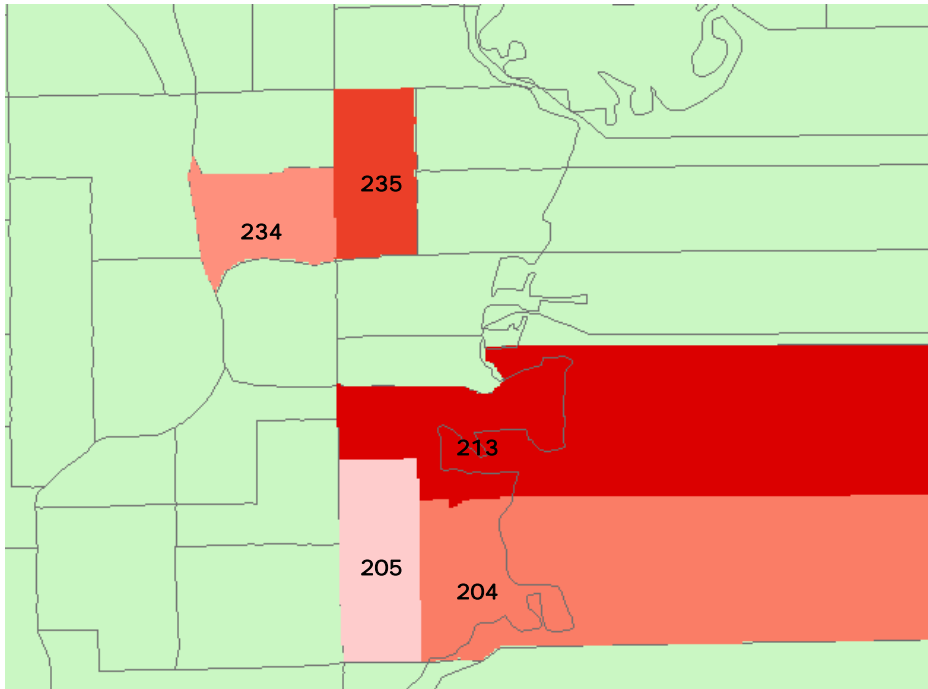


Figure C-1: Gentrification index

Index Value Range:



Census Tracts:

204 = Old Southeast
205 = Bartlett Park
213 = Roser Park
234 = Uptown
235 = Crescent Lake

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BIOGRAPHICAL SKETCH

Ashon Jahi Nesbitt originates from St. Petersburg, FL – the area of focus for the study in this paper. He spent his entire childhood there before going on to attend Florida Agricultural and Mechanical University, where he majored in Architecture and participated in the world-renowned “Marching 100” as well as gained other campus activities.

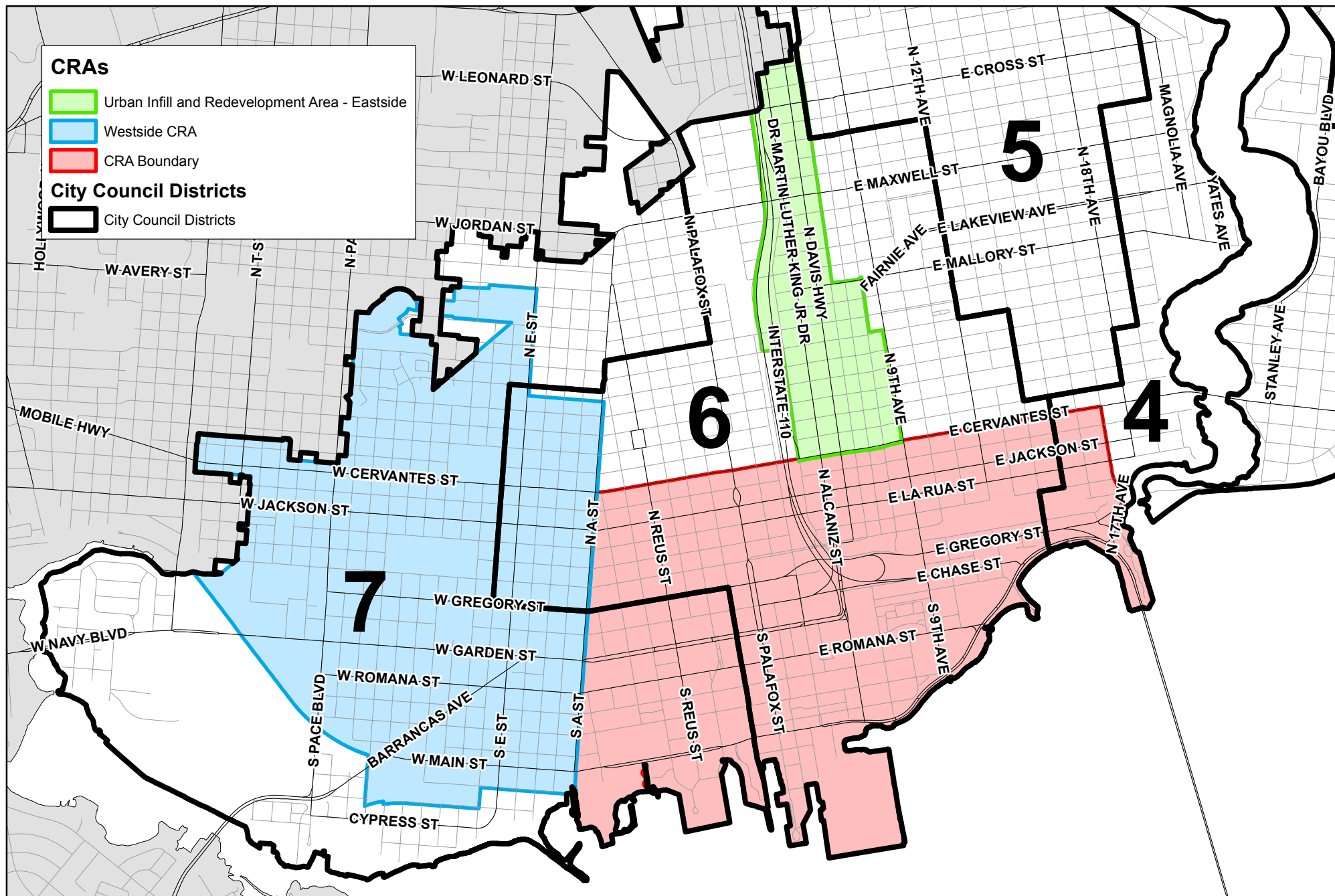
Ashon graduated from Florida A&M University in the spring of 2002 with a Bachelor of Science in Architectural Studies. Although Ashon sought to pursue a professional degree in architecture, he found his home in Urban and Regional Planning at the University of Florida after a year of unsuccessful attempts to gaining employment in the field of architecture.

Ashon chose to concentrate on Housing and Economic Development. Ashon first became interested in this area due to exposure to his mom’s professional career, who worked many years in real estate and as director of a leading local nonprofit housing agency in the city of St. Petersburg. As a student in the Urban and Regional Planning program at the University of Florida, Ashon has cultivated that interest through coursework, employment as a Graduate Research Assistant with the Center for Building Better Communities, and attendance at such conferences as the Florida Housing Coalition Annual Conference.

In addition to his academic pursuits, Ashon actively participated in the Student Planning Association, serving as the President for the 2004-2005 school year. He also

served on the Florida Chapter of the American Planning Association's (APA) Student Council for that year, Student Representative on the San Felasco APA Executive Committee and holds memberships with the American Planning Association and Florida Housing Coalition. Beyond the department, Ashon participated in the Black Graduate Student Organization, serving as Vice-President for the 2004-2005 school year, as well as church and other activities throughout the community.

Ashon hopes his educational and professional experiences will land him a position with the Department of Housing and Urban Planning, where he hopes to hold the top position one day. Ashon ultimately plans to obtain a Ph.D. in Public Policy, become a developer, focusing on urban infill, affordable housing developments and to teach at the university level upon retirement.



Urban Core TIF and CRA

FY 2017 - 2019 Projected Revenues

By Source With FY 2016 Actual

	<u>ACTUAL</u> <u>FY 2016</u>	<u>BEG BUD</u> <u>FY 2017</u>	<u>PROJECTED</u> <u>FY 2017</u>	<u>PROJECTED</u> <u>FY 2018</u>	<u>PROJECTED</u> <u>FY 2019</u>
REVENUES:					
TIF Revenues					
Escambia County	\$ 2,565,048	2,786,400	2,788,213	2,901,200	3,017,300
City of Pensacola	1,662,929	1,806,400	1,807,609	1,878,600	1,953,700
DIB	199,794	197,900	198,365	206,300	214,600
Sub-Total TIF Revenues	<u>4,427,771</u>	<u>4,790,700</u>	<u>4,794,187</u>	<u>4,986,100</u>	<u>5,185,600</u>
Non-TIF Revenues					
PSA Reserved Parking	6,386	6,300	6,300	6,300	6,300
Berth Harbor Revenue	1,854	2,500	2,500	2,500	2,500
16 S. Palafox Lease	88,586	75,000	10,000	-	-
Sale of 16 S. Palafox	-	-	460,002	-	-
Plaza DeLuna Concession	7,047	3,400	3,400	4,000	4,000
Miscellaneous	-	5,100	5,100	5,100	5,100
Interest Income	35,905	5,000	5,000	5,000	5,000
Sub-Total Non-TIF Revenues	<u>139,778</u>	<u>97,300</u>	<u>492,302</u>	<u>22,900</u>	<u>22,900</u>
NMTC - Inv Fund Loan Interest	1,847,750	1,385,900	1,385,900	-	-
Federal Direct Subsidy Payment (2009 Bonds)	909,273	909,300	909,300	909,300	909,300
TOTAL REVENUES	<u>\$ 7,324,572</u>	<u>7,183,200</u>	<u>7,581,689</u>	<u>5,918,300</u>	<u>6,117,800</u>



Eastside TIF

FY 2017 - 2019 Projected Revenues

By Source With FY 2016 Actual

	ACTUAL FY 2016	BEG BUD FY 2017	PROJECTED FY 2017	PROJECTED FY 2018	PROJECTED FY 2019
FUND BALANCE	\$ 559,269	-	1,138,955	-	-
REVENUES:					
TIF Revenues					
Escambia County	54,718	63,800	63,343	67,000	70,400
City	35,474	41,400	41,066	43,500	45,700
Interest Income	3,522	-	-	-	-
Transfer in from General Fund (16 S. Palafox)	-	-	440,000	-	-
TOTAL REVENUES	\$ 652,983	105,200	1,683,364	110,500	116,100



Westside TIF

FY 2017 - 2019 Projected Revenues

By Source With FY 2016 Actual

	ACTUAL FY 2016	BEG BUD FY 2017	PROJECTED FY 2017	PROJECTED FY 2018	PROJECTED FY 2019
FUND BALANCE	\$ 65,742	-	128,119	-	-
REVENUES:					
TIF Revenues					
Escambia County	55,981	116,900	118,244	118,900	124,800
City	36,293	75,800	76,658	79,600	83,600
Interest Income	499	-	-	-	-
TOTAL REVENUES	\$ 158,515	192,700	323,021	198,500	208,400



Demographic Detail Summary

Geography: Pensacola Inner City CRA

Population Demographics

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	18,324	16,760	17,383	17,256	-8.5%	0.7%
Population Density (Pop/Sq Mi)	2321.080000	2,332.03	2,201.80	2,185.75	0.4%	0.7%
Total Households	7,889	7,752	7,956	8,019	-1.7%	0.7%

Population by Gender:

Male	8,427	45.9%	7,981	47.6%	8,276	47.6%	8,220	47.6%	-5.2%	0.6%
Female	9,897	54.0%	8,779	52.3%	9,106	52.3%	9,036	52.3%	-11.3%	0.7%

Population by Race

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
White	7,363	40.1%	7,431	44.3%	7,794	44.8%	7,582	43.9%	0.9%	-2.7%
Black	10,127	55.2%	8,501	50.7%	8,656	49.7%	8,670	50.2%	-16.0%	0.1%
American Indian or Alaska Native	108	0.5%	92	0.5%	97	0.5%	97	0.5%	-15.3%	0.4%
Asian/Native Hawaiian/Other Pacific Islander	336	1.8%	235	1.4%	266	1.5%	280	1.6%	-29.8%	5.3%
Some Other Race	89	0.4%	103	0.6%	119	0.6%	125	0.7%	15.7%	5.2%
Two or More Races	301	1.6%	398	2.3%	450	2.5%	501	2.8%	32.1%	11.2%

Population by Ethnicity

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
Hispanic	230	1.2%	466	2.7%	547	3.1%	593	3.4%	102.8%	8.3%
Not Hispanic or Latino	18,095	98.7%	16,294	97.2%	16,835	96.8%	16,663	96.5%	-9.9%	-1.0%

Population by Age

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
0 to 4	1,113	6.0%	1,006	6.0%	999	5.7%	992	5.7%	-9.5%	0.7%
5 to 14	2,601	14.1%	1,843	11.0%	1,850	10.6%	1,875	10.8%	-29.1%	1.3%
15 to 19	1,221	6.6%	1,012	6.0%	957	5.5%	872	5.0%	-17.0%	-8.9%
20 to 24	998	5.4%	1,113	6.6%	1,149	6.6%	983	5.6%	11.6%	-14.4%
25 to 34	2,307	12.5%	2,203	13.1%	2,570	14.7%	2,645	15.3%	-4.4%	2.9%
35 to 44	2,863	15.6%	2,001	11.9%	1,930	11.1%	1,976	11.4%	-30.1%	2.3%
45 to 54	2,269	12.3%	2,721	16.2%	2,563	14.7%	2,192	12.7%	19.9%	-14.4%
55 to 64	1,539	8.4%	2,275	13.5%	2,564	14.7%	2,541	14.7%	47.7%	0.9%
65 to 74	1,673	9.1%	1,298	7.7%	1,480	8.5%	1,773	10.2%	-22.4%	19.8%
75 to 84	1,162	6.3%	880	5.2%	869	5.0%	937	5.4%	-24.2%	7.8%
85+	574	3.1%	403	2.3%	446	2.5%	465	2.7%	-29.9%	4.2%

Median Age:

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	38.3	41.2	41.2	41.2		

Households by Income

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
\$0 - \$15,000	2,813 35.6%	2,062 26.6%	1,908 23.9%	1,666 20.7%	-26.7%	-12.6%
\$15,000 - \$24,999	1,514 19.2%	1,310 16.9%	1,246 15.6%	1,156 14.4%	-13.4%	-7.1%
\$25,000 - \$34,999	1,088 13.7%	1,158 14.9%	1,158 14.5%	1,052 13.1%	6.4%	-9.1%
\$35,000 - \$49,999	1,071 13.5%	1,013 13.0%	1,066 13.4%	1,004 12.5%	-5.4%	-5.8%
\$50,000 - \$74,999	873 11.0%	1,066 13.7%	1,262 15.8%	1,387 17.3%	22.1%	9.8%
\$75,000 - \$99,999	172 2.1%	416 5.3%	465 5.8%	602 7.5%	141.3%	29.2%
\$100,000 - \$149,999	181 2.2%	432 5.5%	482 6.0%	658 8.2%	138.4%	36.3%
\$150,000 +	167 2.1%	292 3.7%	364 4.5%	490 6.1%	74.7%	34.6%
Average Hhld Income	\$33,558	\$46,458	\$50,409	\$59,520	38.4%	18.0%
Median Hhld Income	\$22,423	\$29,701	\$32,245	\$36,476	32.4%	13.1%
Per Capita Income	\$14,447	\$21,886	\$23,485	\$28,082	51.4%	19.5%

Employment

	2000 Census	%	2010 Census	%	2016B Estimates	%	2021 Projections	%	Percent Change	
									2000 to 2010	2016 to 2021
Total Population 16+	14,354		13,701		14,344		14,219		-4.5%	3.7%
Total Labor Force	7,667	53.4%	7,874	57.4%	7,945	55.3%	7,726	54.3%	2.7%	-2.7%
Civilian, Employed	6,988	91.1%	6,826	86.6%	7,270	91.4%	7,067	91.4%	-2.3%	-2.7%
Civilian, Unemployed	615	8.0%	944	11.9%	571	7.1%	557	7.2%	53.6%	-2.5%
In Armed Forces	64	0.8%	104	1.3%	105	1.3%	103	1.3%	61.2%	-2.0%
Not In Labor Force	6,687	46.5%	5,827	42.5%	6,399	44.6%	6,492	45.6%	-12.8%	1.4%
% Blue Collar	3,203	46.2%	2,722	39.8%	2,884	39.6%	2,807	38.6%	-15.0%	-2.6%
% White Collar	3,730	53.7%	4,103	60.1%	4,385	60.3%	4,259	58.5%	9.9%	-2.8%

Housing Units

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Housing Units	9,158	9,249	9,286	9,362	0.9%	0.8%
Total Occupied Housing Units	n/a n/a	7,752 83.8%	7,956 85.6%	8,019 85.6%	n/a	0.7%
Owner Occupied: Owned with a mortgage or loan	n/a n/a	2,507 32.3%	2,182 27.4%	2,137 26.6%	n/a	-2.0%
Owner Occupied: Owned free and clear	n/a n/a	1,454 18.7%	1,640 20.6%	1,660 20.6%	n/a	1.2%
Renter Occupied	n/a n/a	3,791 48.9%	4,134 51.9%	4,222 52.6%	n/a	2.1%
Vacant	1,269 13.8%	1,497 16.1%	1,330 14.3%	1,343 14.3%	17.9%	0.9%

Vehicles Available

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
0 Vehicles Available	1,604 20.3%	1,520 19.6%	1,472 18.5%	1,491 18.6%	-5.2%	1.2%

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
1 Vehicle Available	3,631	46.0%	3,366	43.4%	3,517	44.2%	3,551	44.2%	-7.2%	0.9%
2+ Vehicles Available	2,653	33.6%	2,865	36.9%	2,966	37.2%	2,977	37.1%	7.9%	0.3%
Average Vehicles Per Household	1.10		1.56		1.55		1.55		47.4%	0.1%

Marital Status

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Married, Spouse Present	4,285	29.3%	3,530	25.3%	3,697	25.4%	3,602	25.0%	-17.6%	-2.5%
Married, Spouse Absent	1,020	6.9%	753	5.4%	774	5.3%	778	5.4%	-26.1%	0.4%
Divorced	2,387	16.3%	1,958	14.0%	2,621	18.0%	2,603	18.0%	-17.9%	0.6%
Widowed	1,735	11.8%	1,562	11.2%	1,550	10.6%	1,542	10.7%	-9.9%	0.5%
Never Married	5,117	35.0%	6,107	43.8%	5,890	40.5%	5,864	40.7%	19.3%	0.4%
Age 15+ Population	14,610		13,910		14,532		14,388		-4.7%	0.9%

Educational Attainment

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Grade K - 8	914	7.4%	713	6.0%	575	4.6%	564	4.5%	-21.9%	-1.9%
Grade 9 - 11	2,406	19.5%	1,294	10.9%	1,263	10.1%	1,259	10.0%	-46.1%	0.2%
High School Graduate	3,254	26.3%	3,210	27.2%	3,444	27.7%	3,481	27.7%	-1.3%	1.0%
Some College, No Degree	2,396	19.4%	2,886	24.5%	2,866	23.0%	2,857	22.8%	20.4%	0.3%
Associates Degree	771	6.2%	863	7.3%	1,105	8.9%	1,130	9.0%	11.8%	2.1%
Bachelor's Degree	1,434	11.6%	1,517	12.8%	1,698	13.6%	1,737	13.8%	5.7%	2.3%
Graduate Degree	898	7.2%	1,124	9.5%	1,271	10.2%	1,299	10.3%	25.2%	2.2%
No Schooling Completed	263	2.1%	174	1.4%	202	1.6%	203	1.6%	-33.7%	0.7%
Age 25+ Population	12,336		11,783		12,425		12,532		-4.4%	0.8%

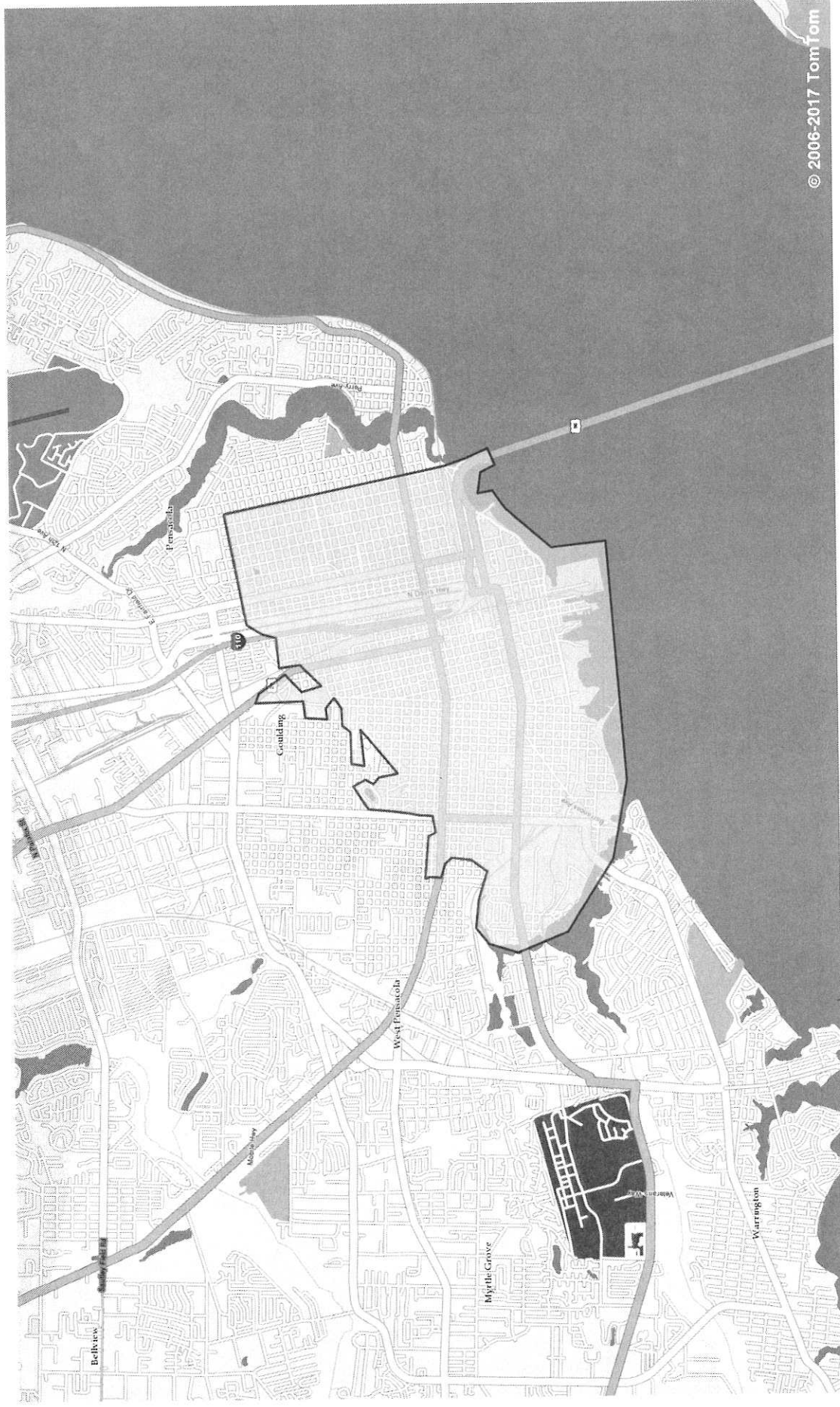
Seasonal Population by Quarter

	2016
	Estimates
Q2 2014	249
Q3 2014	248
Q4 2014	244
Q1 2015	276
Q2 2015	288
Q3 2015	280
Q4 2015	273
Q1 2016	300
Q2 2016	318

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Pensacola Inner City CRA



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Demographic Detail Summary

Geography: Urban Core CRA

Population Demographics

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	3,205	2,911	3,022	3,021	-9.1%	0.0%
Population Density (Pop/Sq Mi)	1384.500000	1,737.35	1,305.28	1,305.11	25.4%	0.0%
Total Households	1,447	1,471	1,509	1,528	1.6%	1.2%

Population by Gender:

Male	1,569	48.9%	1,451	49.8%	1,525	50.4%	1,536	50.8%	-7.5%	0.7%
Female	1,636	51.0%	1,460	50.1%	1,497	49.5%	1,485	49.1%	-10.7%	0.8%

Population by Race

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
White	1,751	54.6%	1,819	62.4%	1,914	63.3%	1,900	62.8%	3.8%	0.7%
Black	1,346	41.9%	935	32.1%	928	30.6%	924	30.5%	-30.4%	0.3%
American Indian or Alaska Native	20	0.6%	16	0.5%	15	0.5%	15	0.5%	-21.2%	0.0%
Asian/Native Hawaiian/Other Pacific Islander	13	0.4%	53	1.8%	63	2.1%	70	2.3%	290.0%	9.6%
Some Other Race	8	0.2%	21	0.7%	25	0.8%	26	0.8%	166.9%	6.1%
Two or More Races	67	2.0%	66	2.2%	76	2.5%	85	2.8%	0.4%	11.7%

Population by Ethnicity

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
Hispanic	53	1.6%	100	3.4%	119	3.9%	132	4.3%	87.1%	10.5%
Not Hispanic or Latino	3,152	98.3%	2,811	96.5%	2,903	96.0%	2,890	95.6%	-10.8%	0.4%

Population by Age

	2000 Census		2010 Census		2016B Estimates		2021 Projections		Percent Change	
									2000 to 2010	2016 to 2021
0 to 4	150	4.6%	128	4.3%	132	4.3%	131	4.3%	-14.7%	0.4%
5 to 14	289	9.0%	229	7.8%	228	7.5%	240	7.9%	-20.6%	5.1%
15 to 19	132	4.1%	139	4.7%	130	4.3%	113	3.7%	5.4%	-13.2%
20 to 24	252	7.8%	247	8.5%	243	8.0%	168	5.5%	-1.8%	-31.0%
25 to 34	510	15.9%	429	14.7%	548	18.1%	602	19.9%	-15.7%	9.8%
35 to 44	474	14.7%	351	12.0%	330	10.9%	350	11.6%	-25.8%	5.9%
45 to 54	479	14.9%	514	17.6%	465	15.3%	392	12.9%	7.1%	-15.7%
55 to 64	279	8.7%	424	14.5%	458	15.1%	465	15.4%	52.0%	1.6%
65 to 74	355	11.0%	216	7.4%	254	8.4%	316	10.4%	-39.0%	24.1%
75 to 84	181	5.6%	154	5.2%	143	4.7%	151	5.0%	-15.0%	5.9%
85+	100	3.1%	76	2.6%	87	2.8%	90	2.9%	-24.5%	3.8%

Median Age:

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	40.6	43.1	42.0	42.1		

Households by Income

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
\$0 - \$15,000	455 31.4%	251 17.1%	226 15.0%	183 12.0%	-44.7%	-19.0%
\$15,000 - \$24,999	331 22.8%	259 17.6%	254 16.8%	224 14.6%	-21.5%	-11.9%
\$25,000 - \$34,999	256 17.7%	261 17.7%	245 16.2%	215 14.1%	1.9%	-11.9%
\$35,000 - \$49,999	225 15.5%	195 13.3%	195 12.9%	184 12.0%	-13.0%	-5.7%
\$50,000 - \$74,999	159 11.0%	188 12.8%	231 15.3%	251 16.4%	18.2%	8.6%
\$75,000 - \$99,999	34 2.3%	123 8.3%	128 8.5%	156 10.1%	259.7%	21.1%
\$100,000 - \$149,999	41 2.8%	136 9.2%	154 10.2%	207 13.5%	227.2%	34.4%
\$150,000 +	37 2.5%	54 3.7%	72 4.8%	105 6.9%	46.9%	45.4%
Average Hhld Income	\$37,943	\$54,183	\$58,603	\$70,074	42.7%	19.5%
Median Hhld Income	\$24,535	\$33,249	\$36,396	\$45,566	35.5%	25.1%
Per Capita Income	\$17,135	\$27,667	\$29,557	\$35,743	61.4%	20.9%

Employment

	2000 Census	%	2010 Census	%	2016B Estimates	%	2021 Projections	%	Percent Change	
									2000 to 2010	2016 to 2021
Total Population 16+	2,740		2,531		2,635		2,630		-7.6%	3.9%
Total Labor Force	1,512	55.1%	1,461	57.7%	1,492	56.6%	1,465	55.7%	-3.3%	-1.7%
Civilian, Employed	1,436	94.9%	1,336	91.4%	1,396	93.5%	1,370	93.4%	-6.9%	-1.9%
Civilian, Unemployed	52	3.4%	92	6.3%	63	4.1%	62	4.2%	76.9%	-1.4%
In Armed Forces	24	1.5%	33	2.2%	33	2.2%	34	2.3%	36.6%	2.3%
Not In Labor Force	1,228	44.8%	1,070	42.2%	1,143	43.3%	1,165	44.2%	-12.8%	1.9%
% Blue Collar	592	41.5%	425	31.8%	444	31.8%	435	31.1%	-28.1%	-2.0%
% White Collar	835	58.5%	910	68.1%	951	68.1%	934	66.8%	9.1%	-1.8%

Housing Units

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Housing Units	1,792	1,805	1,812	1,831	0.7%	1.0%
Total Occupied Housing Units	n/a n/a	1,471 81.5%	1,509 83.2%	1,528 83.4%	n/a	1.2%
Owner Occupied: Owned with a mortgage or loan	n/a n/a	491 33.4%	430 28.5%	427 27.9%	n/a	0.8%
Owner Occupied: Owned free and clear	n/a n/a	267 18.1%	297 19.6%	305 19.9%	n/a	2.7%
Renter Occupied	n/a n/a	713 48.4%	782 51.8%	796 52.0%	n/a	1.8%
Vacant	344 19.2%	334 18.4%	304 16.7%	302 16.5%	-3.0%	0.3%

Vehicles Available

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
0 Vehicles Available	225 15.5%	156 10.6%	161 10.6%	162 10.6%	-30.5%	0.8%

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
1 Vehicle Available	762	52.6%	701	47.6%	719	47.6%	729	47.7%	-8.0%	1.3%
2+ Vehicles Available	460	31.8%	614	41.7%	628	41.6%	636	41.6%	33.3%	1.3%
Average Vehicles Per Household	1.00		1.54		1.53		1.53		53.7%	0.1%

Marital Status

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Married, Spouse Present	687	24.8%	631	24.7%	740	27.8%	723	27.2%	-8.0%	-2.2%
Married, Spouse Absent	197	7.1%	90	3.5%	74	2.7%	76	2.8%	-54.2%	1.8%
Divorced	491	17.7%	363	14.2%	445	16.7%	446	16.8%	-25.9%	0.1%
Widowed	290	10.4%	296	11.5%	301	11.3%	306	11.5%	2.1%	1.6%
Never Married	1,102	39.8%	1,173	45.9%	1,101	41.3%	1,099	41.4%	6.3%	0.1%
Age 15+ Population	2,765		2,553		2,662		2,650		-7.6%	0.4%

Educational Attainment

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Grade K - 8	139	5.8%	122	5.6%	98	4.3%	97	4.1%	-11.7%	0.8%
Grade 9 - 11	448	18.8%	151	7.0%	155	6.7%	160	6.7%	-66.0%	3.2%
High School Graduate	519	21.7%	431	19.9%	469	20.5%	487	20.5%	-16.8%	3.7%
Some College, No Degree	455	19.1%	483	22.3%	464	20.3%	471	19.9%	6.1%	1.4%
Associates Degree	205	8.6%	178	8.2%	220	9.6%	232	9.8%	-13.2%	5.4%
Bachelor's Degree	356	14.9%	509	23.5%	566	24.7%	588	24.8%	43.1%	4.0%
Graduate Degree	213	8.9%	273	12.6%	298	13.0%	316	13.3%	28.4%	5.9%
No Schooling Completed	48	2.0%	16	0.7%	15	0.6%	15	0.6%	-66.2%	0.0%
Age 25+ Population	2,383		2,166		2,287		2,369		-9.0%	3.5%

Seasonal Population by Quarter

	2016
	Estimates
Q2 2014	84
Q3 2014	83
Q4 2014	81
Q1 2015	96
Q2 2015	102
Q3 2015	99
Q4 2015	96
Q1 2016	107
Q2 2016	115

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Demographic Detail Summary

Geography: Westside CRA

Population Demographics

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	6,369	5,822	6,070	6,073	-8.5%	0.0%
Population Density (Pop/Sq Mi)	3464.950000	2,772.68	3,302.17	3,303.55	-19.9%	0.0%
Total Households	2,588	2,639	2,720	2,792	1.9%	2.6%

Population by Gender:

Male	2,832	44.4%	2,620	44.9%	2,710	44.6%	2,696	44.3%	-7.5%	0.5%
Female	3,537	55.5%	3,202	55.0%	3,360	55.3%	3,376	55.6%	-9.4%	0.4%

Population by Race

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
White	1,715	26.9%	1,679	28.8%	1,768	29.1%	1,701	28.0%	-2.1%	-3.7%
Black	4,201	65.9%	3,812	65.4%	3,922	64.6%	3,963	65.2%	-9.2%	1.0%
American Indian or Alaska Native	25	0.3%	34	0.5%	36	0.6%	36	0.6%	33.9%	0.7%
Asian/Native Hawaiian/Other Pacific Islander	271	4.2%	89	1.5%	104	1.7%	108	1.7%	-67.0%	4.3%
Some Other Race	13	0.2%	48	0.8%	54	0.8%	57	0.9%	280.6%	5.6%
Two or More Races	145	2.2%	160	2.7%	185	3.0%	206	3.3%	10.8%	11.5%

Population by Ethnicity

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
Hispanic	69	1.0%	162	2.7%	192	3.1%	208	3.4%	135.2%	8.3%
Not Hispanic or Latino	6,300	98.9%	5,660	97.2%	5,878	96.8%	5,864	96.5%	-10.1%	0.2%

Population by Age

									Percent Change	
	2000 Census		2010 Census		2016B Estimates		2021 Projections		2000 to 2010	2016 to 2021
0 to 4	482	7.5%	422	7.2%	409	6.7%	404	6.6%	-12.3%	-1.1%
5 to 14	1,104	17.3%	750	12.8%	785	12.9%	791	13.0%	-31.9%	0.7%
15 to 19	502	7.8%	401	6.8%	362	5.9%	320	5.2%	-19.9%	-11.5%
20 to 24	316	4.9%	332	5.7%	378	6.2%	369	6.0%	5.0%	-2.3%
25 to 34	698	10.9%	662	11.3%	754	12.4%	778	12.8%	-5.1%	3.1%
35 to 44	854	13.4%	653	11.2%	632	10.4%	637	10.5%	-23.5%	0.8%
45 to 54	706	11.0%	855	14.6%	808	13.3%	699	11.5%	21.1%	-13.4%
55 to 64	533	8.3%	744	12.7%	840	13.8%	837	13.7%	39.7%	0.3%
65 to 74	492	7.7%	518	8.9%	587	9.6%	669	11.0%	5.2%	13.8%
75 to 84	468	7.3%	323	5.5%	335	5.5%	382	6.2%	-30.8%	13.9%
85+	212	3.3%	156	2.6%	175	2.8%	181	2.9%	-26.3%	3.0%

Median Age:

Percent Change
2000 to 2010 2016 to 2021

	2000 Census	2010 Census	2016B Estimates	2021 Projections		
Total Population	36.2	40.3	40.7	40.7		

Households by Income

	2000 Census	2010 Census	2016B Estimates	2021 Projections			Percent Change 2000 to 2010 2016 to 2021
\$0 - \$15,000	1,187 45.8%	974 36.9%	957 35.2%	889 31.8%			-17.9% -7.1%
\$15,000 - \$24,999	482 18.6%	507 19.2%	491 18.0%	482 17.2%			5.2% -1.8%
\$25,000 - \$34,999	269 10.4%	384 14.5%	402 14.8%	391 14.0%			42.6% -2.8%
\$35,000 - \$49,999	272 10.5%	311 11.8%	331 12.1%	328 11.7%			14.3% 0.8%
\$50,000 - \$74,999	217 8.4%	233 8.8%	262 9.6%	306 10.9%			7.2% 16.7%
\$75,000 - \$99,999	44 1.7%	77 2.9%	102 3.7%	143 5.1%			74.4% 39.4%
\$100,000 - \$149,999	53 2.0%	80 3.0%	93 3.4%	142 5.1%			48.9% 52.9%
\$150,000 +	25 1.0%	70 2.6%	78 2.8%	107 3.8%			173.7% 37.0%
Average Hhld Income	\$26,641	\$34,953	\$37,327	\$43,844			31.1% 17.4%
Median Hhld Income	\$16,639	\$21,576	\$22,969	\$25,580			29.6% 11.3%
Per Capita Income	\$10,826	\$16,219	\$17,118	\$20,553			49.8% 20.0%

Employment

	2000 Census	%	2010 Census	%	2016B Estimates	%	2021 Projections	%	Percent Change 2000 to 2010 2016 to 2021
Total Population 16+	4,669		4,571		4,807		4,809		-2.0% 5.1%
Total Labor Force	2,220	47.5%	2,380	52.0%	2,395	49.8%	2,341	48.6%	7.2% -2.2%
Civilian, Employed	2,002	90.1%	2,063	86.6%	2,203	91.9%	2,153	91.9%	3.0% -2.2%
Civilian, Unemployed	207	9.3%	303	12.7%	178	7.4%	174	7.4%	45.9% -2.3%
In Armed Forces	11	0.4%	14	0.6%	14	0.5%	14	0.5%	32.3% -1.7%
Not In Labor Force	2,448	52.4%	2,191	47.9%	2,412	50.1%	2,468	51.3%	-10.5% 2.3%
% Blue Collar	1,207	60.5%	1,063	51.5%	1,118	50.7%	1,093	49.6%	-11.8% -2.1%
% White Collar	788	39.5%	1,000	48.4%	1,085	49.2%	1,059	48.0%	26.9% -2.3%

Housing Units

	2000 Census	2010 Census	2016B Estimates	2021 Projections			Percent Change 2000 to 2010 2016 to 2021
Total Housing Units	2,975	3,124	3,152	3,233			5.0% 2.5%
Total Occupied Housing Units	n/a n/a	2,639 84.4%	2,720 86.2%	2,792 86.3%			n/a 2.6%
Owner Occupied: Owned with a mortgage or loan	n/a n/a	620 23.4%	550 20.2%	545 19.5%			n/a 0.7%
Owner Occupied: Owned free and clear	n/a n/a	386 14.6%	410 15.0%	415 14.8%			n/a 1.1%
Renter Occupied	n/a n/a	1,633 61.8%	1,760 64.7%	1,831 65.6%			n/a 4.0%
Vacant	387 13.0%	485 15.5%	432 13.6%	441 13.6%			25.4% 2.2%

Vehicles Available

	2000 Census	2010 Census	2016B Estimates	2021 Projections			Percent Change 2000 to 2010 2016 to 2021
0 Vehicles Available	698 26.9%	845 32.0%	831 30.5%	858 30.7%			21.0% 3.2%

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
1 Vehicle Available	1,172	45.2%	1,080	40.9%	1,150	42.2%	1,185	42.4%	-7.8%	3.0%
2+ Vehicles Available	717	27.7%	713	27.0%	739	27.1%	748	26.8%	0.6%	1.2%
Average Vehicles Per Household	1.00		1.47		1.47		1.47		54.7%	0.2%

Marital Status

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Married, Spouse Present	1,288	26.9%	1,036	22.2%	984	20.1%	958	19.6%	-19.5%	-2.7%
Married, Spouse Absent	342	7.1%	320	6.8%	350	7.1%	360	7.3%	-6.4%	2.7%
Divorced	813	16.9%	527	11.3%	821	16.8%	817	16.7%	-35.2%	0.4%
Widowed	676	14.1%	596	12.8%	607	12.4%	611	12.5%	-11.8%	0.6%
Never Married	1,641	34.3%	2,170	46.6%	2,113	43.3%	2,131	43.7%	32.2%	0.8%
Age 15+ Population	4,784		4,649		4,876		4,876		-2.8%	0.0%

Educational Attainment

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Grade K - 8	370	9.3%	370	9.4%	288	6.9%	285	6.8%	0.2%	-1.1%
Grade 9 - 11	965	24.4%	532	13.5%	516	12.4%	516	12.3%	-44.8%	0.0%
High School Graduate	1,155	29.2%	1,371	35.0%	1,510	36.5%	1,539	36.7%	18.6%	1.9%
Some College, No Degree	734	18.5%	926	23.6%	907	21.9%	910	21.7%	26.3%	0.2%
Associates Degree	210	5.3%	221	5.6%	316	7.6%	324	7.7%	5.1%	2.5%
Bachelor's Degree	234	5.9%	220	5.6%	269	6.5%	281	6.7%	-5.7%	4.3%
Graduate Degree	122	3.0%	168	4.3%	199	4.8%	201	4.8%	38.4%	0.8%
No Schooling Completed	158	4.0%	104	2.6%	126	3.0%	127	3.0%	-34.0%	1.2%
Age 25+ Population	3,947		3,915		4,134		4,186		0.8%	1.2%

Seasonal Population by Quarter

2016	
Estimates	
Q2 2014	44
Q3 2014	44
Q4 2014	44
Q1 2015	43
Q2 2015	45
Q3 2015	43
Q4 2015	43
Q1 2016	44
Q2 2016	46

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Demographic Detail Summary

Geography: Eastside Urban Infill CRA

Population Demographics

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Total Population	1,279	1,273	1,322	1,308	0.4%	-1.1%
Population Density (Pop/Sq Mi)	3660.760000	2,665.74	3,784.40	3,742.23	-27.1%	-1.1%
Total Households	562	543	559	557	-3.2%	0.4%

Population by Gender:

Male	579	45.2%	646	50.7%	683	51.6%	677	51.7%	11.4%	0.9%
Female	700	54.7%	627	49.2%	640	48.3%	631	48.2%	-10.3%	-1.3%

Population by Race

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
White	165 12.8%	236 18.5%	261 19.7%	250 19.1%	43.0%	-4.3%
Black	1,055 82.5%	989 77.6%	1,009 76.3%	1,001 76.5%	-6.2%	0.8%
American Indian or Alaska Native	2 0.1%	4 0.3%	4 0.3%	4 0.3%	152.6%	0.0%
Asian/Native Hawaiian/Other Pacific Islander	0 0.0%	9 0.7%	9 0.6%	9 0.7%	2,134.7%	6.2%
Some Other Race	39 3.0%	6 0.4%	7 0.5%	8 0.6%	-83.8%	7.6%
Two or More Races	18 1.4%	28 2.2%	31 2.3%	35 2.6%	57.8%	11.3%

Population by Ethnicity

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
Hispanic	11 0.8%	24 1.8%	27 2.0%	28 2.1%	112.1%	6.6%
Not Hispanic or Latino	1,268 99.1%	1,249 98.1%	1,296 97.9%	1,279 97.8%	-1.4%	-1.2%

Population by Age

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change	
					2000 to 2010	2016 to 2021
0 to 4	70 5.4%	89 7.0%	88 6.6%	84 6.4%	27.3%	-4.8%
5 to 14	206 16.1%	171 13.4%	163 12.3%	164 12.5%	-16.9%	0.9%
15 to 19	92 7.1%	97 7.6%	97 7.3%	92 7.0%	6.0%	-5.4%
20 to 24	62 4.9%	84 6.6%	95 7.2%	92 7.0%	34.1%	-3.3%
25 to 34	116 9.1%	176 13.8%	204 15.4%	201 15.3%	51.4%	-1.6%
35 to 44	208 16.2%	138 10.8%	143 10.8%	154 11.8%	-33.4%	7.6%
45 to 54	173 13.5%	213 16.7%	197 14.8%	173 13.2%	23.1%	-11.9%
55 to 64	113 8.8%	148 11.7%	178 13.4%	183 14.0%	31.2%	3.0%
65 to 74	103 8.0%	73 5.7%	73 5.5%	82 6.2%	-28.5%	11.6%
75 to 84	68 5.3%	53 4.1%	53 4.0%	52 4.0%	-22.9%	-2.1%
85+	65 5.0%	27 2.1%	27 2.0%	27 2.0%	-58.5%	-1.5%

Median Age:

Percent Change
2000 to 2010 **2016 to 2021**

	2000 Census	2010 Census	2016B Estimates	2021 Projections
Total Population	39.2	36.4	35.8	36.2

Households by Income

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change 2000 to 2010	2016 to 2021
\$0 - \$15,000	289 51.4%	187 34.4%	161 28.8%	136 24.5%	-35.2%	-15.1%
\$15,000 - \$24,999	94 16.8%	111 20.5%	107 19.3%	100 18.0%	17.6%	-7.0%
\$25,000 - \$34,999	70 12.4%	75 13.9%	85 15.3%	79 14.3%	8.1%	-6.8%
\$35,000 - \$49,999	87 15.4%	46 8.4%	53 9.5%	55 9.8%	-46.9%	3.0%
\$50,000 - \$74,999	45 8.0%	96 17.6%	114 20.4%	128 23.1%	113.4%	12.3%
\$75,000 - \$99,999	10 1.8%	11 2.0%	12 2.1%	21 3.7%	6.7%	78.9%
\$100,000 - \$149,999	0 0.1%	12 2.2%	14 2.6%	20 3.5%	1,811.4%	36.1%
\$150,000 +	1 0.3%	3 0.5%	9 1.7%	14 2.6%	60.3%	53.2%
Average Hhld Income	\$24,804	\$31,511	\$36,358	\$42,531	27.0%	16.9%
Median Hhld Income	\$15,648	\$22,823	\$26,753	\$31,166	45.8%	16.4%
Per Capita Income	\$10,895	\$14,840	\$16,813	\$19,583	36.2%	16.4%

Employment

	2000 Census	%	2010 Census	%	2016B Estimates	%	2021 Projections	%	Percent Change 2000 to 2010	2016 to 2021
Total Population 16+	980		990		1,050		1,043		1.0%	5.3%
Total Labor Force	486	49.5%	556	56.2%	569	54.2%	554	53.2%	14.6%	-2.5%
Civilian, Employed	437	89.9%	458	82.1%	507	89.1%	495	89.1%	4.6%	-2.5%
Civilian, Unemployed	48	9.9%	98	17.6%	61	10.6%	59	10.6%	102.9%	-2.7%
In Armed Forces	0	0.0%	1	0.2%	1	0.2%	1	0.2%	392.5%	-2.9%
Not In Labor Force	494	50.4%	433	43.7%	481	45.7%	488	46.7%	-12.3%	1.4%
% Blue Collar	266	59.5%	261	57.0%	282	55.6%	274	54.0%	-1.7%	-2.7%
% White Collar	181	40.4%	196	42.9%	225	44.3%	220	43.3%	8.7%	-2.1%

Housing Units

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change 2000 to 2010	2016 to 2021
Total Housing Units	688	677	681	679	-1.5%	0.3%
Total Occupied Housing Units	n/a n/a	543 80.2%	559 82.1%	557 82.0%	n/a	0.4%
Owner Occupied: Owned with a mortgage or loan	n/a n/a	171 31.4%	145 26.0%	141 25.3%	n/a	-3.0%
Owner Occupied: Owned free and clear	n/a n/a	110 20.1%	127 22.7%	128 23.0%	n/a	0.8%
Renter Occupied	n/a n/a	263 48.3%	287 51.2%	287 51.6%	n/a	0.2%
Vacant	126 18.3%	134 19.7%	122 17.8%	122 17.9%	5.9%	0.0%

Vehicles Available

	2000 Census	2010 Census	2016B Estimates	2021 Projections	Percent Change 2000 to 2010	2016 to 2021
0 Vehicles Available	168 29.8%	130 24.0%	115 20.6%	113 20.2%	-22.3%	-2.1%

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
1 Vehicle Available	252	44.9%	238	43.7%	252	45.1%	251	45.1%	-5.8%	0.2%
2+ Vehicles Available	141	25.1%	175	32.2%	191	34.2%	192	34.5%	24.0%	0.3%
Average Vehicles Per Household	0.80		1.48		1.49		1.49		79.5%	0.0%

Marital Status

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Married, Spouse Present	183	18.2%	128	12.6%	190	17.7%	188	17.7%	-29.9%	-1.3%
Married, Spouse Absent	112	11.1%	138	13.6%	114	10.6%	113	10.6%	23.7%	0.7%
Divorced	182	18.1%	129	12.7%	171	16.0%	168	15.8%	-29.0%	-2.0%
Widowed	140	13.9%	60	5.9%	50	4.6%	47	4.4%	-57.1%	-6.7%
Never Married	407	40.6%	557	55.0%	546	50.9%	544	51.3%	36.6%	0.3%
Age 15+ Population	1,003		1,012		1,071		1,059		0.9%	-1.1%

Educational Attainment

	2000		2010		2016B		2021		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2016 to 2021
Grade K - 8	113	13.0%	61	7.3%	47	5.4%	45	5.1%	-45.6%	-5.0%
Grade 9 - 11	238	27.4%	153	18.4%	140	16.0%	137	15.7%	-35.5%	-2.1%
High School Graduate	250	28.7%	294	35.4%	323	36.7%	323	36.9%	17.9%	0.1%
Some College, No Degree	113	13.0%	161	19.4%	172	19.6%	171	19.6%	42.6%	0.3%
Associates Degree	37	4.2%	60	7.2%	69	7.8%	70	7.9%	62.7%	0.5%
Bachelor's Degree	86	9.9%	46	5.5%	60	6.8%	61	6.9%	-46.4%	1.1%
Graduate Degree	20	2.3%	39	4.7%	50	5.7%	51	5.8%	95.4%	2.0%
No Schooling Completed	10	1.1%	14	1.7%	15	1.7%	15	1.7%	48.8%	0.0%
Age 25+ Population	867		831		878		875		-4.1%	0.3%

Seasonal Population by Quarter

	2016
	Estimates
Q2 2014	12
Q3 2014	13
Q4 2014	13
Q1 2015	18
Q2 2015	20
Q3 2015	18
Q4 2015	17
Q1 2016	21
Q2 2016	22

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