



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, July 15, 2019, 3:30 PM

Hagler-Mason Conference Room,
2nd Floor

CALL MEETING TO ORDER

Members: Jewel Cannada-Wynn, Chairperson, Jared Moore, Vice Chairperson, Ann Hill, Sherri Myers, PC Wu, Andy Terhaar, Gerald Wingate

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. [19-00345](#) MINUTES OF CRA MEETING - 6/10/19

Attachments: [061019CRAMin](#)

PRESENTATIONS

2. [19-00342](#) DOWNTOWN IMPROVEMENT BOARD (DIB) WORK PLAN UPDATE

Recommendation: That the Community Redevelopment Agency (CRA) receive a mid-year update from the Downtown Improvement Board (DIB) on its work plan for the next fiscal year and its current year to date accomplishments.

Attachments: [DIB 2019 Mid-Year Report](#)

3. [19-00320](#) PROPOSED FY 2020 CRA BUDGET PRESENTATION

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation on the proposed Fiscal Year 2020 CRA Budget.

Sponsors: Jewel Cannada-Wynn

Attachments: [CRA FY 2020 Budget Presentation](#)

ACTION ITEMS

4. [2019 -04
CRA](#) RESOLUTION NO. 2019-04 CRA - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2019-04 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 REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019 AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: [Resolution No. 2019-04 CRA](#)

5. [2019 -05
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2019-05 CRA -
APPROPRIATING FUNDING IN CONNECTION WITH THE URBAN
CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT
REVENUE BOND, SERIES 2019.

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2019-05 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY
REDEVELOPMENT AGENCY APPROVING AND
CONFIRMING REVISIONS AND APPROPRIATIONS FOR
THE FISCAL YEAR ENDING SEPTEMBER 30, 2019;
PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: [Supplemental Budget Resolution No. 2019-05 CRA](#)
 [Supplemental Budget Explanation No. 2019-05 CRA](#)

6. [19-00271](#) AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT FOR
ADMINISTRATIVE SERVICES BETWEEN THE COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 1 to the Interlocal Agreement for Administrative Services Between the Community Redevelopment Agency of the City of Pensacola, Florida and the City of Pensacola, Florida. Further, that the CRA authorize the Chairperson to take all actions necessary to effectuate these changes.

Sponsors: Jewel Cannada-Wynn

Attachments: [Amendment No.1 – Administrative Services Interlocal](#)
 [City Organizational Chart](#)

7. [19-00343](#) AMENDMENT OF COMMUNITY REDEVELOPMENT AGENCY BYLAWS

Recommendation: That the Community Redevelopment Agency (CRA) approve the amendment of its bylaws to align the procedures regarding staffing with changes to the interlocal agreement and current City policies and procedures. Further, that the CRA authorize the Chairperson to take all actions necessary to effectuate these changes.

Attachments: [CRA amended bylaws July 2019.docx](#)

8. [19-00304](#) AWARD OF CONTRACT - CONSULTING SERVICES RELATED TO IMPLEMENTATION OF THE CRA URBAN DESIGN OVERLAY DISTRICT

Recommendation: That the Community Redevelopment Agency (CRA) award a contract to DPZ Partners, LLC dba DPZ CoDesign in an amount not to exceed \$35,000 for consulting services related to implementation of the City of Pensacola's adopted Community Redevelopment Area (CRA) Urban Design Overlay District. Further, that the CRA authorize the CRA Chairperson to take any and all actions necessary to effectuate the contract.

9. [19-00305](#) RESCHEDULING OF AUGUST 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING DATE

Recommendation: That the Community Redevelopment Agency (CRA) reschedule the August 2019 Community Redevelopment Agency Meeting to August 5, 2019.

Sponsors: Jewel Cannada-Wynn

DISCUSSION 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 #: 19-00345

Community Redevelopment Agency

7/15/2019

SUBJECT:

MINUTES OF CRA MEETING - 6/10/19

Approval of Community Redevelopment Agency (CRA) meeting minutes for June 10, 2019.



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

June 10, 2019

3:30 P.M.

Hagler/Mason Conference Room

The Community Redevelopment Agency (CRA) Board meeting was called to order by Vice Chairperson Moore at 3:34 P.M.

CALL MEETING TO ORDER

CRA Members Present: Jewel Cannada-Wynn, Ann Hill, Jared Moore, Sherri Myers, P.C. Wu

CRA Members Absent: Andy Terhaar, Gerald Wingate

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

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

CHAIRMAN'S REPORT

None.

APPROVAL OF MINUTES

1. [19-00270 MINUTES OF CRA MEETING - 5/13/19](#)

A motion to approve was made by CRA Member Hill and seconded by CRA Member Moore.

The motion carried by the following vote (with CRA Member Myers not yet in attendance):

Yes: 4	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

PRESENTATIONS

2. [19-00265](#) UPDATE REGARDING CITY GRANT APPLICATION FOR HISTORIC MARKERS

Recommendation: That the Community Redevelopment Agency (CRA) receive an update on the City's grant application for historic markers from the City's Historic Preservation Planner, Gregg Harding.

Historic Preservation Planner Harding provided an overhead presentation – *Florida Division of Historical Resources Matching Grants: Historical Markers*; and following the presentation responded accordingly to questions.

ACTION ITEMS

3. [19-00263](#) AWARD OF CONTRACT - ITB # 19-021 JEFFERSON STREET SIDEWALK PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) award a contract for construction of the Jefferson Street Sidewalk Project to Gulf Atlantic Constructors, Inc., Pensacola, Florida the lowest and most responsible bidder with a base bid of \$190,775.00 plus a 10% contingency of \$19,077.50 for a total amount of \$209,852.50.

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

The motion carried by the following vote (with CRA Member Myers not yet in attendance):

Yes: 4	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

ACTION ITEMS (CONT'D.)**4. [19-00264](#) AWARD OF CONTRACT - BID # 19-018 PALAFOX PIER RAILING AND PAINTING PROJECT**

Recommendation: That the Community Redevelopment Agency (CRA) award a contract for painting and fabrication services for the Palafox Pier Railing and Painting Project to D & R Painting, the lowest and most responsible bidder, with a base bid of \$210,284.00, plus a 10% contingency of \$21,028.40 for a total amount of \$231,312.40.

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

CRA Administrator Gibson referenced the discussion from the last meeting (on 5/13/19) when this award of contract was originally brought forward and indicated the contractor has provided updated documentation with regard to corporate registration with the State of Florida. She responded to related questions accordingly.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 5	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0	None

5. [19-00266](#) CRA RETAIL STOREFRONT FACADE IMPROVEMENT PROGRAM AWARD

Recommendation: That the Community Redevelopment Agency (CRA) approve the release of funds in the amount of \$50,000 awarded for Masonic Lodge, LLC (4 S. Palafox St.) as a forgivable loan under the Downtown CRA Retail Storefront Facade Improvement Program.

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

CRA Administrator Gibson referenced the letter from Harry Levin provided at CRA Members' places which elaborates on the status of the project renovations to-date.

There being no discussion, the vote was called.

The motion carried by the following vote:

Yes: 5	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
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No: 0 None

DISCUSSION ITEMS (WITH ADD-ON ACTION ITEMS)

6. [19-00268](#) UPDATE REGARDING CRA OVERLAY AND STREETSCAPE PROJECTS

CRA Administrator Gibson referenced (hardcopies) of an **add-on action item as follows:**

19-00297 AWARD OF CONTRACT - CONSULTING SERVICES RELATED TO IMPLEMENTATION OF THE CRA URBAN DESIGN OVERLAY DISTRICT

Recommendation: That the Community Redevelopment Agency (CRA) award a contract to DPZ Partners, LLC dba DPZ CoDesign in an amount not to exceed \$35,000 for consulting services related to implementation of the City of Pensacola's adopted Community Redevelopment Area (CRA) Urban Design Overlay District. Further, that the CRA authorize the CRA Chairperson to take any and all actions necessary to effectuate the contract.

CRA Administrator Gibson explained the reason for bringing this recommendation forward. Brief discussion took place.

A motion to add-on was made by CRA Member Cannada-Wynn and seconded by CRA Member Hill.

The motion to add-on failed by the following vote (supermajority required):

Yes: 3 Ann Hill, Jared Moore, Jewel Cannada-Wynn
No: 2 P.C. Wu, Sherri Myers

7. [19-00288](#) HAWKSHAW SITE (9TH AND ROMANA) REDEVELOPMENT

CRA Administrator Gibson referenced (hardcopies) of an **add-on action item as follows:**

19-00298 EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE -- HAWKSHAW REDEVELOPMENT (9TH AND ROMANA)

Recommendation: That the Community Redevelopment Agency (CRA) grant an extension of the deadline for commencement of construction for the Hawkshaw redevelopment project at 9th and Romana, by Hawkshaw Redevelopment Group, LLC from June 30, 2019 to September 30, 2019. Further, that the CRA Chairperson be authorized to execute all necessary documents.

CRA Administrator Gibson explained the reason for bringing this recommendation forward. Discussion took place with Assistant City Attorney Wells also providing input.

DISCUSSION ITEMS (WITH ADD-ON ACTION ITEMS) CONT'D.

A motion to add-on (Action Item 19-00298) was made by CRA Member Cannada-Wynn and seconded by CRA Member Wu.

The motion to add-on passed by the following vote (supermajority required):

Yes: 5	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0	None

A motion to approve (Action Item 19-00298) was made by CRA Member Cannada-Wynn and seconded by CRA Member Hill.

Robert Montgomery of Hawkshaw Redevelopment Group, LLC addressed CRA Members regarding the requested deadline extension for commencement of construction. He further indicated that it is his intention to bring back revisions of the project for consideration at the July 15th meeting.

Discussion took place.

John "Jay" Frasier, attorney representing Hawkshaw Redevelopment Group, LLC was in attendance and indicated he is available to answer any questions.

Public input was heard from Dorothy Dubuisson.

Upon conclusion of discussion related to the extension request before the Board at this time, the vote was called.

The motion to approve passed by the following vote:

Yes: 5	Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0	None

Follow-up discussion took place regarding revisions to come forward at the next meeting and upon consensus from the Board, Philip Partington of SMP Architecture representing Hawkshaw Redevelopment Group, LLC provided a brief presentation with overhead graphics. Mr. Partington and Mr. Montgomery responded accordingly to questions and comments.

DISCUSSION ITEMS (WITH ADD-ON ACTION ITEMS) CONT'D.**8. [19-00267](#) DISCUSSION REGARDING ESTABLISHMENT OF A URBAN CORE CRA CITIZEN'S ADVISORY COMMITTEE**

CRA Administrator Gibson referenced (hardcopies) of an **add-on action item as follows:**

19-00299 ESTABLISHMENT OF A COMMUNITY REVELOPMENT AGENCY (CRA) ADVISORY BOARD

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council sunset the Westside and Eastside Redevelopment Boards and establish a single CRA Advisory Board to provide for citizen input for all three (3) redevelopment areas. Further, that the advisory board shall be comprised of two (2) residents or business owners from the Urban Core, Westside and Eastside redevelopment areas, respectively, for a total of six (6) members.

CRA Administrator Gibson explained the reason for bringing this recommendation forward.

Discussion took place among CRA Members. **Vice Chairperson Moore indicated he will refrain from entertaining a motion at this time.** CRA Administrator Gibson, CRA Chairperson Cannada-Wynn, and Assistant City Attorney Wells responded accordingly to questions and comments.

OPEN FORUM

Dorothy Dubuisson: Addressed the CRA Board with follow-up remarks regarding CRA citizen's advisory boards.

ADJOURNMENT

4:46 P.M.

Approved:_____



Memorandum

File #: 19-00342

Community Redevelopment Agency

7/15/2019

PRESENTATION ITEM

FROM: Jewel Cannada-Wynn, Chairperson

SUBJECT:

DOWNTOWN IMPROVEMENT BOARD (DIB) WORK PLAN UPDATE

REQUEST:

That the Community Redevelopment Agency (CRA) receive a mid-year update from the Downtown Improvement Board (DIB) on its work plan for the next fiscal year and its current year to date accomplishments.

SUMMARY:

The Interlocal Agreement between the CRA and DIB stipulates that each year the DIB shall create a plan of work that includes objectives for the next fiscal year. The plan of work is to be presented to the CRA. The DIB shall provide briefs to the CRA semi-annually to keep the officials updated on its accomplishments and activities.

An Annual Report on DIB accomplishments and activities and the annual Parking Status report are to be provided to the CRA by the DIB at the end of each fiscal year.

PRIOR ACTION:

December 10, 2018 - DIB presented the 2018 Parking Report to CRA.

STAFF CONTACT:

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

ATTACHMENTS:

1) DIB 2019 Mid-Year Report

PRESENTATION: Yes

June 2019

Mayor Grover Robinson
City Council Members:
Andy Terhaar, Council President
P.C. Wu, Council Vice President
Ann Hill
Jared Moore
Sherri F. Myers
Gerald Wingate
Jewel Cannada-Wynn
City of Pensacola / CRA
222 North Main Street
Pensacola, Florida 32502



FY2019 Mid-Year Report



The Downtown Improvement Board (DIB) is funded by a special tax paid by downtown property owners to enhance, grow and maintain the 44-block downtown district.

Though paid entirely by downtown property owners, ***this special tax directly benefits everyone who visits, does business in or lives within the DIB district.*** The 2-mill assessment supplements the services provided by local government, funding improvement initiatives such as cleaning streets and sidewalks, providing additional security, making capital and safety improvements, constructing pedestrian and streetscape enhancements and marketing Downtown Pensacola.

Today's downtown district is very different from the downtown of 1972 when the DIB was established.

Locally-owned restaurants and shops, unique museums and galleries, diverse residential development, a bustling farmers market and pedestrian-filled sidewalks have replaced empty streets and sidewalks and blighted, graffiti-covered buildings. FY2019 has been another transformative year so far, and the DIB staff, board and committees, with support from the City of Pensacola, CRA, Escambia County, downtown property and business owners and other partners, is working hard to implement new strategies that benefit the district as well as the City, CRA and county as a whole. We appreciate this opportunity to provide a snapshot of some of the accomplishments and ongoing efforts since Oct. 2018.



DOWNTOWN
PENSACOLA, FY2019

DIB Core Value: Quality and Customer Service

Keeping the downtown district clean and beautiful is a full-time job, and DIB Ambassadors are at the heart of our commitment to quality. DIB Cleaning and Parking Ambassadors also greet locals and tourists, make them feel welcome, help them find destinations and provide other assistance. Here are some ways we are working to meet our commitment to quality and customer service in FY2019:

- **116 instances** of graffiti removed.
- **6,080 lbs.** of trash removed from sidewalks and streets.
- **10 public garbage receptacles** installed along Palafox St.
- **4,000 feet** of downtown sidewalks pressure-washed.
- **42 hours** of customer service training received by DIB staff.
- **12 blocks** of trees cleaned of beads after each downtown parade.
- **120 hours** of classroom and field training received by Cleaning Ambassadors.
- **2,184 work orders** completed by Cleaning Ambassadors.
- **4 hours** of Studer Community Institute management training.
- **106,680 sq. ft.** of parking garage cleaned.
- **336 instances** of checking and/or cleaning parking garage elevators.
- **Est. 85% reduction** in public parking escalations achieved after cancelling third-party parking management service contract and moving parking management responsibilities in-house.

***More than 200
local farmers and
small businesses
supported with 23
Saturday farmers
markets.***

DIB Core Value: Financial Responsibility

It is the mission of the DIB staff and financial oversight committee to work with the DIB board to make sound financial decisions and perform with honesty, transparency and an utmost regard for our downtown property owners' tax dollars. Some of the accomplishments so far in FY2019 include:

- **30% reduction in fees** paid by visitors to pay by app to park in City-owned, DIB-managed parking spots, after replacing parking app vendor. **100% of fees eliminated** that visitors were being charged to add time to a parking session.
- **\$50,000 per year savings** realized by moving parking management responsibilities in-house.
- **200 downtown merchant businesses** supported during the “All I Want” holiday retail marketing promotion.
- **100% compliance** with annual projections achieved in 2017-18 DIB and DPMD audits.
- **34,250 visitors** hosted during Winterfest, when downtown streets were lit up with half-million holiday lights provided by DIB, City of Pensacola and Visit Pensacola. It is estimated these visitors aided in **\$1,662,762 being spent in local economies**.

The combined taxable property value within the DIB district in 2018 was nearly \$300 million.

DIB Core Value: Safety and Security

The DIB has undertaken a number of initiatives to ensure a safer and more secure downtown district this year. Here are some ways we are using improved staffing and technology, user-friendly systems, standardized processes and regular quality measurement to enhance the downtown experience:



LORI HUGHES, OPERATIONS SUPERVISOR

- **3 Downtown Ambassadors** on the streets 7 days a week patrolling the district.
- **31 downtown dark areas** addressed during a joint meeting with reps from City, CRA, Parks & Recreation and Gulf Power led by DIB, with a goal of improving safety downtown.
- **16,792 Passport App parking sessions** recorded—the number of times visitors more quickly and more safely paid to park downtown in DIB-managed parking spots.
- **28 garage security cameras** managed and maintained.
- **12 parking garage structure issues** identified through a professional assessment and resolved.

- **35,560 sq. ft.** of the upper deck of Jefferson St. Parking Garage illuminated with safer, brighter LED lights, in partnership with City of Pensacola Public Works.

DIB Core Value: Integrity

We build relationships based on honesty, openness and fair, ethical practices, and build trust within our office and with our board members, committee members and the community. This year, the DIB:

- Launched a **customer satisfaction survey** and committed to report survey results quarterly.
- Launched a **DIB Business Facebook page** for posting DIB business information and updates.
- Began distributing **monthly (opt-in) e-news updates to downtown merchants**.

- Clarified the **DIB mission statement** and established **Core Values**.
- Posted the **DIB annual plan** publicly on the website.
- **Established goals** for Parking and Traffic and Finance Committees.
- Updated the DIB **employee handbook**; created **staff evaluations**.
- Held attorney-led staff **training** on **Florida Sunshine Laws**.
- Regularly attended **City, CRA, ARB, CivicCon, City Administrator, Mayor press conferences**, other partner meetings.
- Coordinated ADA online document **compliance training** for staff.
- **Hired a court reporter** to record all DIB and Parking and Traffic Committee Meetings.
- Began the **integration of all back-office parking provider systems** to a single platform with planned future reporting.
- Began working with legal departments to amend the **parking interlocal agreement**.
- Launched a '**DIB News**' **landing page** on downtownpensacola.com.

DIB conducted six community parking workshops in Pensacola and Gulf Breeze from Oct-Jun.



DIB Core Value: Improved Parking Experience

The DIB manages City-owned parking—which represents roughly 38% of all public parking downtown—and while the inventory of available City-owned parking has declined over the past few years with the sale of City-owned parking lots, the DIB continues to seek out new and creative solutions to meet the growing demand for downtown parking. Here are some of the accomplishments to date in FY2018:

- **\$1.82** — that's the average price paid for a parking session in a DIB-managed parking spot in FY2019, when the DIB brought City-owned parking management in-house.
- **62 parking spaces** along Tarragona Street converted to free, two-hour maximum parking, encouraging regular turn-over of, and accessibility to, free parking spaces for downtown visitors.
- **234 parking signs** replaced with branded, customer-friendly wayfinding and instructional signs.
- **300 additional garage parking spaces**, available and free after-hours inside the Harbourview parking garage, were announced and promoted through a public awareness campaign and new signage.
- **250 outdated or broken parking meters** removed, and
- **250 holes** filled in downtown sidewalks and streets.
- **90%** of all parking citation appeals now filed using new online appeals system launched this FY.
- **100%** of parking pay stations upgraded to 4G, speeding up payment processing times.
- **35** parking pay stations upgraded, eliminating the need for visitors to print and display a receipt.
- **10 new pay machines** added.
- **1 expert structural and maintenance analysis** of Jefferson St. Garage completed.



Managing such an active urban place can be both rewarding and challenging, and we are constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces, aggressively addressing parking challenges and improving the environment. We try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola, our downtown businesses, residents, property owners and visitors.

The Downtown Improvement Board is grateful to the volunteer board and committee members listed below who both led, and worked hand in hand with, DIB staff to make the achievements of the first six months of FY2019 possible.

Thank you for partnering with us in 2019,

DeeDee Davis

DeeDee Davis, Board Chair

Lissa Dees

Lissa Dees, Executive Director

FY2019 BOARD OF DIRECTORS	PARKING AND TRAFFIC COMMITTEE	FINANCIAL OVERSIGHT COMMITTEE
DeeDee Davis, Chair	Mark Bednar, PA, Chair	Charlie Switzer, Chair
John Peacock, Vice-Chair	Kevin Lehman	Adam Cobb
Michael Carro	John Peacock	John Hodgdon
Teri Levin	Clay Roesch	Mambwe Mutanuka
Charlie Switzer	Cheryl Young	Malcolm Ballinger
Ann Hill, Ex Officio	Danny Zimmern	
Robert Bender, Ex Officio		
DIB STAFF	DIB PARKING STAFF	
Lissa Dees	Wayne Glass	Cory Ricci
Elizabeth Sloman	Susan Carter	Nicholas Smith
Mikellah Makepeace	Mark Horn	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00320

Community Redevelopment Agency

7/15/2019

PRESENTATION ITEM

FROM: Jewel Cannada-Wynn, Chairperson

SUBJECT:

PROPOSED FY 2020 CRA BUDGET PRESENTATION

REQUEST:

That the Community Redevelopment Agency (CRA) receive a presentation on the proposed Fiscal Year 2020 CRA Budget.

SUMMARY:

The City of Pensacola's Fiscal Year 2020 Annual Budget includes budgets for each of the City's three (3) Tax Incremental Financing (TIF) districts which include the Urban Core TIF, the Eastside TIF and the Westside TIF. Budgets associated with the administration of these districts comprise the CRA budget.

TIF funds are generated through the incremental growth of taxable property values within the respective district boundaries compared to the year the TIF fund was established or reset, otherwise known as the "base year". In accordance with Chapter 163, Part III, Florida Statutes, activities undertaken with TIF funds must be contained within the respective district's adopted community redevelopment plan. The Community Redevelopment Agency (CRA) considers projects and activities for implementation on an annual basis through the review and approval of the annual CRA Work Plan Budget. The CRA Work Plan for Fiscal Year 2020 will be presented to the CRA, along with the final budget at the August 2019 meeting. Activities contained with the proposed work plan are reflected in the proposed FY 2020 CRA budget.

A presentation on the proposed FY 2020 CRA budget will be provided by the City of Pensacola's Chief Financial Officer (CFO), Richard Barker.

PRIOR ACTION:

None

STAFF CONTACT:

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

ATTACHMENTS:

- 1) CRA FY 2020 Budget Presentation

PRESENTATION: Yes

Community Redevelopment Agency (CRA)

**FY 2020 Budget Presentation
July 15, 2019**

URBAN CORE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2011	4,063,002.63	-6.01%	356,016,325	-5.83%
2012	3,953,996.64	-2.68%	353,836,007	-0.61%
2013	3,788,221.33	-4.19%	339,013,630	-4.19%
2014	3,787,966.47	-0.01%	349,610,292	3.13%
2015	4,075,806.24	7.60%	375,281,442	7.34%
2016	4,427,770.79	8.64%	408,078,328	8.74%
2017	4,794,186.67	8.28%	443,582,162	8.70%
2018	5,260,081.18	9.72%	486,791,518	9.74%
2019	5,898,476.18	12.14%	545,035,362	11.96%
2020*	6,839,559.69	15.95%	623,414,343	14.38%

* Based on July 1st Estimates from Property Appraiser

URBAN CORE TIF & CRA REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
APPROPRIATED FUND BALANCE	<u>\$ 530,100</u>	<u>389,800</u>
REVENUES:		
Revenue (City, County, DIB)	5,898,700	6,839,700
Other Revenues	22,000	66,000
Federal Direct Payment Subsidy (2009 Bonds)	<u>909,300</u>	<u>909,300</u>
TOTAL REVENUES	<u>6,830,000</u>	<u>7,815,000</u>
TOTAL REVENUES AND FUND BALANCE	<u><u>\$ 7,360,100</u></u>	<u><u>8,204,800</u></u>

URBAN CORE TIF & CRA EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
TOTAL EXPENDITURES		
2009 Redevelopment Bonds (Thru 2040)	\$ 4,020,200	4,019,900
2017 Urban Core Redevelopment Revenue Bond (Thru 2040)	408,500	404,000
ECUA/WWTP Payment (Thru 2027)	1,300,000	1,300,000
CRA Personal Services & Operating	338,500	371,300
TIF Payment to DIB	251,600	380,600
Landscape Maintenance	270,900	275,900
Landscape Maintenance Outside Of Interlocal Agreement	-	25,000
CRA Overhead	191,400	183,900
Community Policing	100,000	100,000
Residential Rehabilitation	70,000	70,000
Redevelopment Plan Update	-	225,000
Commercial Façade Program	50,000	50,000
Sidewalk Repairs	289,000	300,000
Complete Streets	-	499,200
Garden Street Improvements	70,000	-
TOTAL EXPENDITURES	<u>\$ 7,360,100</u>	<u>8,204,800</u>

EASTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2011	102,367.12	-4.52%	9,357,783	-4.52%
2012	92,913.59	-9.23%	8,682,093	-7.22%
2013	67,945.72	-26.87%	6,349,029	-26.87%
2014	67,008.83	-1.38%	6,467,597	1.87%
2015	79,721.27	18.97%	7,694,583	18.97%
2016	90,192.02	13.13%	8,705,205	13.13%
2017	104,409.72	15.76%	10,077,478	15.76%
2018	120,496.38	15.41%	11,630,139	15.41%
2019	159,236.82	32.15%	15,369,311	32.15%
2020 *	202,036.40	26.88%	19,500,265	26.88%

* Based on July 1st Estimates from Property Appraiser

EASTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
APPROPRIATED FUND BALANCE	<u>\$ 30,600</u>	<u>-</u>
REVENUES:		
TIF Revenue (City & County)	159,400	202,100
Interest Income	<u>-</u>	<u>5,000</u>
TOTAL REVENUES	<u>159,400</u>	<u>207,100</u>
TOTAL REVENUES AND FUND BALANCE	<u><u>\$ 190,000</u></u>	<u><u>207,100</u></u>

EASTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
TOTAL EXPENDITURES		
2017 Eastside Redevelopment Revenue Bond (Thru 2037)	\$ 89,500	89,900
CRA Personal Services & Operating	52,000	57,300
Allocated Overhead	17,000	14,900
Redevelopment Plan Update	-	15,000
Sidewalk Repairs	16,500	15,000
Interest Expense (Thru 2046)	15,000	15,000
TOTAL EXPENDITURES	<u>\$ 190,000</u>	<u>207,100</u>

WESTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2011	(111,337.98)	-69.83%	(10,177,844)	-69.83%
2012	(127,384.32)	-14.41%	(11,903,130)	-16.95%
2013	(189,775.58)	-48.98%	(17,733,135)	-48.98%
2014	(205,871.06)	-8.48%	(19,870,381)	-12.05%
2015 **	67,468.84	132.77%	6,511,996	132.77%
2016	92,274.47	36.77%	8,906,200	36.77%
2017	194,901.85	111.22%	18,811,649	111.22%
2018	307,042.12	57.54%	29,635,268	57.54%
2019	432,179.67	40.76%	41,713,266	40.76%
2020 *	636,518.53	47.28%	61,435,861	47.28%

* Based on July 1st Estimates from Property Appraiser

** Base Year Reset

WESTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
REVENUES:		
TIF Revenue (City & County)	\$ 432,200	636,600
TOTAL REVENUES	<u>\$ 432,200</u>	<u>636,600</u>

WESTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2020 Proposed Budget

	FY 2019 BEGINNING BUDGET	FY 2020 PROPOSED BUDGET
TOTAL EXPENDITURES		
2017 Westside Redevelopment Revenue Bond (Thru 2037)	\$ 375,500	279,500
CRA Personal Services & Operating	48,100	52,700
Allocated Overhead	8,600	8,000
Redevelopment Plan Update	-	15,000
Sidewalk Repairs	-	150,000
Complete Streets	-	91,400
Façade Grants	-	40,000
TOTAL EXPENDITURES	<u>\$ 432,200</u>	<u>636,600</u>

Questions?



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2019 -04 CRA

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

RESOLUTION NO. 2019-04 CRA - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019.

RECOMMENDATION:

That the Community Redevelopment Agency adopt Resolution No. 2019-04 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 REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019 AND PROVIDING AN EFFECTIVE DATE.

SUMMARY:

On December 21, 2009, the City issued its Redevelopment Revenue Bonds, Series 2009A in the aggregate principal amount of \$6,715,000 (the "Series 2009A Bonds") and its Redevelopment Revenue Bonds, Series 2009B (Federally Taxable - Build America Bonds - Direct Payments) in an aggregate principal amount of \$38,925,000 (the "Series 2009B Bonds" and together with the Series 2009A Redevelopment Bonds, the "Series 2009 Bonds"). The Series 2009 Bonds were issued for the purpose of financing the public recreation, exhibition, entertainment and exposition facilities and public infrastructure portions of the Maritime Park Project. The Series 2009A Bonds mature on April 1, 2020 and the Series 2009B Bonds mature on April 1, 2039.

At the March 11, 2019 CRA Board meeting and at the May 28, 2019 City Council Agenda Conference, as part of the May 2019 Monthly Financial Review, the CRA and the City Council were informed of the potential refunding of the Series 2009B Bonds. The outstanding Series 2009B Bonds bear interest at fixed rates, ranging from 4.25% to 7.263% for the remaining bond years. In order to

take advantage of the lower interest rate market and in anticipation of the need for additional project funds, City staff along with the City's Financial Advisor, Julie Santamaria of RBC Capital Markets, LLC, began reviewing market conditions and refinancing options. Current conditions indicate significant savings above the 3% minimum required by the City's Debt Incurrence and Administration Policy. With approximately twenty years and eight months left until maturity and \$38,925,000 in total principal amount outstanding, the recommendation to refinance the Series 2009B Bonds with a note privately placed with a financial institution is being brought forward for Council action. A refunding with long term, publicly offered bond financing was considered, however, professional fees are lower and disclosure requirements are less encumbering with a private placement as compared to a publicly offered bond issuance. The portion of the Series 2019 Bond issue allocated to the refunding of the Series 2009B Bonds will mature not later than the maturity date of the refunded Series 2009B Bonds. In addition, by issuing new money bonds maturing out to the December 31, 2043 sunset date of the Urban Core Redevelopment Area, the City is able to obtain an estimated \$17.744 million in new money to fund projects.

Upon approval of the financing by City Council, the Series 2019 Bond proceeds will be available at closing to fund capital improvements included in the SCAPE Waterfront Plan (such as the construction of certain street and streetscape projects and Bruce Beach improvements), Community Maritime Park Day Marina, sidewalk repairs and improvements and certain other community redevelopment capital improvements to the Urban Core Community Redevelopment Area included in Urban Core Community Redevelopment Plan. While the cost of the projects have not yet been determined, City staff anticipates setting aside funding for each project in the amounts identified below.

SCAPE - Bruce Beach	\$ 10,000,000
SCAPE - Street and Streetscape Improvements	4,000,000
Community Maritime Park Day Marina	2,100,000
Sidewalk Repairs & Improvements	1,500,000
Contingency	<u>144,000</u>
Total	<u>\$ 17,744,000</u>

The City's Financial Advisor has recommended BBVA Mortgage Corporation, formally known as Compass Mortgage Corporation, an affiliate of BBVA Compass Bank, as the lender. BBVA Mortgage Corporation has offered a twenty-four year and five month private placement financing with a fixed interest rate of 3.40%. Interest will be paid semi-annually on October 1 and April 1 of each year commencing on October 1, 2019 and principal payments will be paid annually on April 1 commencing on April 1, 2021 and maturing on December 31, 2043. 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 of Pensacola 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 2019 Bond 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 2019 Bond pledges the same revenue stream as the Series 2009A Bonds and the Urban Core Redevelopment Revenue Bond, Series 2017 ("Series 2017 Bond"), the Series 2019 Bond will be issued on parity with the

Series 2009A Bonds and the Series 2017 Bond. In accordance with the Series 2009 Bonds Resolution, the City's bond attorney has incorporated within the Resolution the Report and Certificate of the Chief Financial Officer.

Based on current projections, Tax Increment Revenues are sufficient to meet debt service requirements for the twenty-four year and five month financing term as well as cover operating expenditures as currently structured in the Fiscal Year 2019 Budget. It is also projected that for the next twenty-four years and five months, should Tax Increment Revenues continue to increase as it has since fiscal year 2015, funds will continue to be available for additional projects.

BBVA Mortgage Corporation is represented by John Gormley, Senior Vice President of BBVA Compass Bank, Pensacola, FL. The financing team also included 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.

November 6, 2017 - Community Redevelopment Agency approved Resolution 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.

November 9, 2017 - City Council approved Resolution No. 17-78 providing for the issuance of the Urban Core Redevelopment Revenue Bond, Series 2017 in the amount of \$8,000,000.

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-four 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

6/28/2019

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Resolution No. 2019-04 CRA

PRESENTATION: No

RESOLUTION NO. 2019-04 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 REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019 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 2009B (Federally Taxable – Build America Bonds – Direct Payments) (the "Series 2009B 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. 2019-31 (the "Series 2019 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 Refunding and Improvement Revenue Bond, Series 2019 (the "Series 2019 Bond"), a portion of the proceeds of which will be used to finance the cost of: (i) the advance refunding of the Series 2009B Bonds; and (ii) the Series 2019 Project, which Series 2019 Project includes certain community redevelopment improvements within the Urban Core Redevelopment Area, as more fully described in the Series 2019 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 2019 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 2009B Bonds or the Series 2019 Bond;

SECTION 2. APPROVAL OF INTERLOCAL AGREEMENT.

(A) The form and provisions of the Interlocal Agreement relating to the Series 2019 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: July 15, 2019

By: _____
Jewel Cannada-Wynn, Chairwoman

ATTEST:

By: _____
Erika L. Burnett, City Clerk

EXHIBIT A
FORM OF INTERLOCAL AGREEMENT

[Follows]

INTERLOCAL AGREEMENT

between

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA

and

THE CITY OF PENSACOLA, FLORIDA

INTERLOCAL AGREEMENT URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BONDS

This INTERLOCAL AGREEMENT made and entered into this ____ day of July, 2019 (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");

W I T N E S S E T H:

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. __-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 (the "Series 2009A Bonds") and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable-Build America Bonds – Direct Payment) in the original aggregate principal amount of \$45,640,000 (the "2009B Bonds" and, together with the Series 2009A Bonds, 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 previously issued 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") 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, at the request of the Agency, the City is issuing its City of Pensacola, Florida Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019 (the "2019 Bond") in the original aggregate principal amount of \$_____, pursuant to the Original Bond Resolution, as supplemented by Resolution No. 2019-31 adopted by the City Council of the City on July 18, 2019 (the "2019 Resolution" and, together with the Original Resolution, the "Bond

Resolution") to finance the advance refunding of the 2009B Bonds and the 2019 Project (as defined in the 2019 Resolution) in the Urban Core Community Redevelopment Area; and

WHEREAS, pursuant to Section 12 of the 2019 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 2019 Bond in an amount sufficient to cure such deficiency in order to provide additional credit support for the 2019 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 2019 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 2019 Bond pursuant to Section 12 of the 2019 Resolution, as provided herein; and

WHEREAS, the City Council and the Agency have determined that this Agreement, the refunding of the 2009B Bond and the 2019 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. 2019 Bond Accepted; Obligation to Repay City.

(A) The City's issuance of the 2019 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 2019 Bond and the Bond Resolution, including payment of the principal of and interest on the 2019 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 are insufficient to fully pay the principal of and interest on the 2019 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 12 of the 2019 Resolution with respect to the 2019 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 December 31, 2043. 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 2009A Bonds, the 2017 Bond, the 2019 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

To the City: City of Pensacola
222 W. Main St.
Pensacola, Florida 32502
Attention: Mayor

(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.

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

Legal in Form and Valid as Drawn:

Grover C. Robinson, IV, Mayor

Susan Woolf, City Attorney

Attest:

Approved as to Content:

Ericka L. Burnett, City Clerk

Richard Barker, Jr.
Chief Financial Officer

Approved as to Content:

M. Helen Gibson
Community Redevelopment Agency
Administrator

[Signature Page to Interlocal Agreement]



Memorandum

File #: 2019 -05 CRA

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2019-05 CRA - APPROPRIATING FUNDING IN CONNECTION WITH THE URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019.

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2019-05 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

On December 21, 2009, the City issued its Redevelopment Revenue Bonds, Series 2009A in the aggregate principal amount of \$6,715,000 (the "Series 2009A Bonds") and its Redevelopment Revenue Bonds, Series 2009B (Federally Taxable - Build America Bonds - Direct Payments) in an aggregate principal amount of \$38,925,000 (the "Series 2009B Bonds" and together with the Series 2009A Redevelopment Bonds, the "Series 2009 Bonds"). The Series 2009 Bonds were issued for the purpose of financing the public recreation, exhibition, entertainment and exposition facilities and public infrastructure portions of the Maritime Park Project. The Series 2009A Bonds mature on April 1, 2020 and the Series 2009B Bonds mature on April 1, 2039.

At the March 11, 2019 CRA Board meeting and at the May 28, 2019 City Council Agenda Conference, as part of the May 2019 Monthly Financial Review, the CRA and the City Council were informed of the potential refunding of the Series 2009B Bonds. The outstanding Series 2009B Bonds bear interest at fixed rates, ranging from 4.25% to 7.263% for the remaining bond years. In order to take advantage of the lower interest rate market and in anticipation of the need for additional project funds, City staff along with the City's Financial Advisor, Julie Santamaria of RBC Capital Markets, LLC, began reviewing market conditions and refinancing options. Current conditions indicate significant savings above the 3% minimum required by the City's Debt Incurrence and Administration

Policy. With approximately twenty years and eight months left until maturity and \$38,925,000 in total principal amount outstanding, the recommendation to refinance the Series 2009B Bonds with a note privately placed with a financial institution is being brought forward for Council action. A refunding with long term, publicly offered bond financing was considered, however, professional fees are lower and disclosure requirements are less encumbering with a private placement as compared to a publicly offered bond issuance. The portion of the Series 2019 Bond issue allocated to the refunding of the Series 2009B Bonds will mature not later than the maturity date of the refunded Series 2009B Bonds. In addition, by issuing new money bonds maturing out to the December 31, 2043 sunset date of the Urban Core Redevelopment Area, the City is able to obtain an estimated \$17.744 million in new money to fund projects.

Upon approval of the financing by City Council, the Series 2019 Bond proceeds will be available at closing to fund capital improvements included in the SCAPE Waterfront Plan (such as the construction of certain street and streetscape projects and Bruce Beach improvements), Community Maritime Park Day Marina, sidewalk repairs and improvements and certain other community redevelopment capital improvements to the Urban Core Community Redevelopment Area included in Urban Core Community Redevelopment Plan. While the cost of the projects have not yet been determined, City staff anticipates setting aside funding for each project in the amounts identified below.

SCAPE - Bruce Beach	\$ 10,000,000
SCAPE - Street and Streetscape Improvements	4,000,000
Community Maritime Park Day Marina	2,100,000
Sidewalk Repairs & Improvements	1,500,000
Contingency	<u>144,000</u>
Total	<u>\$ 17,744,000</u>

The City's Financial Advisor has recommended BBVA Mortgage Corporation, formally known as Compass Mortgage Corporation, an affiliate of BBVA Compass Bank, as the lender. BBVA Mortgage Corporation has offered a twenty-four year and five month private placement financing with a fixed interest rate of 3.40%. Interest will be paid semi-annually on October 1 and April 1 of each year commencing on October 1, 2019 and principal payments will be paid annually on April 1 commencing on April 1, 2021 and maturing on December 31, 2043. 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 of Pensacola 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 2019 Bond 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 2019 Bond pledges the same revenue stream as the Series 2009A Bonds and the Urban Core Redevelopment Revenue Bond, Series 2017 ("Series 2017 Bond"), the Series 2019 Bond will be issued on parity with the Series 2009A Bonds and the Series 2017 Bond. In accordance with the Series 2009 Bonds Resolution, the City's bond attorney has incorporated within the Resolution the Report and Certificate of the Chief Financial Officer.

Based on current projections, Tax Increment Revenues are sufficient to meet debt service requirements for the twenty-four year and five month financing term as well as cover operating expenditures as currently structured in the Fiscal Year 2019 Budget. It is also projected that for the next twenty-four years and five months, should Tax Increment Revenues continue to increase as it has since fiscal year 2015, funds will continue to be available for additional projects.

BBVA Mortgage Corporation is represented by John Gormley, Senior Vice President of BBVA Compass Bank, Pensacola, FL. The financing team also included 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.

November 6, 2017 - Community Redevelopment Agency approved Resolution 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.

November 9, 2017 - City Council approved Resolution No. 17-78 providing for the issuance of the Urban Core Redevelopment Revenue Bond, Series 2017 in the amount of \$8,000,000.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of Supplemental Budget Resolution No. 2019-05 CRA will maintain compliance of the Florida Statutes pertaining to tax increment financing districts. Estimated closing costs of \$151,000 and estimated escrow costs for refinancing the Series 2009B Bonds of \$40,245,000 will be paid from the estimated \$58,140,000 in bond proceeds resulting in remaining estimated project funds of \$17,744,000. In addition, funding for interest owed through July 25, 2019 on the Series 2009B Bonds is estimated to be \$931,700. Upon adoption of Supplemental Budget Resolution No. 2019-05 CRA a Supplemental Budget Resolution will be presented to City Council to appropriate the funding for the Community Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

CITY ATTORNEY REVIEW: Yes

6/28/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2019-05 CRA
- 2) Supplemental Budget Explanation No. 2019-05 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2019-05 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; PROVIDING FOR AN EFFECTIVE DATE.

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 DEBT SERVICE FUND

Fund Balance		931,700
As Reads:	Interest Expense	3,344,700
Amended		
To Read:	Interest Expense	4,276,400

B. CRA SERIES 2019 PROJECT FUND

To:	Bond Proceeds	11,895,000
To:	Operating Expenses	1,795,000
To:	Capital Outlay	16,100,000

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
JULY 2019 - CRA SERIES 2019 BOND EXPLANATION NO. 2019-05 CRA

FUND	AMOUNT	DESCRIPTION
A. CRA SERIES 2019 PROJECT FUND		
Estimated Revenues		
Bond Proceeds	11,895,000	Appropriate estimated revenue from Bond Proceeds
Total Estimated Revenues	11,895,000	
Appropriations		
Operating Expenses	1,795,000	Appropriate funding for Operating Expenses
Capital Outlay	16,100,000	Appropriate funding for Capital Outlay
Total Appropriations	17,895,000	



Memorandum

File #: 19-00271

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada Wynn, Chairperson

SUBJECT:

AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT FOR ADMINISTRATIVE SERVICES BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve Amendment No. 1 to the Interlocal Agreement for Administrative Services Between the Community Redevelopment Agency of the City of Pensacola, Florida and the City of Pensacola, Florida. Further, that the CRA authorize the Chairperson to take all actions necessary to effectuate these changes.

SUMMARY:

Since inception, the CRA's activities and administrative services have been provided by employees of the City of Pensacola through an Interlocal Agreement for Administrative Services. On July 11, 2016, the Community Redevelopment Agency (CRA) took an action to amend the interlocal agreement and its bylaws, in order to directly employ and supervise its staff.

New Mayoral/City Council strategic initiatives, aimed at improving City efficiency and interdepartmental collaboration, support a return to the previous staffing arrangement. The attached amendment to the Interlocal Agreement for Administrative Services will better align the CRA's staffing procedures with these goals.

PRIOR ACTION:

July 11, 2016 - The CRA approved the direct hire of Helen Gibson as CRA Administrator and authorized a solicitation to fill an Assistant Administrator position.

June 5, 2017 - The CRA amended its Bylaws to add provisions for supervision and direction of CRA staff.

September 11, 2017 - The CRA approved an Interlocal Agreement for Administrative Services.

September 14, 2017 - City Council approved an Interlocal Agreement for Administrative Services.

May 7, 2018 - The CRA approved salary increases for the CRA Administrator and Assistant CRA Administrator.

FUNDING:

NA

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

7/3/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Amendment No.1 - Administrative Services Interlocal
- 2) City Organizational Chart

PRESENTATION: No

AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT
FOR ADMINISTRATIVE SERVICES
BETWEEN THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND
THE CITY OF PENSACOLA, FLORIDA

THIS AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT (“Amendment No. 1”) is made and entered into this ___ day of _____, 2019, by and between the Community Redevelopment Agency of the City of Pensacola (“CRA”), a public body corporate and politic of the State of Florida, and the City of Pensacola (“City”), a Florida municipal corporation created under the laws of the State of Florida (collectively, the “Parties”).

WHEREAS, on September 22, 2017, the CRA and the City entered into an Interlocal Agreement for administrative services (“Interlocal Agreement”); and

WHEREAS, the services to be provided to the CRA by the City are established in Article 2 of the Interlocal Agreement; and

WHEREAS, Article 2.2 of the Interlocal Agreement provides the terms in which personnel services are provided to the CRA; and

WHEREAS, the CRA and City now desire to amend the Interlocal Agreement upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the recitals above and mutual covenants and agreements herein contained, it is agreed by the CRA and City that the Interlocal Agreement shall be amended as follows:

1. The Parties agree that the recitals above are true and correct and are hereby incorporated into this Amendment.
2. Article 2.2 of the Interlocal Agreement is deleted in its entirety and replaced with the following:
 - 2.2. Personnel. The City shall assign employees to provide administration services to the Agency and to implement the Plans. The City shall assign an administrator with the consent of the Agency by an affirmative vote of a majority of Agency Board Members, who shall work under the direction and supervision of the Mayor. All other personnel assigned to the Agency shall be assigned by the City. The City, in its sole discretion, shall determine the number, type, and length of service of personnel assigned to provide services and support to the Agency. In the performance of their

duties, assigned personnel will receive direction from the City or by formal CRA action. Personnel assigned by the City shall be employees of the City, subject to policies and procedures of the City, and not officers, employees, or agents of the Agency.

3. The remaining provisions of the Interlocal Agreement shall remain in full force and effect.
4. This Amendment No. 1 to the Interlocal Agreement shall be recorded by the CRA upon full execution.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument of amendment on the date first written above.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PENSACOLA, FLORIDA

CITY OF PENSACOLA, FLORIDA

CRA Chairperson

Mayor

Attest:

Attest:

City Clerk

City Clerk

Approved as to Content:

Approved as to Content:

CRA Administrator

Chief Financial Officer

Legal in Form and Valid as Drawn:

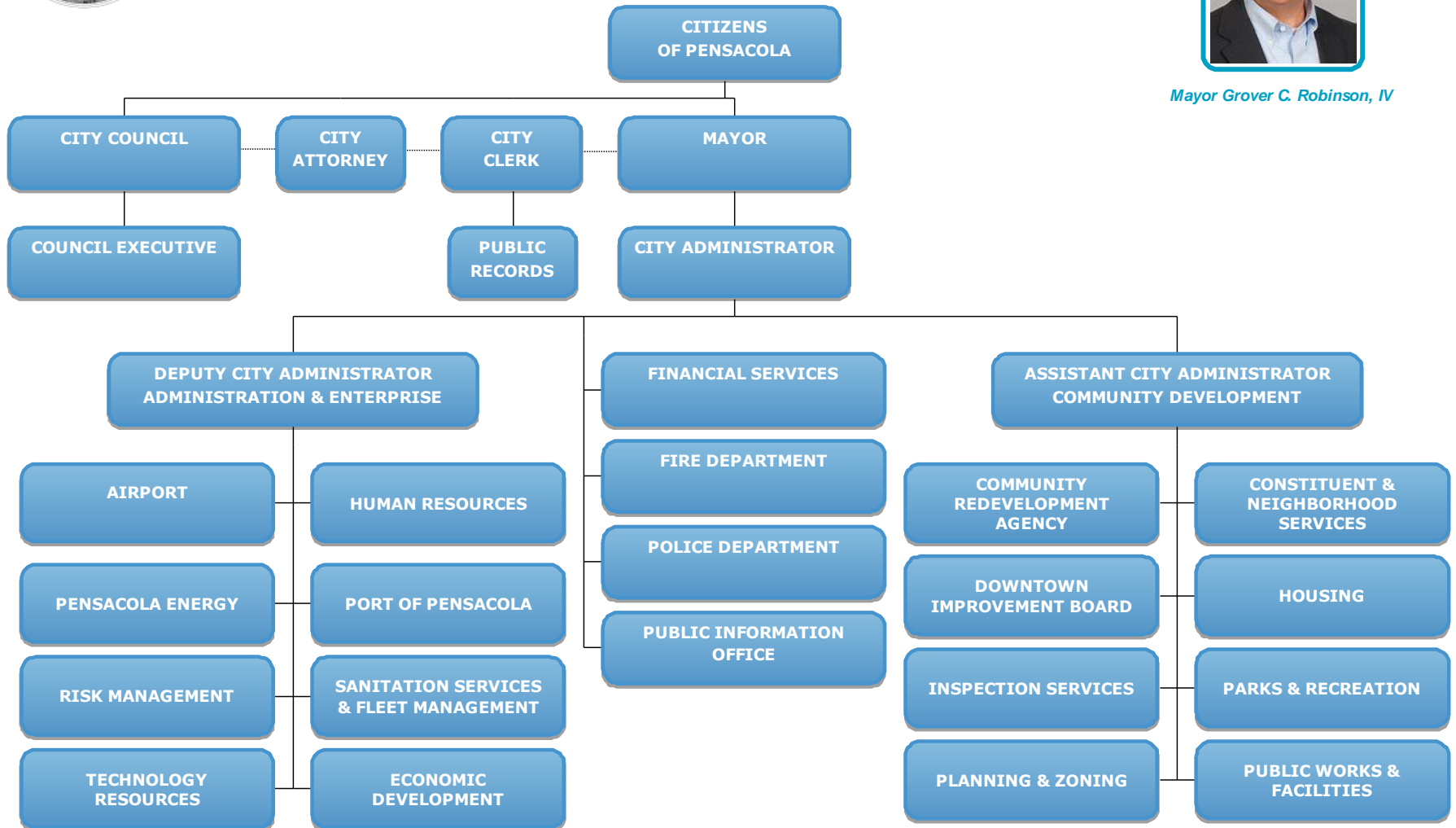
City Attorney



CITY OF PENSACOLA REPORTING STRUCTURE CHART



Mayor Grover C. Robinson, IV





Memorandum

File #: 19-00343

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

AMENDMENT OF COMMUNITY REDEVELOPMENT AGENCY BYLAWS

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the amendment of its bylaws to align the procedures regarding staffing with changes to the interlocal agreement and current City policies and procedures. Further, that the CRA authorize the Chairperson to take all actions necessary to effectuate these changes.

SUMMARY:

Since inception, the CRA's activities and administrative services have been provided by employees of the City of Pensacola through an Interlocal Agreement for Administrative Services. On July 11, 2016, the Community Redevelopment Agency (CRA) took an action to amend the interlocal agreement and its bylaws, in order to directly employ and supervise its staff.

New Mayoral/City Council strategic initiatives, aimed at improving City efficiency and interdepartmental collaboration, support a return to the previous staffing arrangement. The attached revisions to the Bylaws will align the CRA's procedures with these staffing goals and with changes to the interlocal agreement.

PRIOR ACTION:

July 11, 2016 - The CRA approved the direct hire of the CRA Administrator and authorized a solicitation to fill an Assistant Administrator position.

June 5, 2017 - The CRA amended its Bylaws to add provisions for supervision and direction of CRA staff.

September 11, 2017 - The CRA approved an Interlocal Agreement for Administrative Services.

September 14, 2017 - City Council approved an Interlocal Agreement for Administrative Services.

May 7, 2018 - The CRA approved salary increases for the CRA Administrator and Assistant CRA Administrator.

FUNDING:

NA

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

7/9/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) CRA Bylaws - Proposed Amendments

PRESENTATION: No

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY BYLAWS

ARTICLE I – THE ORGANIZATION

- 1.1 Name.** The name of this agency is the **City of Pensacola Community Redevelopment Agency (“CRA”)**, which was created by Resolution No. 55-80 adopted by the Pensacola City Council on September 25, 1980 and amended by Resolution No. 22-10 on August 19, 2010. The CRA is a dependent special district in accordance with Florida State Statutes Chapter 189.
- 1.2 Powers.** The CRA derives its powers from **Chapter 163, Part III, Florida Statutes as amended (“the Act”)** and from other powers delegated to it by law.
- 1.3 Purpose.** The CRA is established to eliminate and prevent the development and spread of slum and blight as defined in the Act in the **Pensacola Inner City Community Redevelopment Area (“CRA Area”)** as established by Resolution No. 54-80 and reaffirmed by Resolution No. 65-81. Further, the **City Council of the City of Pensacola (“City Council”)** has designated three redevelopment areas that are funded by Tax Increment Financing (TIF) within the CRA Area: (i)Urban Core Redevelopment Area, (ii)Westside Community Redevelopment Area and (iii)Urban Infill and Redevelopment Area (Eastside). Each redevelopment area has its own **Community Redevelopment Plan (“Plan”)** which has been adopted and amended from time to time by the City Council. The purpose of the Plans is to identify policies and actions to remedy the conditions of slum and blight that have been determined to exist within the CRA Area.
- 1.4 Principal Office.** The CRA’s principal office shall be at any place within the City as the **CRA Board (“Board”)** designates.
- 1.5 Documents.** The official set of CRA books and financial records shall be maintained in the City of Pensacola’s Financial Services Department. The official records, documents and minutes of the Board shall be maintained at the City of Pensacola Clerk’s Office. All CRA books, records, documents and minutes shall be open for public inspection as provided by law.
- 1.6 Operations.** Unless expressly provided otherwise by law or action of the CRA, ordinances, policies and rules of procedure for the City of Pensacola shall apply to the CRA.

ARTICLE II – CRA BOARD

- 2.1 Members.** The Board shall consist of all members of the City Council.
- 2.2 Compensation.** Board members shall serve without compensation, but shall be entitled to reimbursement for actual and necessary expenses incurred in discharging their duties, in accordance with the City’s reimbursement policies and the approved CRA budget.

ARTICLE III – CRA OFFICERS AND STAFF

- 3.1 **Chair.** The chair shall be elected by the City Council during the month of December. The Chair shall preside at all CRA meetings, execute all instruments in the name of the CRA, appoint committees with approval by the Board, and perform all other duties required by the Board.
- 3.2 **Vice Chair.** The vice chair shall be elected by the City Council during the month of December. In the absence of the Chair, the Vice-Chair shall exercise all functions of the Chair.
- 3.3 **Chair Pro Tem.** In the absence of the Chair and Vice-Chair, Board members shall select a member present as temporary Chair to conduct the meeting and perform the duties of the Chair.
- 3.4 **Attorney.** The CRA may appoint a CRA Attorney, who shall be a qualified member of the Florida Bar. As needed to perform legal work for the CRA, the CRA Attorney may consult with outside counsel. Unless otherwise appointed by formal action of the CRA, the City Attorney's Office shall provide legal services to the CRA pursuant to the Interlocal Agreement between the CRA and the City.
- 3.5 **Assigned Personnel.** The City shall assign employees to provide administrative services to the CRA and to implement the Plans through an Interlocal Agreement or a Memorandum of Understanding as described in Article IV. The assigned employees shall include an administrator, an assistant to the administrator, and any other personnel the parties agree to assign to fulfill tasks and duties for the CRA. Assigned personnel shall be City employees, subject to the policies and procedures of the City, and shall not be officers, employees, or agents of the CRA.
- 3.6 **Direction of Assigned Personnel.** In the performance of their duties, assigned personnel shall be directed by the City or by formal CRA action. The City shall be responsible to the CRA through the Mayor or his/her designee(s).

ARTICLE IV – CITY SERVICES

- 4.1 **Interlocal Agreement.** An Interlocal Agreement between the City and the CRA shall provide for the long-term commitment of City staff and services to accomplish the CRA's redevelopment activities in the CRA Area. The agreement shall describe the responsibilities of the City and the CRA and show the estimated costs or the manner in which costs shall be determined.
- 4.2 **Memorandum of Understanding.** To accomplish necessary, short-term, redevelopment activities not contemplated by the Inter-local Agreement, a Memorandum of Understanding between the City and the CRA shall provide for City staff support and services to the CRA for such activities. The memorandum shall describe the scope of City staff support and services to the CRA and the estimated costs or the manner in which costs shall be determined.

ARTICLE V -- MEETINGS

- 5.1 Regular Meetings.** The Board shall meet regularly at least once each month at such time and place as it may prescribe, with at least 7 days' notice provided to Board members and the public.
- 5.2 Special Meetings or Workshops.** Special meetings or workshops, which must be limited to the subject(s) specified on the agenda, may be called by any three Board members or the Chair upon at least 72 hours' notice to Board members and the public. Agendas for special meetings or workshops shall be prepared in accordance with Sections 5.6.1 and 5.6.3 below.
- 5.3 Emergency Meetings.** For urgent matters requiring immediate Board action, emergency meetings may be called by the Chair with 24 hours' notice or as soon as practicable. Agendas for emergency meetings shall be prepared in accordance with Sections 5.6.1 and 5.6.3 below.
- 5.4 Quorum.** The presence of a majority of the Board members shall constitute a quorum for meeting purposes. If a quorum is not present, the Chair may reschedule the meeting, with notice to be given to each absent Board member.
- 5.5 Voting.** Except as otherwise provided by these bylaws, the affirmative vote of a majority of Board members shall be required for any Board action to be valid.
- 5.6 Agenda.** The following procedure is established for agenda preparation for regular meetings:
- 5.6.1 The agenda shall be set by the Chair with the assistance of the CRA Administrator or his/her designee.
 - 5.6.2 Board members desiring items to be placed on the agenda shall make the request to the CRA assigned administrator, at least fourteen days before the meeting. "Add-on" items shall adhere to City Council policies and procedures, as applicable.
 - 5.6.3 A copy of the agenda and all supporting data available shall be provided to the Board, the CRA Attorney, and the public at least six days before the meeting. In the case of an Emergency Meeting, Special Meeting, or Workshop, the agenda and supporting data will be provided as soon as it is available.

ARTICLE VI – FINANCIAL MANAGEMENT

- 6.1 Fiscal Year.** The CRA's fiscal year shall begin on October 1st of each year.
- 6.2 Budget.** The City, through Interlocal Agreement, shall be responsible to assure that the CRA's annual budget is prepared and completed in time for inclusion within the City's budget. The CRA shall adopt its budget by Resolution and recommend it to City Council. Pursuant to the Act, the City shall also ensure that the CRA's annual budget, and any amendments thereto, are submitted to the Escambia County Board of County Commissioners within 10 days of adoption.
- 6.3 Accounting Practices.** The CRA shall comply with all Florida Department of Financial Services uniform accounting practices and procedures for units of local government.

- 6.4 **Supervision of Accounts.** The City, through Interlocal Agreement, shall be responsible for the internal supervision and management of CRA accounts.
- 6.5 **Annual Report.** An annual report of the CRA's activities shall be prepared and filed with the City on an annual basis in accordance with the Act.
- 6.6 **Audit.** An audit of the **Redevelopment Trust Funds ("Funds")** shall be conducted in accordance with the rules of the Florida Auditor General, the Act and all applicable laws.
- 6.7 **Expenditures.** All expenditures of CRA funds shall be in accordance with adopted procedures of the City and all applicable laws, the CRA's adopted budget and approved annual work plan, as amended from time to time during the fiscal year, Fund requirements, and the Plan.
- 6.8 **Borrowing.** The affirmative vote of at least a majority of Board members shall be required to authorize the CRA to borrow money subject to City Council approval by Resolution. Borrowed funds may be used only for purposes allowed by the Act and the Plan.

ARTICLE VII -- DISPOSAL OF CRA REAL PROPERTY

The sale, lease, disposal or transfer of CRA real property, or any interest therein, shall be consistent with the Act and approved by City Council. The Board shall strive to obtain market value for the sale or lease of any CRA-owned land, or clearly state for the record the reason(s) the transaction is below market value.

ARTICLE VIII -- AMENDMENT OF BYLAWS

Amendments to these bylaws shall require the affirmative vote of at least a majority of Board members.



Memorandum

File #: 19-00304

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

AWARD OF CONTRACT - CONSULTING SERVICES RELATED TO IMPLEMENTATION OF THE
CRA URBAN DESIGN OVERLAY DISTRICT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) award a contract to DPZ Partners, LLC dba DPZ CoDesign in an amount not to exceed \$35,000 for consulting services related to implementation of the City of Pensacola's adopted Community Redevelopment Area (CRA) Urban Design Overlay District. Further, that the CRA authorize the CRA Chairperson to take any and all actions necessary to effectuate the contract.

SUMMARY:

On May 30, 2019, City Council adopted the Community Redevelopment Area (CRA) Urban Design Overlay District prepared by DPZ Partners, LLC dba DPZ CoDesign. The overlay district became effective, and implementation began, on June 7, 2019. As the City enters into the implementation phase, it is anticipated that continued technical support will be needed from the DPZ team from time to time. To ensure that this support continues to be available, the CRA must award a new contract to DPZ. It is recommended that such contract provide for on-going consulting services related to implementation of the overlay district, on an as-needed basis, for a period of up to eighteen (18) months, or as extended by the CRA Chairperson.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 9, 2004 - City Council approved the Eastside Neighborhood Plan.

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

May 24, 2007 - City Council adopted the Westside Community Redevelopment Plan.

January 14, 2010 - City Council adopted the Urban Core Community Redevelopment Plan (2010).

April 10, 2017 - The CRA approved the FY17/18 CRA Work Plan which included the development of design standards for the Urban Core, Westside and Eastside community redevelopment areas.

July 26, 2017 - The CRA issued Request for Qualifications (RFQ) No. 17-043 for Urban Design and Code Amendment Services for a Community Redevelopment Area Overlay.

October 10, 2017 - The CRA approved the ranking of the selection committee for RFQ No. 17-043 and authorized the CRA Chair to negotiate and execute a contract with DPZ CoDESIGN.

May 7, 2018 - The CRA approved the FY18/19 CRA Work Plan which included the development of design standards for the Urban Core, Westside and Eastside community redevelopment areas.

June 12, 2018 - The Planning Board held a public hearing and recommended adoption of the CRA Urban Design Overlay District with modifications.

July 11, 2018 - The Eastside Redevelopment Board recommended adoption of the CRA Urban Design Overlay District.

July 24, 2018 - The Westside Redevelopment Board recommended adoption of the CRA Urban Design Overlay District.

September 18, 2018 - The Planning Board held a second public hearing regarding incorporation of the Board's recommended modifications and additional clarifications, and recommended adoption of the CRA Urban Design Overlay District as presented.

October 8, 2018 - The CRA voted not to recommend the proposed overlay to City Council.

October 23, 2018 - The Westside Redevelopment Board authorized the Chair to execute a letter requesting that the CRA Urban Design Overlay District be re-considered.

October 24, 2018 - The Eastside Redevelopment Board authorized the Chair to execute a letter requesting that the CRA Urban Design Overlay District be re-considered.

January 15, 2019 - The CRA recommended that the City Council adopt the proposed CRA Urban Design Overlay District Ordinance.

May 16, 2019 - City Council held a public hearing and approved the proposed CRA Urban Design Overlay District Ordinance on first reading.

May 30, 2019 - City Council adopted the proposed CRA Urban Design Overlay District Ordinance on second reading.

FUNDING:

Budget: \$ 35,000

Actual: \$ 35,000

FINANCIAL IMPACT:

Sufficient funding is available in the CRA Fiscal Year 2019 budget.

CITY ATTORNEY REVIEW: Yes

7/3/2019

STAFF CONTACT:

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

ATTACHMENTS:

None.

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00305

Community Redevelopment Agency

7/15/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

RESCHEDULING OF AUGUST 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING DATE

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) reschedule the August 2019 Community Redevelopment Agency Meeting to August 5, 2019.

SUMMARY:

On June 13, 2019, City Council authorized the rescheduling of its August 2019 Agenda Conference and City Council meeting, originally scheduled for August 12th, and August 15th, to August 5th and August 8th, respectively. To align with this change, it is recommended that the Community Redevelopment Agency reschedule its August 12, 2019 meeting to August 5, 2019.

PRIOR ACTION:

None.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

7/3/2019

STAFF CONTACT:

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

File #: 19-00305

Community Redevelopment Agency

7/15/2019

ATTACHMENTS:

None.

PRESENTATION: No