



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, August 5, 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, P.C. 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. [19-00383](#) MINUTES OF CRA MEETING - 7/15/19

Attachments: [071519CRAmin](#)

PRESENTATIONS

ACTION ITEMS

2. [19-00363](#) APPROVAL OF REVISED DESIGN PLANS AND CONSTRUCTION
TIMELINE FOR HAWKSHAW REDEVELOPMENT (9TH AND ROMANA)

Recommendation: That the Community Redevelopment Agency (CRA) approve the revised design plans for the Hawkshaw redevelopment project at 9th and Romana, as submitted by Hawkshaw Redevelopment Group, LLC. Further, that the CRA approve the Third Amendment to the Declaration of Conditions, Covenants and Restrictions for the project, eliminating project phasing and extending the timeline for completion. Finally, that the CRA Chairperson be authorized to execute all necessary documents.

Attachments: [Third Amendment to the Declaration of Conditions, Covenants, and Restrict](#)
[Revised Design Plans and Elevations](#)

3. [19-00367](#) REIMBURSEMENT OF HAWKSHAW REDEVELOPMENT, LLC FOR
STORMWATER EASEMENT

Recommendation: That the Community Redevelopment Agency (CRA) approve the reimbursement of Hawkshaw Redevelopment, LLC for the value of a stormwater easement at the Hawkshaw property (9th and Romana).

Sponsors: Jewel Cannada-Wynn

4. [19-00346](#) APPROVAL OF CHANGES TO HAWKSHAW PROJECT DEVELOPMENT
TEAM

Recommendation: That the Community Redevelopment Agency (CRA) approve changes to the development team for the Hawkshaw project at 9th Avenue and Romana Street.

Sponsors: Jewel Cannada-Wynn

Attachments: [Letter from Steve Moorehead](#)

5. [19-00328](#) EXTENSION OF PLAN SUBMISSION DEADLINE - 150 S. BAYLEN
STREET

Recommendation: That the Community Redevelopment Agency (CRA) grant an extension of the deadline to submit plans for the redevelopment of the property at 150 S. Baylen Street, by Studer Properties, LLP. from August 31, 2019 to February 29, 2020. Further, that the CRA Chairperson be authorized to execute all necessary documents.

Attachments: [Special Warranty Deed 083117](#)
[Map-150 S. Baylen](#)

6. [19-00376](#) FISCAL YEAR 2020 CRA WORK PLAN

Recommendation: That the Community Redevelopment Agency (CRA) recommend approval of the CRA Work Plan for the Urban Core, Westside and Eastside community redevelopment areas for Fiscal Year 2020.

Sponsors: Jewel Cannada-Wynn

Attachments: [Proposed FY 2020 CRA Work Plan](#)

7. [2019 -06
CRA](#) BUDGET RESOLUTION NO. 2019-06 CRA - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019

Recommendation: That the Community Redevelopment Agency adopt Budget Resolution No. 2019-06 CRA adopting a budget for Fiscal year 2020 for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District. Further that the Community Redevelopment Agency formally recommend to City Council to take action to approve the budgets for the tax increment financing districts.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; PROVIDING AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: [Budget Resolution No. 2019-06 CRA](#)

8. [19-00374](#) WORKSHOP REGARDING THE USE OF THE URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019

Recommendation: That the Community Redevelopment Agency (CRA) schedule a workshop for the purpose of discussing the use of the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

Sponsors: Jewel Cannada-Wynn

9. [19-00365](#) ESTABLISHMENT OF AN URBAN CORE REDEVELOPMENT BOARD

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council adopt an ordinance establishing an Urban Core Redevelopment Board to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

Sponsors: Sherri Myers

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 #: 19-00383

Community Redevelopment Agency

8/5/2019

SUBJECT:

MINUTES OF CRA MEETING - 7/15/19

Approval of Community Redevelopment Agency (CRA) meeting minutes for July 15, 2019.



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

July 15, 2019

3:30 P.M.

Hagler/Mason Conference Room

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Cannada-Wynn at 3:30 P.M.

CALL MEETING TO ORDER

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

CRA Members Absent: Gerald Wingate

Also Present: Grover C. Robinson, IV, Mayor

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

CRA Members Hill and Terhaar (individually) disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None.

APPROVAL OF MINUTES

1. [19-00345 MINUTES OF CRA MEETING - 6/10/19](#)

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

The motion carried by the following vote:

Yes: 6	Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0	None

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.

DIB consultant Caron Sjoberg, President of Ideaworks provided an overhead presentation (as indicated above). Following the presentation Lissa Dees, DIB Executive Director made follow-up remarks. They then fielded comments and questions.

Public input was heard from Dorothy Dubuisson.

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.

Chief Financial Officer Barker provided an overhead presentation (as indicated above). Following the presentation Chief Financial Officer Barker and CRA Administrator Gibson fielded comments and questions.

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.

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

ACTION ITEMS (CONT'D.)

Chief Financial Officer Barker explained the issue (Res. No. 2019-04 CRA) before the CRA Board and responded accordingly to questions. Mayor Robinson and CRA Administrator Gibson also provided input.

During discussion, Chief Financial Officer Barker provided overhead slides of a presentation (also coming up later in City Council's Agenda Conference) of the *Monthly Financial Review – June 2019* which provided clarification as to the projected impacts.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 5 Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C.
 Wu
No: 1 Sherri Myers

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.

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Cannada-Wynn.

The motion carried by the following vote:

Yes: 5 Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C.
 Wu
No: 1 Sherri Myers

ACTION ITEMS (CONT'D.)

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.

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

Discussion ensued with CRA Administrator Gibson and Chairperson Cannada-Wynn responding to comments and questions of CRA Member Myers. Mayor Robinson also provided input indicating it is his intent (through the proposed agreement) to optimize in working together while the CRA Board maintains control of the agency. City Attorney Woolf also responded to questions to questions from CRA Member Hill related to language within the agreement regarding Section 2.2 *Personnel*.

Public input was heard from Marilyn Wiggins of the Tanyards Neighborhood.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 5	Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu
No: 1	Sherri Myers

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.

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

ACTION ITEMS (CONT'D.)

Discussion ensued (regarding Item 7, 19-00343) with CRA Administrator Gibson and Chairperson Cannada-Wynn responding to comments and questions of CRA Member Myers. Reference was made to copies provided at CRA Members' places in strike-through and underline format showing the proposed revisions and current bylaws.

City Attorney Woolf addressed language in Section 3.4 *Attorney* indicating it conflicts with the City Charter and would need to be amended. Some discussion took place regarding this issue.

Based on discussion, Chairperson Cannada-Wynn (sponsor) withdrew this item and indicated she will bring it back at a future meeting.

CRA Member Myers requested City Attorney Woolf provide a written legal opinion as to the issue raised (above) under Section 3.4 and conflicts with the City Charter. In response to the request, City Attorney Woolf clarified the item has been pulled by the sponsor whom she will work with to bring the item back for consideration addressing the language in Section 3.4. Chairperson Cannada-Wynn made follow-up remarks.

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.

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

Discussion took place with CRA Assistant Administrator D'Angelo fielding comments and questions.

Public input was heard from Dorothy Dubuisson.

CRA Administrator Gibson provided clarifying remarks related to Ms. Dubuisson's comments.

Upon conclusion of discussion, the vote was called.

ACTION ITEMS (CONT'D.)

The motion (to approve Item 8, 19-00304) carried by the following vote:

Yes: 5 Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 1 Andy Terhaar

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.

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

The motion carried by the following vote:

Yes: 6 Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn, P.C. Wu, Sherri Myers
No: 0 None

DISCUSSION ITEMS

None.

OPEN FORUM

Dorothy Dubuisson: Addressed the CRA Board urging the establishment of a citizen advisory boards for the Urban Core District.

ADJOURNMENT

5:20 P.M.

Approved:_____



Memorandum

File #: 19-00363

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

APPROVAL OF REVISED DESIGN PLANS AND CONSTRUCTION TIMELINE FOR HAWKSHAW REDEVELOPMENT (9TH AND ROMANA)

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the revised design plans for the Hawkshaw redevelopment project at 9th and Romana, as submitted by Hawkshaw Redevelopment Group, LLC. Further, that the CRA approve the Third Amendment to the Declaration of Conditions, Covenants and Restrictions for the project, eliminating project phasing and extending the timeline for completion. Finally, that the CRA Chairperson be authorized to execute all necessary documents.

SUMMARY:

On June 6, 2017, the Community Redevelopment Agency (CRA) directed NAI Halford to release a Request For Proposals (RFP) for the Hawkshaw site. After evaluating responses, a Proposal Evaluation Committee recommended selecting Robert Montgomery, LLC as the preferred developer. The proposal from Mr. Montgomery included construction of thirty-eight (38) residential units, mixed use commercial and multi-family space, the Wine Bar Restaurant and parking. The project was to be developed in two phases.

The new design and development program increases the total residential construction from thirty-eight (38) to no less than fifty (50) residential units. The Wine Bar shall occupy restaurant and/or retail space in the building on the southwest corner of the property. The project buildings and structures shall contain approximately 92,000 conditioned square feet, and approximately 132,000 total gross square feet, including conditioned square feet, parking under podium, elevated promenade, exterior corridors and balconies.

The project timeline is also revised from two phases to a single phase, with a thirty (30) month completion schedule. The revised plan complies with the urban design guidelines established for the site in the RFP.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC.

February 26, 2018 - The deed for sale of Hawkshaw property to Hawkshaw Developers, LLC was filed in Escambia County Official Records.

June 10, 2019 - CRA granted an extension of the construction commencement deadline for the Hawkshaw project.

FUNDING:

NA

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

7/24/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Third Amendment to the Declaration of Conditions, Covenants, and Restrictions
- 2) Revised Design Plans and Elevations

PRESENTATION: Yes

Prepared by:
Stephen R. Moorhead, Esquire
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
RE-17-1279

THIRD AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Third Amendment to the Declaration of Conditions, Covenants, and Restrictions is made this ____ day of August, 2019, by Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida (“Declarant”), whose address is 222 West Main Street, Pensacola, FL 32502, and Hawkshaw Development Group, LLC, a Florida limited liability company (“Owner”), whose address is 657 E. Romana St. Pensacola, FL 32502. Defined terms shall have the meaning ascribed to them in the Declaration.

WITNESSETH:

WHEREAS, on February 21, 2018, Declarant executed a Declaration of Conditions, Covenants, and Restrictions, which was recorded in Official Records Book 7860, at Page 540 of the public records of Escambia County, Florida, encumbering the Property therein described (as amended, as set forth below, the “Declaration”);

WHEREAS, the Declaration was amended by First Amendment to Declaration of Conditions, Covenants and Restrictions dated April 18, 2019, and recorded in Official Records Book 8080, at Page 1546 of the public records of Escambia County, Florida; and by Second Amendment to Declaration of Conditions, Covenants and Restrictions dated ____, 2019 and recorded in Official Record Book ____ at Page ____ of the public records of Escambia County, Florida;

WHEREAS, the Declarant has the absolute right to amend the Declaration in accordance with Article Six, Section 6.4, by a written instrument executed by Declarant, its successors or assigns and the then-current Owner.

WHEREAS, the Declarant and Owner desire to amend the Declaration to modify the requirements of the Project.

NOW, THEREFORE, Declarant and Owner hereby amend the Declaration as follows, with the intent and purpose that the amendments will encumber the Property and will run with the land and be binding on and inure to the benefit of the Owner.

1. The above and foregoing recitals are true and correct and adopted herein.
2. Article Two, shall hereby be deleted in its entirety with the following substituted in its place:

ARTICLE TWO
DEVELOPMENT OF THE PROPERTY

2.01 The Property shall be used and developed only as a mixed-use commercial and multi-family residential development complying with the requirements of this Article (the “Project”), and only improvements complying with the requirements of this Article shall be constructed and allowed to remain on the Property.

- (a) The Project shall consist of:
 - (i) one (1) 3-story mixed-use commercial/retail and multi-family residential building placed along the western boundary of the Property. The building shall contain (A) a restaurant and (B) retail and/or office spaces and (C) residential condominium units, and
 - (ii) two (2) 4-story residential condominium buildings placed on the easterly portion of the Property. These buildings shall contain residential condominium units.
- (b) The buildings shall be elevated to meet current and anticipated revised minimum flood elevations.
- (c) The Project shall contain paved surface parking with sufficient parking spaces to satisfy, at a minimum, applicable building code, zoning, and land use regulations.
- (d) The Project buildings and structures shall contain approximately 92,000 conditioned gross square feet and approximately 132,000 total gross square feet including conditioned square feet, parking under podium, elevated promenade, exterior corridors, and balconies. The outward appearance of the buildings shall be substantially in accordance with the renderings presented to the Declarant at its August 5, 2019 meeting.
- (e) Landscaping shall include traditional streetscapes along South 9th Avenue and Romana Street, unique urban gardens fronting Admiral Mason Park, a mix of planted in-ground materials and materials set in architectural features such as planters, seating, and other urban elements.
- (f) The Project shall contain no less than 50 residential units.

(g) No material deviation shall be made from any of the foregoing requirements of paragraphs (a) through (f), hereinabove, except with the prior written consent of the Declarant in its sole and absolute discretion.

3. Article Three shall hereby be deleted in its entirety with the following substituted in its place:

ARTICLE THREE
DEVELOPMENT MILESTONES

3.01 The Project shall be constructed upon the Property in accordance with the following:

(a) No later than September 30, 2019, Owner shall commence on-site construction of the Project and shall certify in writing to CRA that on-site construction of the improvements has commenced. Thereafter, Owner shall diligently and continuously prosecute such construction to completion. As used herein, the term “on-site construction” shall mean lot grading, lot excavation or other site work pursuant to a construction contract for the Project, or a portion thereof, between Owner and contractor physically conducted on the Property after the issuance of the required land-disturbing permit.

(b) No later than thirty (30) months after commencement of construction, Owner shall achieve substantial completion of the Project. As used in this Article, the term “substantial completion of the Project” shall mean the date that a certificate of occupancy for the Project is issued by the City of Pensacola.

(c) Any of the deadlines set forth in paragraphs (a) through (b) above shall be extended day-for-day if Owner is unable to achieve such deadline by reason of delays caused by a Force Majeure Event (hereinafter defined); provided that prior to the applicable deadline, Owner shall give CRA written notice of the occurrence of the Force Majeure Event, including the full particulars of the Force Majeure Event and the reasons for the Force Majeure Event preventing Owner from, or delaying Owner in, achieving the applicable deadline and provided, further, that Owner shall use its reasonable efforts to mitigate the effect of the Force Majeure Event. “Force Majeure Event” is defined as an event or circumstance which is beyond the control and without the fault or negligence of Owner or Owner’s architects, engineers or contractors and which by the exercise of reasonable diligence the party affected was unable to prevent, which events and circumstances shall include, without limitation, the following: (a) financial upheaval, riot, war, invasion, act of foreign enemies, hostilities (whether war be declared or not) acts of terrorism, civil war, rebellion, revolution, insurrection of military or usurped power, requisition or compulsory acquisition by any governmental or competent authority; (b) abnormal weather conditions, earthquakes, flood, tornado, hurricane, other physical natural disaster or other acts of God; and (c) labor or material shortages at regional or national levels, strikes at a national level or industrial disputes at a national level, or strike or industrial disputes by labor not employed by Owner, its architects, engineers or

general contractors and which affect an essential portion of the development or construction of the Project.

(d) If Owner fails to meet any of the deadlines required by paragraphs (a) through (c) above, Owner shall pay CRA liquidated damages in the amount of \$2,500.00 per day for each day elapsing after the missed deadline until the missed deadline is achieved up to a total sum of \$100,000.00. Declarant and all subsequent Owners of the Property or any portion thereof or interest therein shall be jointly and severally liable to the CRA for the payment of such liquidated damages.

4. Except as specifically set forth above, the Declaration is hereby ratified and confirmed.

(end of text – signature pages to follow)

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed the day and year first above written.

Witnesses:

Print Name: _____

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

Print Name: _____

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of August, 2019,
by _____, as _____ of Community Redevelopment Agency of the
City of Pensacola, a public body, corporate and politic, of the State of Florida.

NOTARY PUBLIC
Print Name: _____

Personally Known
OR

Produced Identification
Type of Identification Produced _____

IN WITNESS WHEREOF, Owner has caused this Amendment to be executed the day and year first above written.

Witnesses:

Print Name: _____

HAWKSHAW DEVELOPMENT GROUP,
LLC, a Florida limited liability company

Print Name: _____

By: Robert B. Montgomery
Its: Manager

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ____ day of August 2019, by Robert B. Montgomery, as Manager of Hawkshaw Development Group, LLC, a Florida limited liability company, on behalf of the company.

NOTARY PUBLIC
Print Name: _____

____ Personally Known
OR
____ Produced Identification
Type of Identification Produced _____

JOINDER OF MORTGAGEE

Summit Bank, as holder of a mortgage encumbering the Property, as described in the Declaration, hereby consents to and joins in this First Amendment to the Declaration of Conditions, Covenants and Restrictions.

Nothing contained herein shall be deemed to or in any way limit or affect the mortgage held by Summit Bank over the priority of the lien created thereby and the sole purpose of this Joinder is to acknowledge the consent of said mortgagee to the Declaration.

Signed, sealed and delivered in
our presence as witnesses:

SUMMIT BANK

Print Name_____

By: Norris F. McMahon
Its: Senior Vice President

Print Name:_____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and acknowledged before me this ____ day of August 2019, by Norris F. McMahon, as Senior Vice President of Summit Bank.

NOTARY PUBLIC

Print Name: _____

Personally Known

OR

Produced Identification

Type of Identification Produced_____



Memorandum

File #: 19-00367

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

REIMBURSEMENT OF HAWKSHAW REDEVELOPMENT, LLC FOR STORMWATER EASEMENT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the reimbursement of Hawkshaw Redevelopment, LLC for the value of a stormwater easement at the Hawkshaw property (9th and Romana).

SUMMARY:

On November 6, 2017 the Community Redevelopment Agency (CRA) approved a development and sale agreement with Robert Montgomery LLC for the development of the property at 9th Avenue and Romana Street. City Council approved the sale on November 9, 2017.

Subsequent to closing on the sale of the property, it was discovered that the stormwater pipe connecting from the Technology Park to Admiral Mason Stormwater Park had been placed across the first thirty (30) feet of the 9th Avenue frontage of the site. No record of easement was ever filed in the official records. This discovery resulted in a lengthy period of negotiation with Mr. Montgomery, the City of Pensacola staff and CRA staff and in a de facto extension of the project construction start deadline.

The project has been redesigned to accommodate the easement and Mr. Montgomery has requested compensation for the stormwater easement in the amount of \$160,000. Staff recommends that this amount be reimbursed from the original sale proceeds, upon completion of the residential components of the development.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC.

June 10, 2019 - CRA approved extension of the project construction commencement deadline to September 30, 2019.

FUNDING:

Budget: \$ 160,000

Actual: \$ 160,000

FINANCIAL IMPACT:

Funds are available from the proceeds of the sale of the Hawkshaw property.

CITY ATTORNEY REVIEW: Yes

7/24/2019

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No



Memorandum

File #: 19-00346

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

APPROVAL OF CHANGES TO HAWKSHAW PROJECT DEVELOPMENT TEAM

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve changes to the development team for the Hawkshaw project at 9th Avenue and Romana Street.

SUMMARY:

The Purchase and Sale Agreement for the Hawkshaw project at 9th Avenue and Romana Street specifies the members of the project development team. The contract provides that any changes to the team must be consented to by the CRA, and that such consent will not be unreasonably withheld.

Hawkshaw Redevelopment, LLC has requested that the CRA consent to the modification of the development team. The developer indicates that while the current members of the development team may continue to be used in some capacity, SMP Architecture will replace Caldwell Associates Architects, Inc. as the architect of record and Whitesell-Green, Inc. will replace Morette Company as the general contractor of at least some elements of the project.

PRIOR ACTION:

June 10, 2019 - The CRA approved extension of the commencement deadline for the Hawkshaw redevelopment project at 9th Avenue and Romana Street to September 30, 2019.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Choose an item.

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

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Letter from Stephen Moorehead

PRESENTATION: No



June 24, 2019

Via Email Correspondence to swoolf@cityofpensacola.com

Susan Woolf, City Attorney
City of Pensacola
222 West Main St.
Pensacola, FL 32502

Re: Hawkshaw Development Group / Hawkshaw Project
Our File No. RE-17-1279

Dear Ms. Woolf:

As you know, we represent Hawkshaw Development Group, LLC (the “Developer”). I understand the CRA approved an extension of the commencement date of the project until September 30, 2019. A Second Amendment to the Declaration of Covenants, Conditions, and Restrictions pertaining to this change is currently being circulated for execution.

The purpose of this letter is to:

- (a) request the CRA approve the terms of the attached proposed Third Amendment to the Declaration of Covenants, Conditions and Restrictions (the “Third Amendment”); and
- (b) request consent to certain modifications to (i) the design of the project; and (ii) the design team as was discussed at the June 10 meeting.

Third Amendment

The Third Amendment reflects the changes to the project discussed at the June 10, 2019, meeting of the CRA. In summary, it essentially makes what was previously a phased project into a project without phases where all elements of the project are commenced and finished within a period of 24 months. The Amendment also includes revisions to the number of residential units, decreasing them in Phase I but increasing the number as part of the overall project to 58.

Susan Woolf
RE-17-1279
June 24, 2019
Page 2

Request of Consent for Changes to the Contract

Section 8 of the Purchase and Sale Agreement (the "Contract") indicates specifics of the development team of the project. While the current members of the development team may continue to be used in some capacity, other team members are being added. Specifically, SMP Architecture will be the architect of record and Whitesell-Green, Inc. will be the general contractor of at least some of the elements of the project. The contract provides that any changes to the team must be consented to with such consent to not be unreasonably withheld, conditioned or delayed. This letter shall serve as notice of a requested change under Section 8 of the Contract.

Section 9 of the Contract describes the project to be constructed. The elements of the project are also set forth in the proposed Third Amendment. Pursuant to Section 9, Developer requests the CRA's consent to the design modifications as set forth in the Third Amendment and as discussed at the June 10 CRA meeting.

Section 10 of the Contract details project "milestones." These milestones are simplified in the Third Amendment since the project will no longer be phased. Consent is requested for the modification of the Contract provisions in Section 10 consistent with the Third Amendment.

Thank you for your time and attention in attending to this matter. We are excited about the track this project is on and looking forward to groundbreaking in the months to follow.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,



Stephen R. Moorhead

cc: Hawkshaw Development Group, LLC
SRM/arb
enclosures



Memorandum

File #: 19-00328

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

EXTENSION OF PLAN SUBMISSION DEADLINE - 150 S. BAYLEN STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) grant an extension of the deadline to submit plans for the redevelopment of the property at 150 S. Baylen Street, by Studer Properties, LLP. from August 31, 2019 to February 29, 2020. Further, that the CRA Chairperson be authorized to execute all necessary documents.

SUMMARY:

On April 10, 2017, the CRA approved the award of a contract for the sale of surplus property at 150 S Baylen Street to Studer Properties, LLP. The property was sold for at its appraised value of \$510,000. The Special Warranty Deed which conveyed the property included a requirement that Studer Properties submit its plans for redevelopment of the site to the CRA by August 31, 2019.

Since acquiring the Baylen Street property in 2017, Studer Properties, LLP has undertaken and completed several major transformative real estate development projects in the Urban Core CRA. These projects have required significant time and focus.

Studer Properties intends to move forward with planning for the Baylen Street property but is willing to sell it back, should the CRA desire to have it. It is the recommendation of CRA staff that an extension of the deadline for submission of plans for this property be granted through February 29, 2020.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 150 S. Baylen Street surplus.

December 23, 2016 - A 30 day Notice of Property Disposition/RFP was published.

January 22, 2017 - A purchase offer of \$510,000 was received from Studer Properties, LLP.

April 10, 2017 - The Community Redevelopment Agency awarded a contract for sale of 150 S. Baylen Street to Studer Properties, LLP.

April 13, 2017 - City Council approved the contract for sale of 150 S. Baylen Street to Studer Properties, LLP.

FUNDING:

NA

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

7/18/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Special Warranty Deed
- 2) Map-150 S. Baylen

PRESENTATION: No

This instrument prepared by:
CHARLES F. JAMES, IV, Esquire
Clark, Partington, Hart, Larry, Bond &
Stackhouse, P. A.
125 West Romana Street, Suite 800
Pensacola, Florida 32502
CPH File No. 17-0410

Parcel ID Number: 00-0S-00-9001-001-178

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of August, 2017, **Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida**, whose address is 180 Governmental Center, Pensacola, Florida 32502 (the "Grantor"), to **Studer Properties, LLP, a general partnership registered as a Florida limited liability partnership**, whose address is 321 North Devilliers Street, Suite 103, Pensacola, Florida 32501 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Escambia** County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold, the same in fee simple forever.

SUBJECT TO zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the Property is located within a subdivision; valid easements, covenants, conditions, restrictions and mineral reservations of record affecting the Property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

Provided however, the Property shall be developed and devoted to the uses specified in and in accordance with Florida Statutes, Chapter 163, Part III, "Community Redevelopment Act of 1969". Grantee agrees to submit plans for redevelopment of the Property to the Community Redevelopment Agency of the City of Pensacola on or before August 31, 2019 (the "Plan Submittal Deadline"), and to commence construction of improvements complying with this paragraph no later than one hundred eighty (180) days after the Grantor's written approval of such plans ("Commencement Deadline"); provided that the Plan Submittal Deadline may be extended for up to one additional year for good cause which includes but is not limited to Acts of God, force majeure, or unforeseen circumstances. If Grantee does not submit plans for redevelopment of the Property to the Grantor on or before the Plan Submittal Deadline, or commence construction on or before Commencement Deadline, then Grantor shall have a one hundred eighty (180) day right to repurchase the Property commencing from the Plan Submittal Deadline or the Commencement Deadline, as the case may be. Grantor shall provide written notice to Grantee of Grantor's election to exercise its repurchase right within sixty (60) days after the Plan Submittal Deadline or the Commencement Deadline as the case may be. If Grantor elects to exercise this right to repurchase the Property, the Grantor will pay Grantee an amount equal to the purchase price paid by Grantee to Grantor on even date herewith. If Grantor has not repurchased the Property by the end of the applicable 180-day repurchase period, evidenced by a recorded warranty deed from Grantee to Grantor, then the

"right to repurchase" granted in this deed is expressly extinguished, released, void and of no further force and effect without necessity for any further action of Grantor nor Grantee. Notwithstanding the forgoing, on or after the end of the applicable 180-day repurchase period, upon request of Grantee, Grantor expressly agrees to enter into, grant, and deliver any instrument that Grantee, or any title insurance company insuring the Property, reasonably deems necessary to clear the title to the Property from the aforesaid right to repurchase thereby making title to the Property marketable without further rights reserved herein. The rights herein are for the benefit of Grantor and shall be enforceable by Grantor, and no other. The prevailing party in any action brought to enforce or receive a release from this right to repurchase imposed herein shall be entitled to recover reasonable attorney's fees and costs of the action.

IN ACCORDANCE with Section 270.11, Florida Statutes, Grantor reserves for itself, its successors, and assigns, and undivided three-fourths royalty interest in and to an undivided three-fourths interest in, all phosphate, mineral and metals that are or may be in, on, or under the Property, and an undivided one-half interest in all the petroleum that is or may be in, on, or under the Property without any right of entry to mine, explore or develop for same.

And Grantor does hereby warrant that title to said real property is free from any liens or encumbrances imposed or created by Grantor or anyone claiming by, through or under Grantor, and Grantor will defend the title to said real property against the lawful claims of all persons claiming by, through or under Grantor, but no further.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Signature Page To Follow On The Next Page].

IN WITNESS WHEREOF, the Grantor has executed these presents causing its name to be signed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**Community Redevelopment Agency of the
City of Pensacola, a public body, corporate
and politic, of the State of Florida**

Print/Type Name of Witness

By: _____
Name: Jewel Cannada-Wynn
Its: Chairperson

Print/Type Name of Witness

ATTEST:

Print Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of August, 2017, by Jewel Cannada-Wynn, as Chairperson of Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, who is personally known to me or has produced a driver's license as identification.

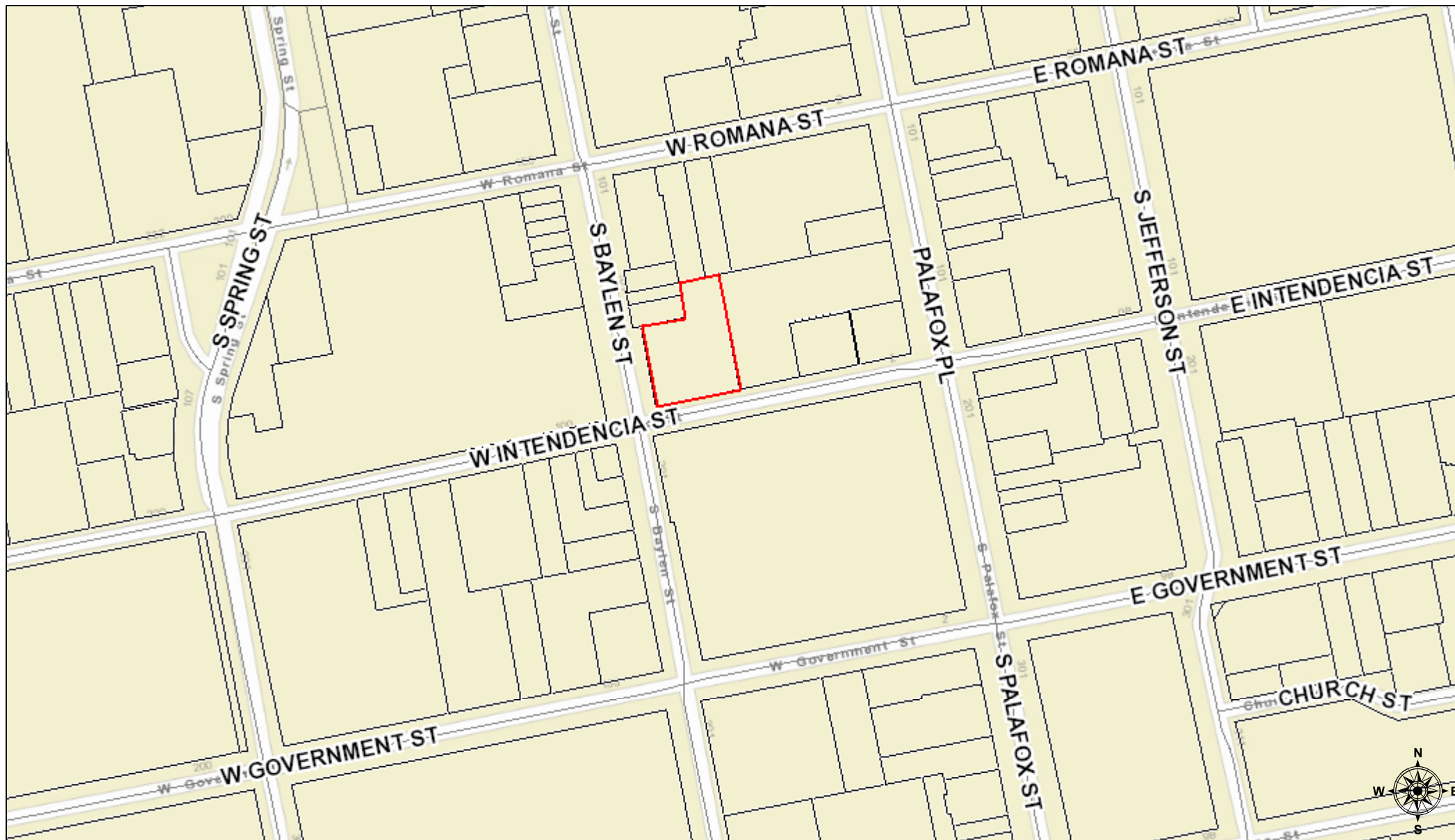
(NOTARIAL SEAL)

NOTARY PUBLIC
Commission number: _____
My Commission expires: _____

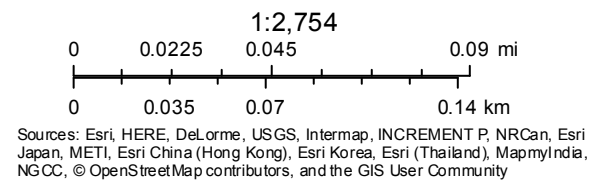
EXHIBIT A
TO
DEED FROM CRA TO STUDER PROPERTIES, LLP

Commence at the Southwest corner of Block 26, Old City Tract, City of Pensacola, as copyrighted by Thomas C. Watson in 1906; thence proceed North $89^{\circ} 02' 20''$ East along the South line of said Block 26, a distance of 10.00 feet to the Point of Beginning, said point being the intersection of the North right of way (R/W) line of Intendencia Street (R/W varies) and the East R/W line of Baylen Street (R/W varies); thence proceed North $00^{\circ} 08' 28''$ East along said East R/W line of Baylen Street a distance of 119.10 feet; thence depart said line, proceed North $89^{\circ} 11' 00''$ East a distance of 66.55 feet; thence proceed North $00^{\circ} 02' 03''$ West a distance of 53.84 feet; thence proceed North $89^{\circ} 23' 23''$ East a distance of 60.08 feet; thence proceed South $00^{\circ} 06' 23''$ East a distance of 172.39 feet to the aforementioned North R/W line of Intendencia Street; thence proceed South $89^{\circ} 02' 20''$ West along said North R/W line a distance of 127.22 feet to the Point of Beginning. Lying and being part of Section 46, Township 2 South, Range 30 West, Escambia County, Florida.

GoMaps



April 25, 2017





Memorandum

File #: 19-00376

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

FISCAL YEAR 2020 CRA WORK PLAN

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend approval of the CRA Work Plan for the Urban Core, Westside and Eastside community redevelopment areas for Fiscal Year 2020.

SUMMARY:

The CRA Work Plan contains proposed Community Redevelopment Agency (CRA) activities, including projects and programs, for implementation within the Urban Core, Westside and Eastside community redevelopment areas during Fiscal Year 2020. The document is attached for consideration.

PRIOR ACTION:

February 5, 2019 - The Westside Redevelopment Board (WRB) recommended project priorities for Fiscal Year 2020.

February 6, 2019 - The Eastside Redevelopment Board (ERB) recommended project priorities for Fiscal Year 2020.

April 23, 2019 - The WRB recommended approval of the CRA Work Plan for the Westside community redevelopment area for Fiscal Year 2020.

May 1, 2019 - The ERB recommended approval of the CRA Work Plan for the Eastside community redevelopment area for Fiscal Year 2020 with the addition of a traffic safety study, safety improvements, traffic calming and potential two-way conversion of Davis Street as an identified project under the Complete Street/Streetscape element of the Fiscal Year 2020 Work Plan.

July 10, 2019 - The ERB recommended the inclusion of the MLK Jr. Drive two-way conversion project as an identified project under the Complete Streets element of the Fiscal year 2020 Community Redevelopment Agency (CRA) Work Plan for the Eastside community redevelopment area.

July 10, 2019 - The ERB recommended approval of the proposed Fiscal Year 2020 budget for the Eastside Tax Incremental Financing District.

July 23, 2019 - The WRB recommended approval of the proposed Fiscal Year 2020 budget for the Westside Tax Incremental Financing District.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

7/24/2019

STAFF CONTACT:

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

ATTACHMENTS:

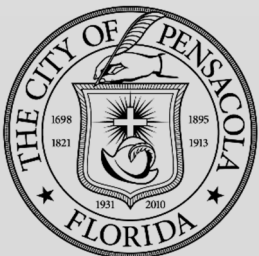
- 1) Proposed FY 2020 CRA Work Plan

PRESENTATION: No



Fiscal Year
2020

City of Pensacola Community Redevelopment Agency Annual Work Plan



Prepared By:

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

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CRA WORK PLAN: FY2020

CRA ADMINISTRATION

- Annual Budget and Work Plan Preparation and Management
- Annual Report
- Annual Special District Reporting to the Florida Department of Economic Opportunity (DEO)
- CRA Website Maintenance
- Contributions to Annual Audit Report
- Contributions to Comprehensive Annual Financial Report (CAFR)
- Tracking CRA Progress
 - Statistical Review and Analysis, Documentation of Conditions, and Reporting
- Community Redevelopment Agency (CRA) Board Meeting Coordination and Staffing
 - Preparation of Agenda Items, Memoranda, Ordinances, Resolutions, Legal Agreements, Advertising and Public Notices
 - Community Redevelopment Agency (CRA)
 - Westside Redevelopment Board (WRB)
 - Eastside Redevelopment Board (ERB)
- Contract Development and Oversight
- Accounts Payable - Invoices, Purchase Orders, and Requisitions
- Payroll
- Liaison to General "Chappie" James Museum Board
- Liaison to Community Stakeholders
- Project Development and Administration

URBAN CORE

PROJECTS

COMPLETE STREETS/STREETSCAPE REDEVELOPMENT PROJECTS

Description: Streetscape improvements along Urban Core corridors including sidewalks, right of way enhancements and landscaping to provide for complete streets.

Projects Planned/Underway: "A" Street, DeVilliers Street, Reus Street, Jefferson Street, Garden Street Median and Main Street. Additional projects as authorized by the redevelopment plan.

Location: Urban Core CRA

Key Tasks:

- Concept Development and Cost Estimates
- Tracking and Application Submittals for Outside Funding Opportunities
- Design
- Construction

HOLLICE T. WILLIAMS GREENWAY & SKATE PARK IMPROVEMENTS

Description: Greenway improvements to the linear park located beneath the I-10 Interstate, as identified in the Hollice T. Williams Greenway Framework Plan. Improvements to segment south of Cervantes Street feature recreational and landscape enhancements, park amenities, and a multi-purpose skate park and amphitheater.

Location: Urban Core CRA

Key Tasks:

- Design and Permitting
- Tracking and Application Submittals for Outside Funding Opportunities
- Construction

COMMUNITY POLICING

Description: Implementation of community policing strategies through the City of Pensacola Police Department (PPD).

Location: Urban Core CRA

Key Tasks:

- Preparation of Annual Interlocal Agreement with PPD

- Coordination with PPD
- Expenditure review and tracking

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

Description: The goal of this program is to encourage and support revitalization efforts by funding improvements which repair and enhance the visual appearance of residential properties within the redevelopment area.

Priority Area(s): Belmont-DeVilliers and Tanyard Neighborhoods, or as approved by CRA.

Location: Urban Core CRA

Key Tasks:

- Program Marketing and Outreach
- Coordination with West Florida Regional Planning Council (WFRPC) for Administration – Eligibility Certification, Procurement, Program Funding Agreements, Inspections, Closing
- Processing Lien Forgiveness Documentation following 3-5 Year Term

AFFORDABLE HOUSING INFILL PROGRAM

Description: The goal of this program is to encourage construction and purchase of affordable housing for low to moderate income residents. Includes funding of site acquisition, clearance and infrastructure preparation.

Location: Urban Core CRA

Key Tasks:

- Acquisition
- Clearance and preparation for redevelopment, as needed.
- Marketing and outreach

COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Description: The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the public realm and visual appearance of non-residential property, including historic or culturally significant properties, within the redevelopment area.

Target Area(s): Belmont-DeVilliers Neighborhood Commercial District, or as approved by CRA.

Location: Urban Core CRA

Key Tasks:

- Program Marketing/Outreach

- Administration – Processing Applications, Preparing Closing Documents, Tracking Project Development and Compliance
- Processing Lien Forgiveness Documentation following 5 Year Term

PROPERTY DISPOSITION

DISPOSITION OF CRA PROPERTIES FOR INFILL REDEVELOPMENT

Description: Disposition of CRA-owned property to support redevelopment of commercial, mixed use projects and/or affordable housing as opportunities are identified.

Available Properties: As approved by CRA.

Location(s): Urban Core CRA

Key Tasks:

- Property Marketing
- Clearance and preparation for redevelopment, as needed.
- Request for Proposals
- Selection of Preferred Developer
- Sale Negotiations
- Preparation of Development Agreement
- Property Closing
- Compliance Monitoring

PLANNING & DESIGN

CRA OVERLAY OF DESIGN STANDARDS – URBAN CORE

Description: Development and adoption of urban design standards for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District, as identified in the 2010 Urban Core Plan.

Location: Urban Core areas not governed or protected by a special review district (except area east of 9th Avenue and south of Cervantes Street).

Key Tasks:

- City Council Adoption Proceedings
- Implementation

REDEVELOPMENT PLAN UPDATE – URBAN CORE

Description: Update to the City of Pensacola's adopted 2010 Urban Core Redevelopment Plan, including development of performance metrics.

Location: Urban Core CRA.

Key Tasks:

- Application Submittals for Supplemental Outside Funding, as needed
- RFQ Solicitation/Award
- Development of Plan Amendments/Updates
- CRA Board Approval
- City Council Adoption Proceedings
- Plan Implementation

GENTRIFICATION STUDY – URBAN CORE

Description: Study of gentrification of the Urban Core redevelopment area.

Location: Urban Core CRA.

Key Tasks:

- Application submittals for supplemental outside funding, as needed.
- Consultant selection
- Study implementation
- Report of findings

LEASES & AGREEMENTS

PLAZA DE LUNA CONCESSION STAND – CONCESSIONS AGREEMENT

Description: The Plaza de Luna Concession building, constructed by the CRA, is operated by a concessionaire via a three-year concessions agreement. The CRA in coordination with the City's Finance Department is responsible for management of the concessions agreement including monthly payment verification and processing, annual close-outs and agreement renewals.

Location: 920 South Palafox Street

Key Tasks:

- Concession Agreement Compliance Monitoring
- Monthly Payment Verification
- End of the Year Review

PLAZA DE LUNA DOCKING – BERTH LEASES

Description: The CRA administers leases for berth numbers 13 through 16 in coordination with the Port of Pensacola. Administration requires customer service for application and cost estimate support and processing, as well as, coordination with the Port of Pensacola and Parks and Recreation Department.

Location: Plaza De Luna

Key Tasks:

- Administration of Berth Applications and Cost Estimates
- Coordination of Docking Access, Arrival and Departure & Invoicing

BELMONT DEVILLIERS AGREEMENT FOR INSTALLATION OF HOLIDAY LIGHTS

Description: Administration of an agreement for the installation of holiday lights by the Belmont DeVilliers Neighborhood Association. An agreement was approved by the CRA at its August 2017 meeting for annual execution of the agreement by the CRA Chairperson for the 2017, 2018 and 2019 holiday seasons.

Location: Belmont- DeVilliers Neighborhood Commercial District

Funding Source(s): N/A

Key Tasks:

- Preparation and Execution of Annual Agreement
- Compliance Monitoring

DEVELOPMENT AGREEMENTS

Description: Compliance monitoring of CRA-owned properties which were sold by the CRA with associated terms for redevelopment and/or affordable housing. Properties currently under or anticipated to be under development agreement during the work plan period include: 120 Government Street, 150 Baylen Street, the Hawkshaw Site at 9th Avenue and Romana Street and 216 "A" Street.

Location(s): Urban Core CRA

Funding Source(s): N/A

Key Tasks:

- Compliance Monitoring

ADDITIONAL LEASES & AGREEMENTS

Description: The CRA has responsibility for oversight and monitoring of various leases and legal agreements. These leases and agreements are as follows:

- Pensacola Sports Association (PSA) Main Street Lease Agreement
- Port Royal I & II Lease Agreements (2)
- South Palafox: Palafox Pier & Yacht Harbor Lease Agreement
- Downtown Improvement Board (DIB) Parking Management Agreement
- Downtown Improvement Board (DIB) Mutual Benefit Agreement
- CRA Maintenance Interlocal Agreements (2)
- Administrative Services Interlocal Agreement
- Community Policing Interlocal Agreement

Key Tasks:

- Preparation of Agreements/Amendments
- Compliance Monitoring

MAINTENANCE & REPAIRS

REGULAR CRA MAINTENANCE

Description: Upkeep and maintenance of CRA-constructed improvements that are implemented through an interlocal agreement with the City of Pensacola.

Maintenance Areas: Palafox Street Streetscape, MLK Plaza, Palafox Place Streetscape, Palafox Pier Promenade, Plaza de Luna, Seville Square, Garden Street Median, Jefferson Street Streetscape, Gregory/Chase Streetscape, Alcaniz/Romana Streetscape, Zarragossa Streetscape, Belmont/DeVilliers Streetscape, Coyle Street Parking Lot, Henry Wyer Park, Bayfront Parkway Streetscape, Bayfront Parkway Streetscape and "A" Street Streetscape.

Location: Urban Core CRA

Key Tasks:

- Active Oversight and Monitoring
- Preparation of Agreement Amendments, as needed.

SPECIAL CRA MAINTENANCE

Description: Upkeep and maintenance of CRA-constructed improvements that are outside of the CRA's maintenance interlocal with the City of Pensacola.

Projects Planned/Underway:– Maintenance of Plaza de Luna, Palafox Street & MLK Plaza, Palafox Place, Palafox Pier, Jefferson Street, Belmont DeVilliers, Coyle Street

Parking Lot & Henry Wyer Park (including trash can, and bench repair/replacement, light pole painting, bollard repair, and railing and pavement improvements, as needed.)– Palafox Place pavers, MLK Plaza improvements, Seville Square repairs and maintenance, Spring Street landscaping, Coyle Street parking lot resurfacing, and Baylen Slip and Alcaniz/Romana repairs.

Location: Urban Core CRA

Key Tasks:

- Coordinate project tasks and bid solicitations with appropriate City departments
- Actively monitor and track repairs/maintenance
- Process payment

INVENTORY & ASSESMENT OF CRA ASSETS

Description: Ongoing inventory, and assessment of Urban Core improvements including, but not limited to, street lights, sidewalks, trash receptacles, fencing, benches, tree grates, water fountains, and landscape for prioritization of repairs and replacement.

Location: Urban Core CRA

Key Tasks:

- Inventory and track CRA amenities & conditions – ongoing

RESEARCH & REVIEW

ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES

Description: Active review of grant opportunities.

Key Tasks:

- Research and development of applications for all appropriate funding opportunities.

ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES

Description: Active review of state and national models related to community redevelopment.

Key Tasks:

- Active review of best practices

COMMUNITY REDEVELOPMENT AREA DEVELOPMENT TRACKING

Description: Active review of new potential and permitted developments. Attendance at weekly One-Stop Development Review meetings held Wednesdays at 9 a.m., regular review of permitted projects, Architectural Review Board, Gateway Review Board and Planning Board Project considerations.

Key Tasks:

- Development Review Meeting Attendance
- Project tracking
- Redevelopment data analysis

ATTENDANCE AT OTHER MEETINGS

Description: Attendance at other meetings as needed. Examples include TPO Technical Coordinating Committee (TCC) meetings, community or neighborhood meetings, and/or other staff-related meetings.

WESTSIDE

WESTSIDE REDEVELOPMENT BOARD

Description: The CRA provides staff support including preparation of agendas, action and information items, and public notices relative to each Westside Redevelopment Board (WRB) meeting. Regular meetings are held quarterly during the months of January, April, July and October, with special meetings scheduled based on need.

Location: Westside CRA

Key Tasks:

- Staffing of WRB meetings. Agenda and meeting coordination and supporting material development.
- Presentation of Board Identified Project Priorities and Recommendations to CRA Board
- Implementation of CRA Board Approved Priorities

PROJECTS

COMPLETE STREETS/STREETSCAPE REDEVELOPMENT PROJECTS

Description: Streetscape improvements along Westside corridors including right of way enhancements and landscaping to provide for complete streets.

Projects Planned/Underway: "A" Street, "L" Street, Gregory Street, Wright Street, Cervantes Street, Pace Boulevard and Main Street. Additional projects as authorized by the redevelopment plan.

Location: Westside CRA

Key Tasks:

- Concept Development and Cost Estimates
- Tracking and Application Submittals for Outside Funding Opportunities, as needed
- Design
- Construction

WEST MORENO DISTRICT STORMWATER PARK

Description: Design and construction of a neighborhood-scaled stormwater park. Project includes site assembly, and stormwater and park improvements to address area stormwater and flooding issues and establish a centralized community open space. Implemented in coordination with the City's Public Works Department, and

Baptist Hospital. *This project is an implementation priority contained within the Live Work Learn Play West Moreno District Development Plan and Implementation Strategy and Westside CRA Plan.

Location(s): Approximately two blocks from Lee Street to West Blount Street between "E" and "F" Streets.

Key Steps:

- Site Assembly
- Concept Development & Cost Estimates
- Tracking and Application Submittals for Outside Funding Opportunities, as needed
- Design
- Construction

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

Description: The goal of this program is to encourage and support revitalization efforts by funding improvements that repair and enhance the visual appearance of residential properties within the redevelopment area. *This project is an implementation priority contained within the Live Work Learn Play West Moreno District Development Plan and Implementation Strategy and Westside CRA Plan.

Priority Area: West Moreno District, or as approved by CRA.

Location: Westside CRA

Key Tasks:

- Program Marketing and Outreach
- Coordination with West Florida Regional Planning Council (WFRPC) for Administration – Eligibility Certification, Procurement, Program Funding Agreements, Inspections, Closing
- Processing Lien Forgiveness Documentation following 3-5 Year Term

AFFORDABLE HOUSING INFILL PROGRAM

Description: The goal of this program is to encourage construction of affordable housing for purchase by low to moderate income residents. Includes funding of site acquisition, clearance and infrastructure preparation. *This project is an implementation priority contained within the Live Work Learn Play West Moreno District Development Plan and Implementation Strategy and Westside CRA Plan.

Location: Westside CRA

Key Tasks:

- Acquisition
- Clearance and preparation for redevelopment, as needed.

- Marketing and outreach

COMMERCIAL COMMUNITY REDEVELOPMENT INFILL PROGRAM

Description: The goal of this program is to eliminate blight along key commercial corridors and support the redevelopment of commercial properties. Funding of site acquisition, clearance and infrastructure preparation to support commercial or mixed use projects may be considered as opportunities are identified.

Location: Westside CRA

Key Tasks:

- Acquisition
- Clearance and preparation for redevelopment, as needed.
- Request for Proposals
- Selection of Preferred Developer
- Preparation of Development Agreement
- Property Closing
- Compliance Monitoring

COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Description: The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the public realm and visual appearance of non-residential property, including historic or culturally significant properties, within the redevelopment area.

Target Area(s): Portions of Cervantes Street and Pace Boulevard, or as approved by CRA.

Location: Westside CRA

Key Tasks:

- Program Marketing, and Outreach
- Administration – Processing Applications, Preparing Closing Documents, Tracking Project Development and Compliance
- Preparation of lien forgiveness documentation following 5 year term

PLANNING & DESIGN

CRA OVERLAY OF DESIGN STANDARDS – WESTSIDE

Description: Development and adoption of urban design standards for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District, as identified in the Westside Redevelopment Plan.

Location: Westside CRA

Key Tasks:

- City Council Adoption Proceedings
- Implementation

REDEVELOPMENT PLAN UPDATE – WESTSIDE

Description: Update to the City of Pensacola's adopted Westside Redevelopment Plan, including performance metrics.

Location: Westside CRA.

Key Tasks:

- Application Submittals for Supplemental Outside Funding
- RFQ Solicitation/Award
- Development of Plan Amendments/Updates
- CRA Board Approval
- City Council Adoption Proceedings

RESEARCH & REVIEW

ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES

Description: Active review of grant opportunities.

Key Tasks:

- Research and development of applications for all appropriate funding opportunities.

ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES

Description: Active review of state and national models related to community redevelopment.

Key Tasks:

- Active review of best practices

COMMUNITY REDEVELOPMENT AREA DEVELOPMENT TRACKING

Description: Active review of new potential and permitted developments. Attendance at weekly Development Review meetings held Wednesdays at 9 a.m., regular review of permitted projects, Architectural Review Board, Gateway Review Board and Planning Board Project considerations.

Key Tasks:

- Development Review Meeting Attendance
- Project tracking
- Redevelopment data analysis

ATTENDANCE AT OTHER MEETINGS

Description: Attendance at other meetings as needed. Examples include community or neighborhood meetings, TPO Technical Coordinating Committee (TCC) meetings and/or other staff-related meetings.

INVENTORY & ASSESMENT OF CRA ASSETS

Description: Ongoing inventory, and assessment of improvements including, but not limited to, street lights, sidewalks, trash receptacles, fencing, benches, tree grates, water fountains, and landscape for prioritization of repairs and replacement.

Location: Westside CRA

Key Tasks:

- Inventory and track CRA amenities & conditions – ongoing

EASTSIDE

EASTSIDE REDEVELOPMENT BOARD

Description: The CRA provides staff support including preparation of agendas, action and information items, and public notices relative to each Eastside Redevelopment Board (ERB) meeting. Regular meetings are held quarterly during the months of January, April, July and October, with special meetings scheduled based on need.

Location: Eastside CRA

Key Tasks:

- Staffing of ERB meetings. Agenda and meeting coordination and supporting material development.

- Presentation of Board Identified Project Priorities and Recommendations to CRA Board
- Implementation of CRA Board Approved Priorities

PROJECTS

COMPLETE STREETS/STREETSCAPE REDEVELOPMENT PROJECTS

Description: Streetscape improvements along Eastside corridors including right of way enhancements and landscaping to provide for complete streets.

Priority Area(s): Davis Hwy, MLK Jr. Blvd, or as approved by CRA.

Location: Eastside CRA

Key Tasks:

- Concept Development and Cost Estimates
- Tracking and Application Submittals for Outside Funding Opportunities
- Design
- Construction

HOLLICE T. WILLIAMS GREENWAY IMPROVEMENTS

Description: Greenway improvements to the linear park located beneath the I-10 Interstate, as identified in the Hollice T. Williams Greenway Framework Plan. Improvements to segment north of Cervantes Stret to feature recreational and landscape enhancements, and park amenities.

Location: Eastside CRA

Key Tasks:

- Design and Permitting
- Tracking and Application Submittals for Outside Funding Opportunities
- Construction

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

Description: The goal of this program is to encourage and support revitalization efforts by funding improvements that repair and enhance the visual appearance of residential properties within the redevelopment area.

Priority Area(s): Portions of Martin Luther King Jr. Blvd. or as approved by CRA.

Location: Eastside CRA

Key Tasks:

- Program Marketing and Outreach
- Coordination with West Florida Regional Planning Council (WFRPC) for Administration – Eligibility Certification, Procurement, Program Funding Agreements, Inspections, Closing
- Processing Lien Forgiveness Documentation following 3-5 Year Term

AFFORDABLE HOUSING INFILL PROGRAM

Description: The goal of this program is to encourage construction and purchase of affordable housing for low to moderate income residents. Includes funding of site acquisition, clearance and infrastructure preparation.

Location: Eastside CRA

Key Tasks:

- Acquisition
- Clearance and preparation for redevelopment, as needed.
- Marketing and outreach

PLANNING & DESIGN

CRA OVERLAY OF DESIGN STANDARDS – EASTSIDE

Description: Development and adoption of urban design standards for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District, as identified in the Eastside Urban Infill and Redevelopment Plan.

Location: Eastside CRA

Key Tasks:

- City Council Adoption Proceedings
- Implementation

MAINTENANCE AND REPAIRS

REGULAR CRA MAINTENANCE

Description: Upkeep and maintenance of CRA-constructed improvements that are implemented through an interlocal agreement with the City of Pensacola.

Maintenance Areas: General "Chappie" James Museum and Flight Academy (1608-1610 Dr. Martin Luther King Jr. Drive), and 1700 Dr. Martin Luther King Jr. Drive.

Location: Eastside CRA

Key Tasks:

- Active Oversight and Monitoring
- Preparation of Agreement Amendments, as needed.

RESEARCH & REVIEW

ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES

Description: Active review of grant opportunities.

Key Tasks:

- Research and development of applications for all appropriate funding opportunities.

ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES

Description: Active review of state and national models related to community redevelopment.

Key Tasks:

- Active review of best practices

COMMUNITY REDEVELOPMENT AREA DEVELOPMENT TRACKING

Description: Active review of new potential and permitted developments. Attendance at weekly Development Review meetings held Wednesdays at 9 a.m., regular review of permitted projects, Architectural Review Board, Gateway Review Board and Planning Board Project considerations.

Key Tasks:

- Development Review Meeting Attendance
- Project tracking
- Redevelopment data analysis

ATTENDANCE AT OTHER MEETINGS

Description: Attendance at other meetings as needed. Examples include community or neighborhood meetings, TPO Technical Coordinating Committee (TCC) meetings, and/or other staff-related meetings.

INVENTORY & ASSESMENT OF CRA ASSETS

Description: Ongoing inventory, and assessment of improvements including, but not limited to, street lights, sidewalks, trash receptacles, fencing, benches, tree grates, water fountains, and landscape for prioritization of repairs and replacement.

Location: Eastside CRA

Key Tasks:

- Inventory and track CRA amenities & conditions – ongoing



Memorandum

File #: 2019 -06 CRA

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

BUDGET RESOLUTION NO. 2019-06 CRA - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019

RECOMMENDATION:

That the Community Redevelopment Agency adopt Budget Resolution No. 2019-06 CRA adopting a budget for Fiscal year 2020 for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District. Further that the Community Redevelopment Agency formally recommend to City Council to take action to approve the budgets for the tax increment financing districts.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; PROVIDING AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2020 Annual Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The concept of a Community Redevelopment Agency (CRA) using the Tax Increment Financing (TIF) funds relates to the growth, redevelopment and subsequent property value increase in the Redevelopment Area/TIF to the continued improvement of the Area or neighborhood. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhood included within the respective plans.

As part of the Fiscal Year 2020 budget process, the CRA is asked to approve the budgets for these three TIF districts and also make a formal recommendation that the City Council take action to approve the budgets.

PRIOR ACTION:

July 10, 2019 - The Eastside Redevelopment Board (ERB) recommended approval of the proposed Fiscal Year 2020 budget for the Eastside Tax Incremental Financing District, as presented.

July 15, 2019 - The Fiscal Year 2020 Proposed Budget was presented to the CRA.

July 24, 2019 - The Westside Redevelopment Board (WRB) recommended approval of the proposed Fiscal Year 2020 budget for the Westside Tax Incremental Financing District, as presented.

FUNDING:

N/A

FINANCIAL IMPACT:

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

CITY ATTORNEY REVIEW: Yes

7/22/2019

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Budget Resolution No. 2019-06 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2019-06 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. That the budgets of the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District, summarized as to estimated revenues, appropriations and transfers by fund is set forth herein;

to-wit:

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
APPROVED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE	\$ 2,035,683	3,157,658	0	0	0	0
REVENUES:						
CHARGES FOR SERVICES						
PSA Reserved Parking	5,940	5,940	6,300	6,000	6,000	6,000
Berth Harbor Revenue	983	1,080	2,500	1,000	1,000	1,000
16 S. Palafox Lease	20,622	0	0	0	0	0
Plaza DeLuna Concession	8,903	9,137	4,000	9,000	9,000	9,000
SUB-TOTAL	36,448	16,157	12,800	16,000	16,000	16,000
MISCELLANEOUS	0	0	0	0	0	0
SALE OF ASSETS	930,433	2,222,907	0	0	0	0
INTEREST	50,761	60,491	9,200	50,000	50,000	50,000
SUB-TOTAL OPERATING REVENUES	1,017,642	2,299,555	22,000	66,000	66,000	66,000
SUB-TOTAL OPERATING REVENUES AND FUND BALANCE	3,053,325	5,457,213	22,000	66,000	66,000	66,000
TRANSFERS IN						
Urban Core Redevelopment Trust Fund	3,714,569	1,917,081	2,909,400	3,714,900	3,779,600	4,250,400
SUB-TOTAL TRANSFERS IN	3,714,569	1,917,081	2,909,400	3,714,900	3,779,600	4,250,400
TOTAL REVENUES AND FUND BALANCE	\$ 6,767,894	7,374,294	2,931,400	3,780,900	3,845,600	4,316,400

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
APPROVED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
TAX INCREMENT						
Personal Services	\$ 181,635	263,410	299,500	322,200	328,600	335,200
Operating Expenses	538,542	939,542	661,500	830,600	870,000	896,100
Allocated Overhead/(Cost Recovery)	169,000	191,400	191,400	183,900	183,900	183,900
SUB-TOTAL	889,177	1,394,352	1,152,400	1,336,700	1,382,500	1,415,200
PROJECTS						
Affordable Housing	0	0	0	0	225,000	225,000
Complete Streets	0	0	0	499,200	383,100	711,200
Garden Street Improvements	0	0	70,000	0	0	0
Redevelopment Plan Update	0	0	0	225,000	0	0
Sidewalk Repairs	0	0	289,000	300,000	300,000	300,000
SUB-TOTAL	0	0	359,000	1,024,200	908,100	1,236,200
GRANTS AND AIDS						
Façade Grants	0	0	50,000	50,000	80,000	120,000
Maritime Park Subsidy	0	0	0	0	0	0
Targeted Residential Repairs	0	0	70,000	70,000	175,000	245,000
SUB-TOTAL	0	0	120,000	120,000	255,000	365,000
NMTC - PROJECT SUPPORT PAYMENT						
Operating Expense	1,421,059	0	0	0	0	0
SUB-TOTAL	1,421,059	0	0	0	0	0
2009 ECUA/WWTP RELOCATION						
Principal	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
SUB-TOTAL	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
TOTAL EXPENDITURES	\$ 3,610,236	2,694,352	2,931,400	3,780,900	3,845,600	4,316,400

CITY OF PENSACOLA, FLORIDA
 COMMUNITY REDEVELOPMENT AGENCY
 FUND BALANCE CARRYOVER
 FISCAL YEAR ENDING SEPTEMBER 30, 2020

	APPROVED FY 2020
TRANSFERS IN	
Urban Core Redevelopment Trust Fund	\$ 4,035,900
PROJECTS	
Affordable Housing	\$ 2,022,900
Commercial Façade Grant Program	311,000
Property Acquisition and Management	784,200
Garden St. Streetscape	77,500
Sidewalk Repairs	289,000
Urban Core	551,300
	\$ 4,035,900

CITY OF PENSACOLA
URBAN CORE REDEVELOPMENT TRUST FUND
APPROVED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE	\$ 0	0	0	0	0	0
REVENUES:						
TAXES						
Escambia County	2,788,213	3,059,813	3,426,000	3,918,600	4,153,700	4,402,900
Downtown Improvement Board	198,365	216,580	251,600	380,600	403,400	427,600
SUB-TOTAL	2,986,578	3,276,393	3,677,600	4,299,200	4,557,100	4,830,500
INTEREST	5,205	0	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	1,807,608	1,983,688	2,221,100	2,540,500	2,692,900	2,854,500
SUB-TOTAL OPERATING REVENUES	4,799,391	5,260,081	5,898,700	6,839,700	7,250,000	7,685,000
TOTAL REVENUES AND FUND BALANCE	\$ 4,799,391	5,260,081	5,898,700	6,839,700	7,250,000	7,685,000

CITY OF PENSACOLA
URBAN CORE REDEVELOPMENT TRUST FUND
APPROVED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
TRANSFERS OUT						
Community Redevelopment Agency	\$ 3,714,569	1,917,081	2,909,400	3,714,900	3,779,600	4,250,400
CRA Debt Service Fund	1,084,822	3,343,000	2,989,300	3,124,800	3,470,400	3,434,600
TOTAL EXPENDITURES	\$ 4,799,391	5,260,081	5,898,700	6,839,700	7,250,000	7,685,000

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
APPROVED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE	\$ 638,532	614,763	30,600	0	0	0
REVENUES:						
TAXES						
Escambia County	63,344	73,103	96,700	122,600	141,000	162,200
SUB-TOTAL	63,344	73,103	96,700	122,600	141,000	162,200
INTEREST	4,001	7,881	0	5,000	5,000	5,000
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	41,066	47,393	62,700	79,500	91,400	105,100
Insurance Retention Fund	500,000	0	0	0	0	0
SUB-TOTAL	541,066	47,393	62,700	79,500	91,400	105,100
SUB-TOTAL OPERATING REVENUES	608,411	128,377	159,400	207,100	237,400	272,300
TOTAL REVENUES AND FUND BALANCE	\$ 1,246,943	743,140	190,000	207,100	237,400	272,300

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
APPROVED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
EASTSIDE TIF PROJECTS						
Personal Services	\$ 20,816	28,583	30,400	29,400	30,700	31,300
Operating Expenses	8,515	27,994	21,600	27,900	57,600	91,600
Capital Projects	418,199	0	0	0	0	0
SUB-TOTAL	447,530	56,577	52,000	57,300	88,300	122,900
PROJECTS						
Redevelopment Plan Update	0	0	0	15,000	0	0
Sidewalk Repairs	0	0	16,500	15,000	30,000	30,000
SUB-TOTAL	0	0	16,500	30,000	30,000	30,000
TRANSFERS OUT						
CRA Debt Service Fund	180,000	0	89,500	89,900	89,200	89,500
SUB-TOTAL	180,000	0	89,500	89,900	89,200	89,500
INTEREST EXPENSE	3,750	15,000	15,000	15,000	15,000	15,000
ALLOCATED OVERHEAD/(COST RECOVERY)	900	17,000	17,000	14,900	14,900	14,900
TOTAL EXPENDITURES	\$ 632,180	88,577	190,000	207,100	237,400	272,300

CITY OF PENSACOLA, FLORIDA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2020

		APPROVED FY 2020
FUND BALANCE CARRYOVER		\$ 622,800
CAPITAL PROJECTS		
Affordable Housing Rehabilitation	\$ 371,700	
Debt Service Interest	45,000	
Property Acquisition & Management	118,500	
Eastside	71,100	
Sidewalk Repairs	16,500	
		\$ 622,800

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
APPROVED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE						
REVENUES:						
TAXES						
Escambia County						
SUB-TOTAL	118,244	186,278	262,200	386,200	463,400	556,100
INTEREST	1,134	1,173	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	76,658	120,764	170,000	250,400	300,500	360,600
SUB-TOTAL OPERATING REVENUES	196,036	308,215	432,200	636,600	763,900	916,700
TOTAL REVENUES AND FUND BALANCE	\$ 328,821	431,607	432,200	636,600	763,900	916,700

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
APPROVED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
WESTSIDE TIF PROJECTS						
Personal Services	\$ 20,816	39,533	30,400	29,500	30,100	30,700
Operating Expenses	3,913	22,570	17,700	23,200	25,300	31,200
Allocated Overhead/(Cost Recovery)	700	8,600	8,600	8,000	8,000	8,000
SUB-TOTAL	25,429	70,703	56,700	60,700	63,400	69,900
PROJECTS						
Complete Streets	0	0	0	91,400	196,100	342,800
Redevelopment Plan Update	0	0	0	15,000	0	0
Sidewalk Repairs	0	0	0	150,000	150,000	150,000
SUB-TOTAL	0	0	0	256,400	346,100	492,800
GRANTS & AIDS						
Façade Grants	0	0	0	40,000	40,000	40,000
Targeted Residential Repairs	0	0	0	0	35,000	35,000
SUB-TOTAL	0	0	0	40,000	75,000	75,000
TRANSFERS OUT						
CRA Debt Service Fund	180,000	280,000	375,500	279,500	279,400	279,000
SUB-TOTAL	180,000	280,000	375,500	279,500	279,400	279,000
TOTAL EXPENDITURES	\$ 205,429	350,703	432,200	636,600	763,900	916,700

CITY OF PENSACOLA, FLORIDA
 WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
 FUND BALANCE CARRYOVER
 FISCAL YEAR ENDING SEPTEMBER 30, 2020

	APPROVED FY 2020
FUND BALANCE CARRYOVER	\$ 92,300
CAPITAL PROJECTS	
Commercial Façade Grant Program	\$ 60,000
Westside	32,300
	\$ 92,300

CITY OF PENSACOLA
CRA DEBT SERVICE FUND
APPROVED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	APPROVED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE	\$ 3,913,223	3,660,340	530,100	389,800	39,800	42,500
REVENUES:						
INTERGOVERNMENTAL						
Federal Direct Payment Subsidy (2009 Bond)	911,230	912,208	909,300	909,300	909,300	909,300
NMTC - INV FUND LOAN INTEREST CMPA	1,385,813	0	0	0	0	0
INTEREST INCOME	25,559	47,688	0	0	0	0
TRANSFERS IN						
Urban Core Redevelopment Trust Fund	1,084,822	3,343,000	2,989,300	3,124,800	3,470,400	3,434,600
Eastside Tax Increment Financing District Fund	180,000	0	89,500	89,900	89,200	89,500
Westside Tax Increment Financing District Fund	180,000	280,000	375,500	279,500	279,400	279,000
SUB-TOTAL	1,444,822	3,623,000	3,454,300	3,494,200	3,839,000	3,803,100
TOTAL REVENUES	3,767,424	4,582,896	4,363,600	4,403,500	4,748,300	4,712,400
TOTAL REVENUES AND FUND BALANCE	\$ 7,680,647	8,243,236	4,893,700	4,793,300	4,788,100	4,754,900

CITY OF PENSACOLA
CRA DEBT SERVICE FUND
APPROVED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2020
with comparative amounts for 2017 through 2019

	ACTUAL FY 2017	ACTUAL FY 2018	BEGIN BGT FY 2019	RECOMMENDED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
2009 REDEVELOPMENT REVENUE BONDS, SERIES A						
Interest	\$ 180,338	138,537	95,200	49,900	0	0
Principal	1,045,000	1,085,000	1,130,000	1,175,000	0	0
SUB-TOTAL	1,225,338	1,223,537	1,225,200	1,224,900	0	0
2009 REDEVELOPMENT REVENUE BONDS, SERIES B						
Interest	2,794,969	2,794,969	2,795,000	2,795,000	2,795,000	2,711,400
Principal	0	0	0	0	1,225,000	1,280,000
SUB-TOTAL	2,794,969	2,794,969	2,795,000	2,795,000	4,020,000	3,991,400
SUB-TOTAL 2009 REDEVELOPMENT REVENUE BONDS	4,020,307	4,018,506	4,020,200	4,019,900	4,020,000	3,991,400
2017 WESTSIDE REDEVELOPMENT REVENUE BOND						
Interest	0	85,334	129,500	124,500	119,400	114,000
Principal	0	194,000	150,000	155,000	160,000	165,000
Principal Reserve	0	0	96,000	0	0	0
SUB-TOTAL	0	279,334	375,500	279,500	279,400	279,000
2017 EASTSIDE REDEVELOPMENT REVENUE BOND						
Interest	0	27,323	41,500	39,900	38,200	36,500
Principal	0	62,000	48,000	50,000	51,000	53,000
SUB-TOTAL	0	89,323	89,500	89,900	89,200	89,500
2017 URBAN CORE REDEVELOPMENT REVENUE BOND						
Interest	0	108,800	283,500	279,000	274,500	270,000
Principal	0	125,000	125,000	125,000	125,000	125,000
SUB-TOTAL	0	233,800	408,500	404,000	399,500	395,000
TOTAL EXPENDITURES	\$ 4,020,307	4,620,963	4,893,700	4,793,300	4,788,100	4,754,900

are hereby adopted and approved as the final budget for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District for the fiscal year beginning October 1, 2019.

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 take effect October 1, 2019.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk



Memorandum

File #: 19-00374

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

WORKSHOP REGARDING THE USE OF THE URBAN CORE REDEVELOPMENT REFUNDING AND IMPROVEMENT REVENUE BOND, SERIES 2019

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) schedule a workshop for the purpose of discussing the use of the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

SUMMARY:

On July 15, 2019, the Community Redevelopment Agency (CRA) adopted Resolution No. 2019-04 CRA and Supplemental Budget Resolution No. 2019-05 CRA, approving the appropriation of funds and an interlocal agreement with the City of Pensacola in connection with the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019. Adoption of Resolution No. 2019-31 by City Council, authorized the issuance of the bond, appropriated the funding and approved the interlocal agreement. The resolutions identified potential projects for funding by the Series 2019 bond issue. The identified projects and estimated costs were as follows:

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 Series 2019 Bond proceeds are available to fund capital improvements included in the Urban Core Community Redevelopment Area included in Urban Core Community Redevelopment Plan, including the SCAPE Waterfront Plan (such as the construction of certain street and streetscape projects and Bruce Beach improvements), the Community Maritime Park Day Marina, and sidewalk repairs and improvements. The CRA is asked to schedule a workshop to further discuss the use of the Series 2019 Bond funds.

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 - CRA 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.

July 15, 2019 - CRA approved Resolution No. 2019-04 CRA authorizing an interlocal agreement with the City of Pensacola pertaining to the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

July 15, 2019 - CRA approved Supplemental Budget Resolution No. 2019-05 CRA appropriating funding in connection with the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

July 18, 2019 - City Council approved Resolution No. 2019-31 authorizing the issuance of the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019, and an interlocal agreement with the CRA associated with such bond issue.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

7/24/2019

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No



Memorandum

File #: 19-00365

Community Redevelopment Agency

8/5/2019

ACTION ITEM

SPONSOR: Sherri Myers, CRA Board Member

SUBJECT:

ESTABLISHMENT OF AN URBAN CORE REDEVELOPMENT BOARD

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend that City Council adopt an ordinance establishing an Urban Core Redevelopment Board to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

SUMMARY:

On March 14, 2013 and September 11, 2014, the City established the Eastside Redevelopment Board and the Westside Community Redevelopment Board to provide for neighborhood participation from the Westside and Eastside redevelopment area neighborhoods under Section 163.2517, Florida Statutes. A board was not established for the Urban Core redevelopment area.

To provide for participation from the Urban Core Redevelopment Area, it is recommended that the Community Redevelopment Agency (CRA) recommend that City Council adopt an ordinance establishing an Urban Core Redevelopment Board to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

PRIOR ACTION:

March 14, 2013 - City Council adopted Ordinance No. 09-13 establishing an Eastside Redevelopment Board.

September 11, 2014 - City Council adopted Ordinance No. 33-14 establishing a Westside Community Redevelopment Area Board.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Choose an item.

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

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No