



City of Pensacola

Westside Redevelopment Board

Agenda

Tuesday, July 23, 2019, 3:30 PM

Whibbs Conference Room, 1st
Floor

Call to Order

Administration of Oath

Determination of Quorum

Election of Officers

Approval of Minutes

1. [19-00348](#) MINUTES OF THE WESTSIDE REDEVELOPMENT BOARD MEETING - 04/23/19

Attachments: [DRAFT WRB Minutes - 042319](#)

Old Business

New Business

2. [19-00349](#) WESTSIDE CRIME STATISTICS
3. [19-00350](#) HISTORIC ALLICE S. WILLIAMS SITE RENOVATIONS

Recommendation: That the Westside Redevelopment Board (WRB) recommend the further exploration of providing renovations to the historic Allice S. Williams site principally located at 1015 North "E" Street to support re-activation and historic preservation of the site.

Attachments: [Allice S. Williams Site Photo - 2018](#)

4. [19-00351](#) FRICKER RESOURCE CENTER EXPANSION

Recommendation: That the Westside Redevelopment Board (WRB) support the further exploration of the Fricker Center Resource Center Expansion, Option B, as described within the feasibility study prepared by Matt MacDonald.

Attachments: [Feasibility Study and Concepts](#)

5. [19-00352](#) FISCAL YEAR 2020 BUDGET RECOMMEDATION - WESTSIDE TAX
INCREMENTAL FINANCING DISTRICT

Recommendation: That the Westside Redevelopment Board (WRB) recommend approval of the proposed Fiscal Year 2020 budget for the Westside Tax Incremental Financing District.

Attachments: [Proposed FY2020 Budget - Westside](#)
 [Proposed FY2020 Budget Presentation - Westside](#)

Board Member Comments

Open Forum

Adjournment

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance.

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 850-435-1606 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.

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 #: 19-00348

Westside Redevelopment Board

7/23/2019

SUBJECT:

MINUTES OF THE WESTSIDE REDEVELOPMENT BOARD MEETING - 04/23/19

Approval of Westside Redevelopment Board (WRB) meeting minutes for April 23, 2019.



Westside Redevelopment Board

Tuesday, April 23, 2019 – 3:30 P.M. Central
222 W. Main Street, 1st Floor, Pensacola FL 32502
Vince Whibbs, Sr. Conference Room

DRAFT RECORD OF MINUTES

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
Doug Baldwin, Sr., Chair	C. Marcel Davis
James L. Gulley, Vice Chair	
Dianne Robinson	
Tederria L. Puryear	
Jewel Cannada-Wynn	
Jimmie Perkins	

STAFF PRESENT

Victoria D'Angelo Asst. CRA Administrator

1. Call to Order/Quorum

Meeting was called to order at 3:37 p.m. by Chairman, Doug Baldwin, Sr.

Chairman Baldwin read the Board's Rules of Order and Decorum.

2. Determination of Quorum

Assistant City Clerk, Robyn Tice, administered the oath of office to Board Member Jimmie Perkins.

3. Determination of Quorum

A quorum was present with Chairman Baldwin, Vice Chairman James Gulley, Board Member Jewel Cannada Wynn, and Board Member Perkins in attendance.

4. Approval of Minutes – 01/22/19 & 02/05/19

Board Member Terderria Puryear arrived during approval of the minutes.

Vice-Chairman Gulley inquired as to whether or not the January 22, 2019 minutes could be corrected to reflect a request he had submitted to Community Redevelopment Agency (CRA) staff regarding a conflict of interest with Agenda Item #5b, Action Item: Support for Multi-Modal Transportation Improvements due to the project's proximity to his house. Assistant CRA Administrator, Victoria D'Angelo, informed the Board that Vice Chairman Gulley's request had been referred to the City Attorney's Office. She advised the Board that the Attorney's Office deemed that the situation did not constitute a conflict of interest, and invited Mr. Gulley to follow-up with any further questions.

Board Member Perkins made a motion to approve the January 22, 2019 and February 5, 2019 minutes. Motion seconded by Board Member Cannada-Wynn and carried unanimously.

5. Old Business

No old business was discussed.

6. New Business

a. Action Item: Fiscal Year 2020 CRA Work Plan

Board Member Dianne Robinson arrived during review of the Fiscal Year 2020 CRA Work Plan.

Ms. D'Angelo reviewed the proposed Fiscal Year 2020 CRA Work. Discussion ensued between the Board and Ms. D'Angelo fielding questions and comments. Ms. D'Angelo responded accordingly.

Board member Cannada-Wynn made a motion to recommend approval of the CRA Work Plan for the Westside community redevelopment area for Fiscal Year 2020. Motion seconded by Board Member Perkins and carried unanimously.

7. Reports and Announcements

a. Information Item: Fiscal Year 2018 CRA Annual Report

Ms. D'Angelo referred the Board to a copy of the Fiscal Year 2018 CRA Annual Report contained within their agenda packet and responded to questions and comments accordingly.

8. Board Member Comments

Board Member Cannada-Wynn provided comments regarding the redesign of the Fricker Center.

9. Open Forum

Comments were provided by the following person(s):

- Emory Smith, 1320 North "G" Street, Pensacola FL

10. Adjournment

With no further discussion, the meeting adjourned at 4:46 p.m.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00349

Westside Redevelopment Board

7/23/2019

PRESENTATION ITEM

SPONSOR: Jewel Cannada-Wynn, WRB Board Member

TITLE:

WESTSIDE CRIME STATISTICS

SUMMARY:

A presentation regarding crime statistics in the Westside redevelopment area will be provided by the Pensacola Police Department.

STAFF CONTACT:

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

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 19-00350

Westside Redevelopment Board

7/23/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, WRB Board Member

SUBJECT:

HISTORIC ALLICE S. WILLIAMS SITE RENOVATIONS

RECOMMENDATION:

That the Westside Redevelopment Board (WRB) recommend the further exploration of providing renovations to the historic Alice S. Williams site principally located at 1015 North "E" Street to support re-activation and historic preservation of the site.

SUMMARY:

From 1952 to 1976, the historic Alice S. Williams site, principally located at 1015 North "E" Street, served as the Alice S. Williams Branch Library, the only public library in Pensacola available to the African American community. The Alice T. Williams Branch Library closed in 1976 when it merged with the Pensacola Public Library.

Currently, this historic site is owned by the City of Pensacola. In previous years, the site has been primarily used as a day care center; however, today the building lies vacant and underutilized. Recently, the Pensacola Human Relation Commission has expressed interest in occupying the site for its principal office. To support the Commission's occupation of the site, exterior and interior renovations and retrofit are required. Such renovations will provide for the active re-use of the site, and provide for historic preservation within the Westside redevelopment area.

The Westside Redevelopment Board (WRB) is asked to support the further exploration of renovating the historic Alice S. Williams site to support re-activation and historic preservation of the site.

PRIOR ACTION:

None.

FUNDING:

Cost estimates have not yet been identified.

STAFF CONTACT:

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

ATTACHMENTS:

1) Alice S. Williams Site Photo - 2018

PRESENTATION: No



06.26.2018



Memorandum

File #: 19-00351

Westside Redevelopment Board

7/23/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, WRB Member

SUBJECT:

FRICKER RESOURCE CENTER EXPANSION

RECOMMENDATION:

That the Westside Redevelopment Board (WRB) support the further exploration of the Fricker Center Resource Center Expansion, Option B, as described within the feasibility study prepared by Matt MacDonald.

SUMMARY:

The City has engaged Mott MacDonald, an engineering and development firm, to prepare conceptual plans and conduct a feasibility study for the expansion of the Fricker Resource Center located at 900 North "F" Street. Parks and Recreation Administrator, Brian Cooper and a representative from Mott MacDonald will be available to answer questions related to the study and conceptual plans.

PRIOR ACTION:

None.

FUNDING:

N/A

STAFF CONTACT:

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

ATTACHMENTS:

1) Feasibility Study and Concepts

PRESENTATION: No

A large blue geometric graphic on the left side of the page, consisting of a triangle at the top and a larger trapezoidal shape below it, both pointing towards the right.

Feasibility Study: Fricker Resource Center Expansion

City of Pensacola Parks and Recreation

July 2019

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description

Document reference: 401196 | 1 | A

Information class: Standard

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Contents

Executive Summary	1
1 Background	2
1.1 Purpose and Need	2
1.2 Scope	2
1.3 Methodology	2
2 Existing Conditions	3
2.1 Property Information	3
2.2 Indoor Facilities	4
2.3 Outdoor Features	5
3 Expansion Concepts	6
3.1 Option A – Replace Social Hall	7
3.2 Option B – Renovate Social Hall	8
3.3 Option C – Construct Additional Building	9
Appendices	
Appendix A – Project Scope	
Appendix B – Stakeholder Survey	
Appendix C – Property Information	
Appendix D – Concept Sketches	

Executive Summary

The City of Pensacola procured engineering services from Mott MacDonald to perform a feasibility study of the Fricker Resource Center located at 900 North F Street in Pensacola, FL. The purpose of the study is to identify alternatives for expansion of the existing facility and parking area. The Center's 2.1-acre parcel was originally established in 1936 as a City recreation park. Services currently offered include team sports, recreational activities, academic and educational programs, childcare, meals for seniors and summer camps, and local events. The building also serves the community as a hurricane recovery center and polling place.

With nearly 22,000 square feet of indoor space, the existing facility contains a basketball gym, weight room, classroom space, computer lab, kitchen, restrooms, and office space. Outdoor recreation and site features include basketball courts, a multi-use field, a playground, pavilions, and a lighted, paved parking area with additional on-street parking on North E Street.

Mott MacDonald identified three conceptual alternatives for expansion of the Fricker Resource Center as summarized in **Table 1**. The study outcomes were based on engineering analysis, site reviews, and stakeholder and community input, including a survey and public meeting. Public input indicated a preference for the greenspace offered by the Option B site layout.

Table 1: Summary of Alternatives

Option	Description	Opinion of Probable Cost (OPC)
A	Replace Social Hall with new building (2-story, 4,800 sf); increase parking significantly; reduce greenspace significantly; maintain outdoor basketball courts	\$1.8M
B	Renovate Social Hall (2-story, 3,840 sf); increase parking; reduce greenspace; maintain outdoor basketball courts	\$1.3M (\$0.5M for Site Improvements Only)
C	Construct new multi-use building south of FRC (2-story, 11,200 sf); increase parking; reduce greenspace significantly; eliminate outdoor basketball courts	\$3.4M

With a variety of constraints (parcel size, stormwater treatment, zoning, etc.), no cost-effective alternative exists to address every optional indoor and outdoor feature. For example, trade-offs among the most desirable features – expanded indoor space and parking – often result in loss of outdoor space, including impacts to basketball courts, greenspace, or the multi-use field. A hybrid of the features presented may ultimately be selected for construction based on City preference and long-range plans for area parks. Alternately, a phased approach to first constructing a combination of lower-cost site improvements may be selected to address immediate needs, with plans for facility expansion in the future.

Mott MacDonald is pleased to present the information in this feasibility study for City review and consideration, recognizing that improvements to both indoor and outdoor features serve to benefit all age groups of the community – with recreation, education, and cultural activities – for years to come.

1 Background

The City of Pensacola procured engineering services from Mott MacDonald to perform a feasibility study of the Fricker Resource Center.

1.1 Purpose and Need

The purpose of the study is to identify alternatives for expansion of the existing facility and parking area of the Fricker Resource Center located at 900 North F Street in Pensacola, FL. Additional and/or repurposed space is required to accommodate current and future needs of the community. Both interior and exterior space constraints limit the capacity and schedules for activities and events offered to a variety of age groups. Expanded parking is also needed to ensure safety and accessibility of staff and visitors.

1.2 Scope

The scope of this project consists of two phases, including preliminary analysis and site evaluation followed by final report development.

- **Phase 1 Analysis:** Mott MacDonald performed preliminary analysis and coordination activities to identify future requirements for interior space and parking. Tasks included site visits, stakeholder meetings, and analysis of design and permitting requirements. Concept design considered structural, architectural, environmental, stormwater, site, and park features.
- **Phase 2 Report:** Based on Phase 1 outcomes, Mott MacDonald completed feasibility analysis for three facility alternatives. This report summarizes the study results and includes a concept exhibit and preliminary opinion of probable cost for each option.

The original project scope document is provided in **Appendix A**. Due to developments including relocation of the Milk and Honey Outreach Ministries, this initially identified stakeholder was not involved in the study; additionally, new construction on the adjacent parcel to the north was eliminated as a potential option for expansion.

1.3 Methodology

Mott MacDonald's approach to the feasibility study included three stakeholder meetings, site visits, and reviews of historic data, agency requirements, and 2006 and 2009 site improvement plans. Mott MacDonald developed a stakeholder survey that was provided to the City; combined survey feedback is captured in **Appendix B**. Three facility alternatives were developed and reviewed by the City. A public meeting was also hosted by Councilwoman Jewel Cannada-Wynn in the Fricker Resource Center social hall on April 18, 2019.



2 Existing Conditions

Originally established in 1936 as a City recreation park, the Fricker Resource Center continues to serve the community as its facilities have evolved over time.

2.1 Property Information

The Fricker Resource Center is located on a 2.1-acre City block in west Pensacola (reference **Figure 1** and **Appendix C**). The property is zoned R-1A, a medium density residential land use district which allows per City Code “community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.” Property development is subject to regulations in section 12-2-61 of the City Code, which include:

- Parking Requirements: One parking space for each 300 square feet of building
- Lot Coverage Requirements: The maximum combined area of all principal and accessory buildings shall not exceed 30% of the site

Immediately west of the parcel is a vacated portion of F Street right-of-way that is incorporated into the Fricker Resource Center site plan; it contains a playground, sidewalk, and stormwater management features.

Figure 1: Parcel Data



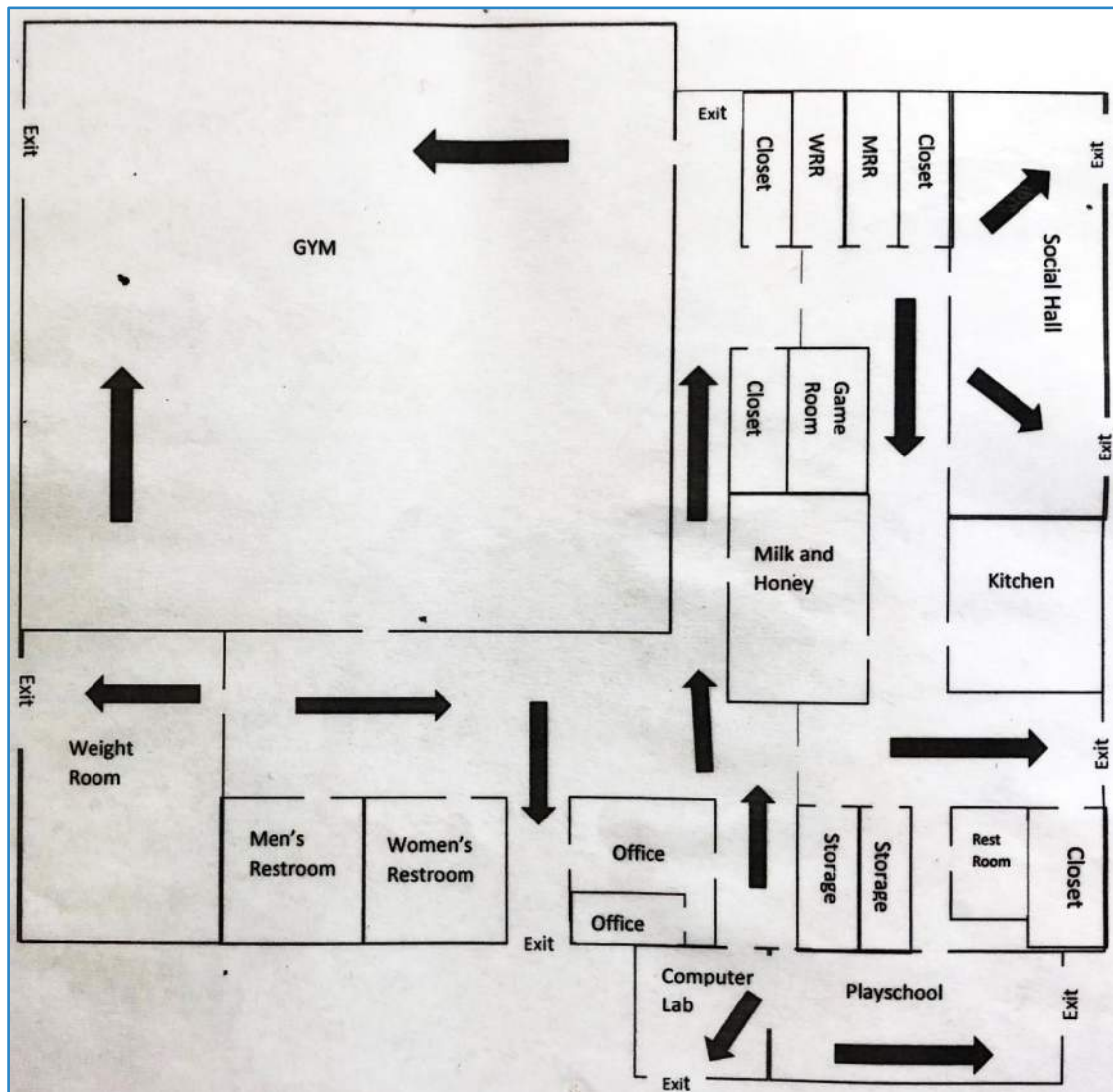
Source: Escambia County Property Appraiser

Existing indoor facilities and outdoor features are further described in the following sections and in the **Appendix B** Stakeholder Survey feedback provided in January 2019.

2.2 Indoor Facilities

The existing building consists of a total of 21,826 square feet of heated space. Constructed and renovated since the 1970s, the interconnected spaces house indoor facilities including a basketball gym, weight room, classroom space, computer lab, kitchen, restrooms, and office space (**Figure 2**). Services offered are team sports, recreational activities, academic and educational programs, childcare, and meals for seniors and summer camps, in addition to community events. Class and event schedules are detailed on their website: <https://www.cityofpensacola.com/Facilities/Facility/Details/Fricker-Resource-Center-94>. The building also serves the community as a hurricane recovery center and polling place.

Figure 2: General Floorplan



Source: Fricker Resource Center

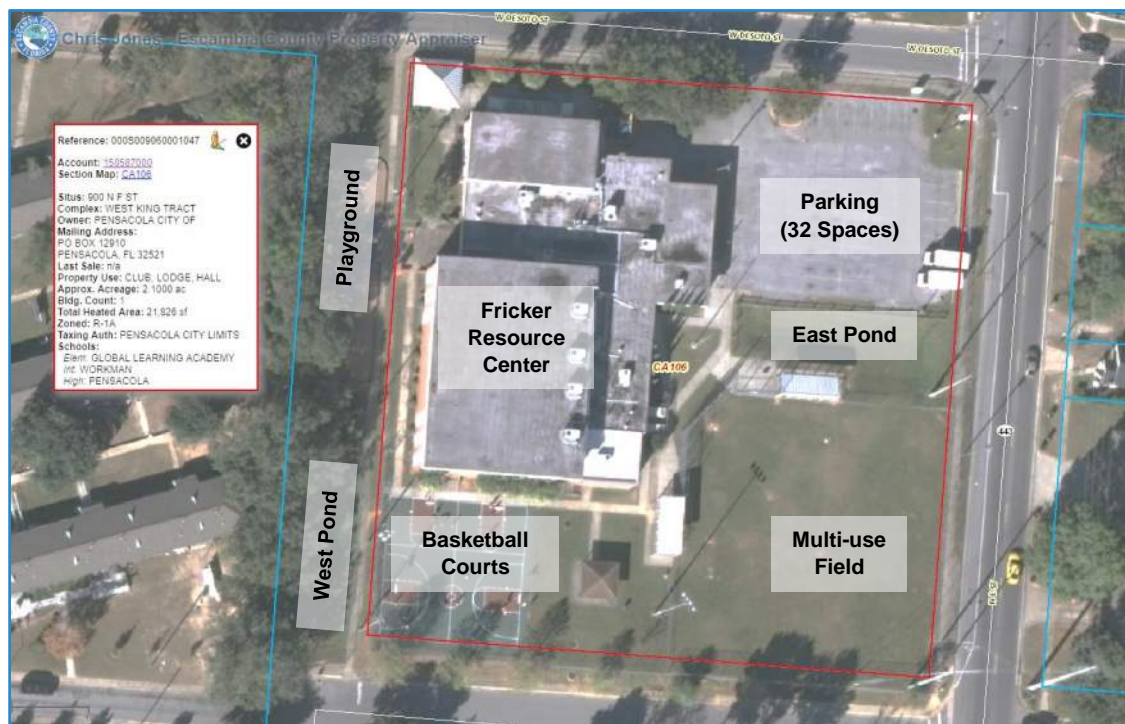
Survey feedback stated that the most critical improvements needed in the existing building are replacement of the social hall flooring and restrooms.

2.3 Outdoor Features

The property includes a variety of outdoor recreation and site features listed as follows:

- Basketball courts (one full-court, two half-court)
- Multi-use field (T-ball, kickball, etc.) with fencing and dugout spaces
- Playground (located on F Street vacated right-of-way)
- Two pavilions (one northwest of building; one southeast of building)
- Sidewalk and fencing (perimeter and interior)
- Two stormwater ponds and an underground stormwater treatment chamber
- Lighted, paved parking area (32 marked parking spaces, including 2 handicap parking spaces); additional on-street parking on North E Street

Figure 3: Existing Site Features



Source: Escambia County Property Appraiser

Survey feedback stated that additional parking space and lighting are needed; also, the basketball court requires maintenance repairs (fencing and erosion).

3 Expansion Concepts

Based on stakeholder and community input, Mott MacDonald developed three conceptual alternatives for expansion of the Fricker Resource Center.

The following sections summarize the three alternatives studied. In addition to the major facility and parking improvements, all options include site work, stormwater management, lighting, accessible paths, and other considerations to comply with safety, environmental, and engineering industry standards. Full-size concept sketches are provided in **Appendix D** depicting general site layouts.

Table 2: Summary of Alternatives

Option	Description	Opinion of Probable Cost (OPC)
A	Replace Social Hall with new building (2-story, 4,800 sf); increase parking significantly; reduce greenspace significantly; maintain outdoor basketball courts	\$1.8M
B	Renovate Social Hall (2-story, 3,840 sf); increase parking; reduce greenspace; maintain outdoor basketball courts	\$1.3M (\$0.5M for Site Improvements Only)
C	Construct new multi-use building south of FRC (2-story, 11,200 sf); increase parking; reduce greenspace significantly; eliminate outdoor basketball courts	\$3.4M

Each option offers advantages and disadvantages presented for comparison and intended to address a unique combination of features desired for the community. Public input was provided for Options A and B; the greenspace maintained in the Option B concept was preferred. Due to the cost and complexity of Option C, it was not presented as a feasible alternative during the April 2019 public meeting.

With a variety of constraints (parcel size, stormwater treatment, zoning, etc.), no cost-effective alternative exists to address every optional indoor and outdoor feature. For example, trade-offs among the most desirable features – expanded indoor space and parking – often result in loss of outdoor space, including impacts to basketball courts, greenspace, or the multi-use field. A hybrid of the features presented may ultimately be selected for construction based on City preference and long-range plans for area parks. Alternately, a phased approach to a combination of lower-cost site improvements may be selected to address immediate needs, with plans for facility expansion in the future.

An opinion of probable cost is included with each option for reference; however, Mott MacDonald does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions. Therefore, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, have been made on the basis of Mott MacDonald's experience and represent the judgment of experienced and qualified professionals, familiar with the industry.

3.1 Option A – Replace Social Hall

This concept involves facility replacement and parking expansion summarized as follows.

Facility Expansion. The social hall is proposed to be demolished and replaced with a two-story structure – 2,400 square feet on each level for a total of 4,800 square feet of conditioned space. The existing single-story social hall measures approximately 32' x 60' (1,920 square feet); the proposed structure would provide 2.5 times more floor space than the existing social hall. The preliminary cost assumptions include a first floor with a private area for seniors adjacent to the kitchen and the remaining multi-use space open for indoor recreation, events, and programs; cost assumptions for the second floor include classroom and restroom space accessed by elevator.

Parking Expansion. Maximizing on-site parking could result in up to 108 total spaces, which exceeds the current Code requirement of 83 spaces. Due to the parking expansion into an existing pond and an increase in impervious paved area, a larger stormwater pond is proposed on the southeast parcel corner. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option eliminates a majority of the site's greenspace, including the multi-use field and southern pavilion. A reduction in parking could provide limited greenspace, up to 5,000 square feet depending on final stormwater pond configuration.

Cost Summary. The OPC for Option A is \$1.8M for design and construction. Construction costs for this option include extensive temporary features due to the existing structural conditions of the building and its interconnected support systems.

Figure 4: Option A Concept Sketch



3.2 Option B – Renovate Social Hall

This concept involves facility renovation and parking addition summarized as follows.

Facility Expansion. The social hall is proposed to be renovated within the existing exterior walls measuring approximately 32' x 60' (1,920 square feet). The proposed structure would double the floor space of the existing social hall by constructing a two-story framework with all new interior finishings. Similar to Option A (with approximately 500 square feet reduction on each level), the preliminary cost assumptions include a first floor with a private area for seniors adjacent to the kitchen and the remaining multi-use space open for indoor recreation, events, and programs; cost assumptions for the second floor include classroom and restroom space accessed by elevator.

Parking Expansion. Added parking along the west property line within the vacated F Street right-of-way would result in 65 total spaces; this does not meet the Code requirement of 80 spaces for a community center of this size. Due to the parking construction over the existing western pond and an increase in impervious paved area, expansion of the existing eastern stormwater pond is proposed. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option impacts the multi-use field and existing playground. The reconfigured site layout would include a new playground and smaller greenspace on the southeast parcel corner. Local feedback at the public meeting included a preference for this option due to maintaining greenspace while adding parking.

Cost Summary. The OPC for Option B is \$1.3M for design and construction. Excluding the building renovation, site improvements (parking, lighting, stormwater management, playground, greenspace) were estimated to cost approximately \$0.5M.

Figure 5: Option B Concept Sketch



3.3 Option C – Construct Additional Building

This concept involves new facility construction and parking expansion summarized as follows.

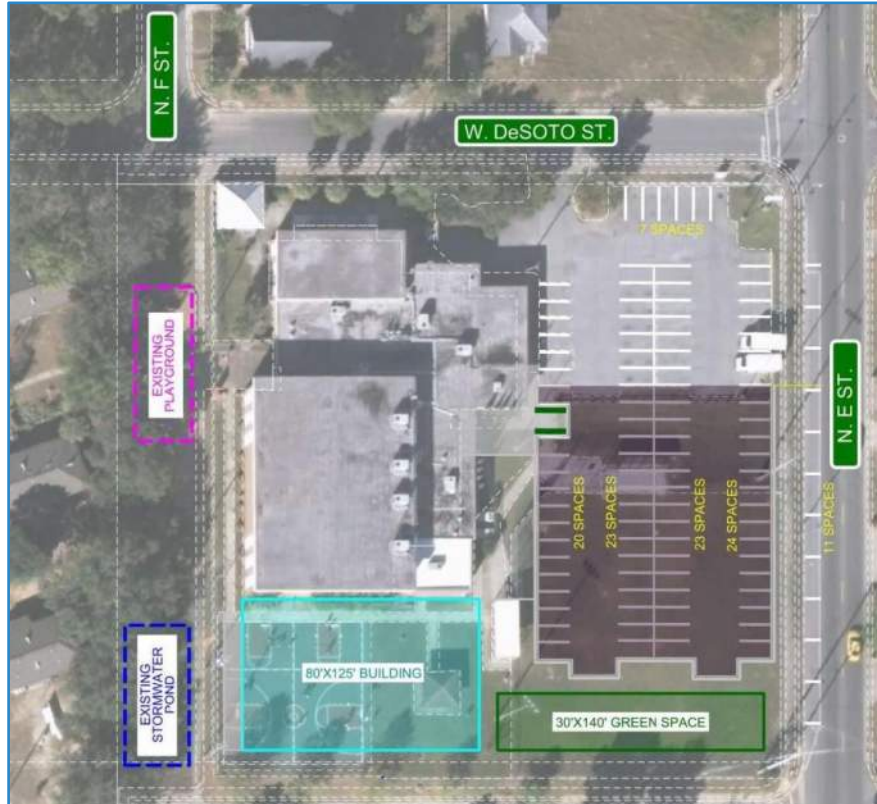
Facility Expansion. A new two-story facility is proposed for this option – with a 10,000 square foot main floor and a smaller, 1,200 square foot second floor space for offices or small group classes. This building would provide an expansive indoor facility for a variety of sports training and recreation activities, in addition to event space and multi-purpose programming that can adapt to the needs of the current season or school year.

Parking Expansion. Similar to Option A, maximizing on-site parking could result in up to 108 total spaces, which exceeds the current Code requirement of 83 spaces. Due to the parking expansion into an existing pond and an increase in impervious paved area, additional stormwater treatment is required. An underground treatment system is proposed on the southeast parcel corner given the site's space constraints. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option eliminates the basketball courts and a majority of the site's greenspace, including the multi-use field and southern pavilion. A reduction in parking could provide up to 5,000 square feet of additional greenspace. The parcel would also require re-zoning due to exceeding the 30% maximum lot coverage criteria.

Cost Summary. The OPC for Option C is \$3.4M for design and construction. Construction costs for this option include extensive stormwater management features due to limited site area and the requirement for underground treatment.

Figure 6: Option C Concept Sketch



Appendices

[Appendix A – Project Scope](#)

[Appendix B – Stakeholder Survey](#)

[Appendix C – Property Information](#)

[Appendix D – Concept Sketches](#)

Appendix A – Project Scope

Attachment B – Scope of Work
CITY OF PENSACOLA – FRICKER RESOURCE CENTER FEASIBILITY STUDY

The City of Pensacola (City) desires to procure Engineering services for the City Parks and Recreation Department feasibility study of Fricker Resource Center (FRC) expansion. Mott MacDonald proposes to provide the tasks identified below to develop a report and exhibits for conceptual facility layouts to address current and future needs.

Task 1 – Preliminary Analysis and Site Evaluation

Mott MacDonald will perform preliminary analysis and coordination activities to identify future requirements for interior space and parking, and to develop a framework for the Task 2 report phase. A site visit and stakeholder meeting will be coordinated among the City, the Fricker Resource Center, and Milk and Honey Outreach Ministries. Additional coordination will involve permitting agencies and others relevant to site, structural, and architectural design.

Preliminary analysis of site alternatives will include but not be limited to the following:

- Modifications to existing structures within FRC property limits
- Combination of new construction and modifications to existing structures within FRC property limits
- New construction on adjacent parcel to north

Task 2 – Final Report Development

Mott MacDonald will complete feasibility analysis for three (3) facility alternatives based on Task 1 outcomes. A feasibility study report, including concept exhibits and opinion of probable costs for each option, will be submitted as a final deliverable. A preliminary and final meeting will be held with the City Parks and Recreation Department to evaluate the alternatives and select a preferred concept for the final project design.

This task does not include the following activities, which can be negotiated in the future as requested by the City: site survey, geotechnical or utility investigations, and permitting. A separate scope of work will be prepared for design document preparation based on the results of the feasibility study.

END OF DOCUMENT

Appendix B – Stakeholder Survey

Stakeholder Survey

Project: Fricker Resource Center – Feasibility Study

Reference: Project 401196

Date: November 2018

1 Objective

Thank you for your input!

The purpose of this Stakeholder Survey is to gather feedback from Fricker Resource Center personnel. This information will be used in the development of concept alternatives for the feasibility study performed by Mott MacDonald for City of Pensacola Parks and Recreation.

2 Survey Input

Please answer questions below regarding facility and activity considerations – both in the current condition and for future projected needs. Highlighted items request a response or input as available.

2.1 Interior/Facility Space

- **Current Condition:** Select from drop-down lists in Table 1 and add comments if desired.

Table 1: Review of Current Interior Spaces

Area	Current Capacity	Current Equipment	Additional Comments
Gym	Space is Adequate	More/New Equipment Needed	
Weight Room	More Space Needed	More/New Equipment Needed	
Office (2)	Space is Adequate	Equipment is Adequate	
Milk and Honey	Space is Adequate	Equipment is Adequate	
Social Hall	Space is Adequate	More/New Equipment Needed	
Game Room	Space is Adequate	More/New Equipment Needed	
Kitchen	Space is Adequate	Equipment is Adequate	
Computer Lab	Space is Adequate	Equipment is Adequate	
Playschool	Choose an item.	Choose an item.	
Restrooms (Gym)	Space is Adequate	More/New Equipment Needed	
Restrooms (Social Hall)	More Space Needed	More/New Equipment Needed	
Storage/Closets	More Space Needed	Choose an item.	
Other (Describe)	Choose an item.	Choose an item.	

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- **Current Condition:** What works well in the existing interior space?
 - **Response:** The Gym, Fitness Center, Computer Lab are all functioning well.
- **Current Condition:** What are the most critical areas for improvement in the existing interior space?
 - **Response:** The Social Hall flooring is in poor repair. The restrooms near the Social Hall are small and not ADA compliant.
- **Future Needs:** What items should be considered most important for future expansion of interior/enclosed space?
 - **Response:** Replacing the Social Hall flooring and making the rear restrooms ADA compliant are the most important needs at this time in the interior

2.2 Exterior/Outdoor Space

- **Current Condition:** Select from drop-down lists in Table 2 and add comments if desired.

Table 2: Review of Current Exterior Spaces

Area	Current Capacity	Current Equipment	Additional Comments
Basketball Courts	Space is Adequate	Equipment is Adequate	
Playground	Space is Adequate	Equipment is Adequate	
Multi-use Field	More Space Needed	More/New Equipment Needed	
Parking	More Space Needed	More/New Equipment Needed	
Lighting	More Lighting Needed	N/A	
Drainage	Choose an item.	N/A	
Other (Describe)	Choose an item.	Choose an item.	

- **Current Condition:** What works well in the existing exterior space?
 - **Response:** Outdoor basketball courts, playground, and pavilion are all utilized across programs and by the community at large.
- **Current Condition:** What are the most critical areas for improvement in the existing exterior space? (For example: are there any concerns with parking, does the site drain well or have flooding issues?)
 - **Response:** Pavilion and playground are in good condition. The basketball court needs new fencing and a repair of a washout.
- **Future Needs:** What items should be considered most important for future modifications of exterior/outdoor space?
 - **Response:** A larger ballfield with bleachers and a scoreboard in desperately needed.

2.3 Activities

- **Current Condition:** Select from drop-down lists in Table 3 and add comments if desired.

Table 3: Review of Current Activities

Activity	Frequency	Time	Average Daily Attendance	Maximum Daily Capacity	Additional Comments
Bingo	MTWRF	AM	21-25	71-80	
Gold Club	MTWR	AM	11-15	71-80	
Senior Lunch	MTWRF	AM	11-15	71-80	

Activity	Frequency	Time	Average Daily Attendance	Maximum Daily Capacity	Additional Comments
Weight & Cardio Room	MTWRF	AM/PM	36-40	91-100	
Rec. Basketball	MWRF	AM/PM	81-90	91-100	
30+ Basketball	T	AM/PM	16-20	41-45	
Basketball Bootcamp	MT	PM	36-40	91-100	
Aerobics	R	PM	16-20	46-50	
Argentine Tango	F	PM	16-20	26-30	
After School Academy	MTWRF	PM	16-20	36-40	
STEAM	MTWR	PM	16-20	36-40	

- **Current Condition:** Select from drop-down lists in Tables 4 and 5; add comments if desired.

Table 4: Review of Current Demographics – User Age Group

Age Groups Served	% of Current Users	Additional Comments
Youth (4-9)	10-20%	
Middle School (10-12)	10-20%	
High School (13-18)	0-10%	
Adult A (18-29)	20-30%	
Adult B (30-49)	20-30%	
Mature Adult (50+)	0-10%	

Table 5: Review of Current Demographics – User Residence in Proximity to Fricker Center

Residence Proximity	% of Current Users	Additional Comments
Within 4 Blocks	20-30%	
Within 5-10 Blocks	20-30%	
More than 1 Mile/ Outside City Limits	10-20%	

- **Current Condition:** What program needs in the community (including learning, recreational, or cultural activities) are fully met within the existing space?
 - Response: *Fitness and Senior programming needs are currently fully met.*
- **Current Condition:** What program needs in the community (including learning, recreational, or cultural activities) cannot be met within the existing space?
 - Response: *We have trouble fielding outdoor sports teams due to our lack of adequate space / fields.*
- **Current Condition:** What league sports are accommodated within the existing space?
 - Response: *Youth and Adult Basketball*
- **Current Condition:** What special events are accommodated within the existing space?
 - Response: *Big Community Cookout, Truck or Treat, Sonshine's quarterly Party with a Purpose events*
- **Future Needs:** What programs, events, or leagues could be added or expanded with additional multi-purpose space?

- Response: Each of these events would benefit from expanded / improved space. We would also have the ability to field soccer teams, flag football leagues, and sports clinics.

2.4 General

- What additional concerns or suggestions should be included for consideration in the study?
 - Response: Parking needs to be expanded with additional outdoor lighting and cameras
- Survey completed on [01/03/2019] by [Michael Mims]

Appendix C – Property Information

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information		Assessments				
Reference:	000S009060001047	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	150587000	2018	\$139,650	\$616,717	\$756,367	\$756,367
Owners:	PENSACOLA CITY OF	2017	\$139,650	\$599,240	\$738,890	\$738,890
Mail:	PO BOX 12910 PENSACOLA, FL 32521	2016	\$139,650	\$598,726	\$738,376	\$738,376
Situs:	900 N F ST 32501	<p align="center"><u>Disclaimer</u></p> <hr/> <p align="center"><u>Tax Estimator</u></p> <hr/> <p align="center">> <u>File for New Homestead Exemption Online</u></p>				
Use Code:	CLUB, LODGE, HALL					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2018 Certified Roll Exemptions	
Sale Date	Book Page Value Type	MUNICIPAL OWNED	
	Official Records (New Window)	Legal Description	
None		ALL BLK 47 WEST KING TRACT CA 106	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features	
		ASPHALT PAVEMENT CARPORT CHAINLINK FENCE CONCRETE WALKS GAZEBO PARKING LIGHT	

Parcel Information
Section Map Id:
[CA106](#)
Approx. Acreage:
 2.1000
Zoned:
 R-1A
Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

[Launch Interactive Map](#)

Buildings

Address:900 N F ST, Year Built: 1979, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-PRECAST PAN/CON

FLOOR COVER-HARDWOOD/PARQET

FOUNDATION-STRUCTURAL

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-39

NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-CONCRETE

STORY HEIGHT-14

STRUCTURAL FRAME-CONCRTE

REINFRD

Areas - 22276 Total SF

BASE AREA - 21826

OPEN PORCH FIN - 450

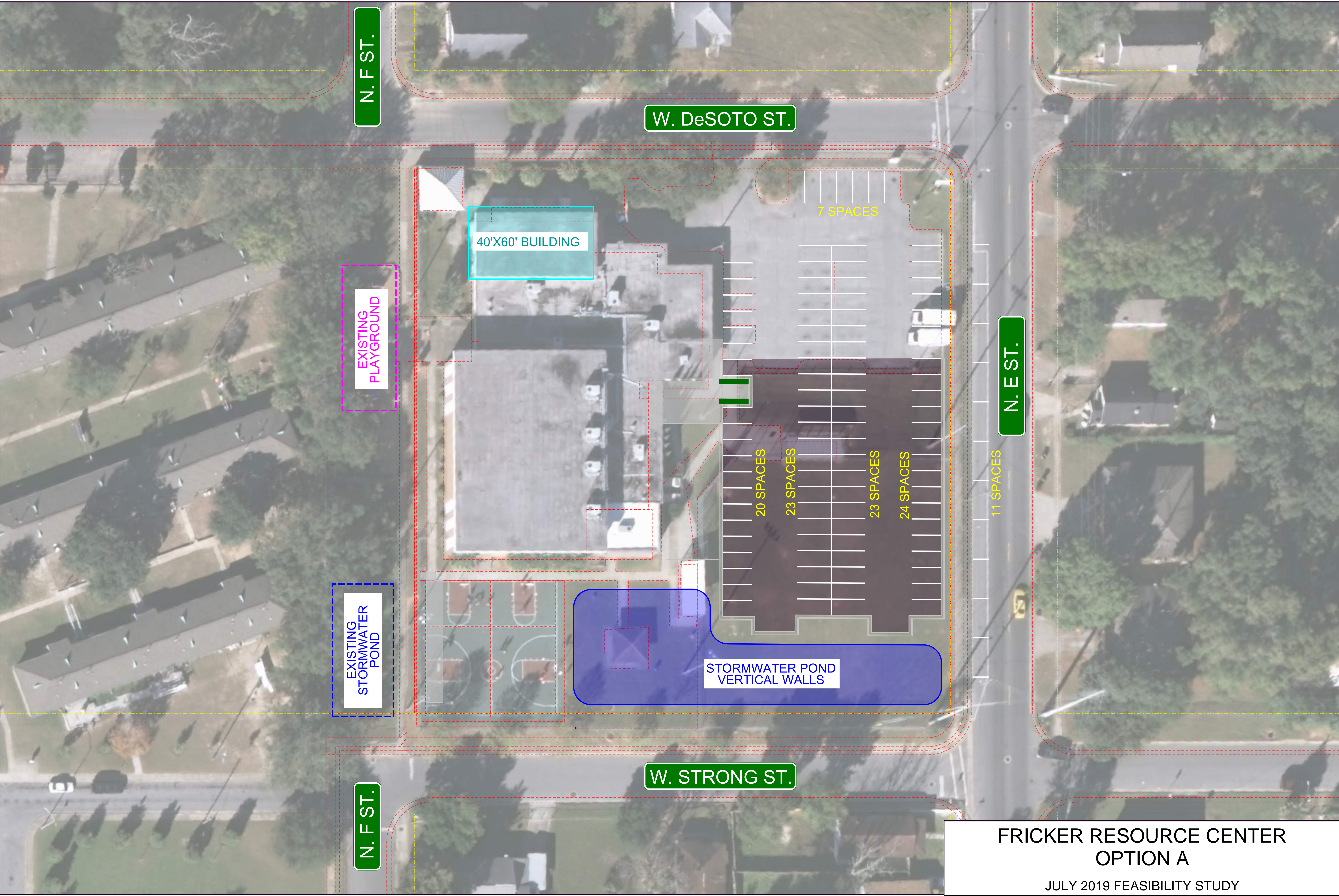
The floor plan diagram shows a building footprint with various dimensions and area labels. The perimeter is defined by blue lines. Dimensions are provided for different sections: 60, 25, 30, 12, 36, 17, 13, 8, 44, 13, 32, 35, 12, 16, 110, 80, 28, 37, 28, 35, 62, 10, 10, 50, 10, 5. A red label 'BAS' is located in the center of the footprint. A red label 'OFF' is located near the top right corner. A red label '08 BAS' is located near the right side. A red label '44' is located near the bottom left corner. A red label '12' is located near the bottom center. A red label '16' is located near the bottom right corner. A red label '110' is located near the bottom right corner. A red label '80' is located near the right side. A red label '28' is located near the top right corner. A red label '37' is located near the right side. A red label '28' is located near the top right corner. A red label '35' is located near the right side. A red label '62' is located near the top right corner. A red label '10' is located near the top right corner. A red label '10' is located near the top right corner. A red label '50' is located near the top right corner. A red label '10' is located near the top right corner. A red label '5' is located near the top right corner.

Images

6/1/17

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Appendix D – Concept Sketches



N. F ST.

W. DeSOTO ST.

N. E ST.

N. F ST.

W. STRONG ST.

40'X60' BUILDING

EXISTING
PLAYGROUND

EXISTING
STORMWATER
POND

STORMWATER POND
VERTICAL WALLS

7 SPACES

20 SPACES

23 SPACES

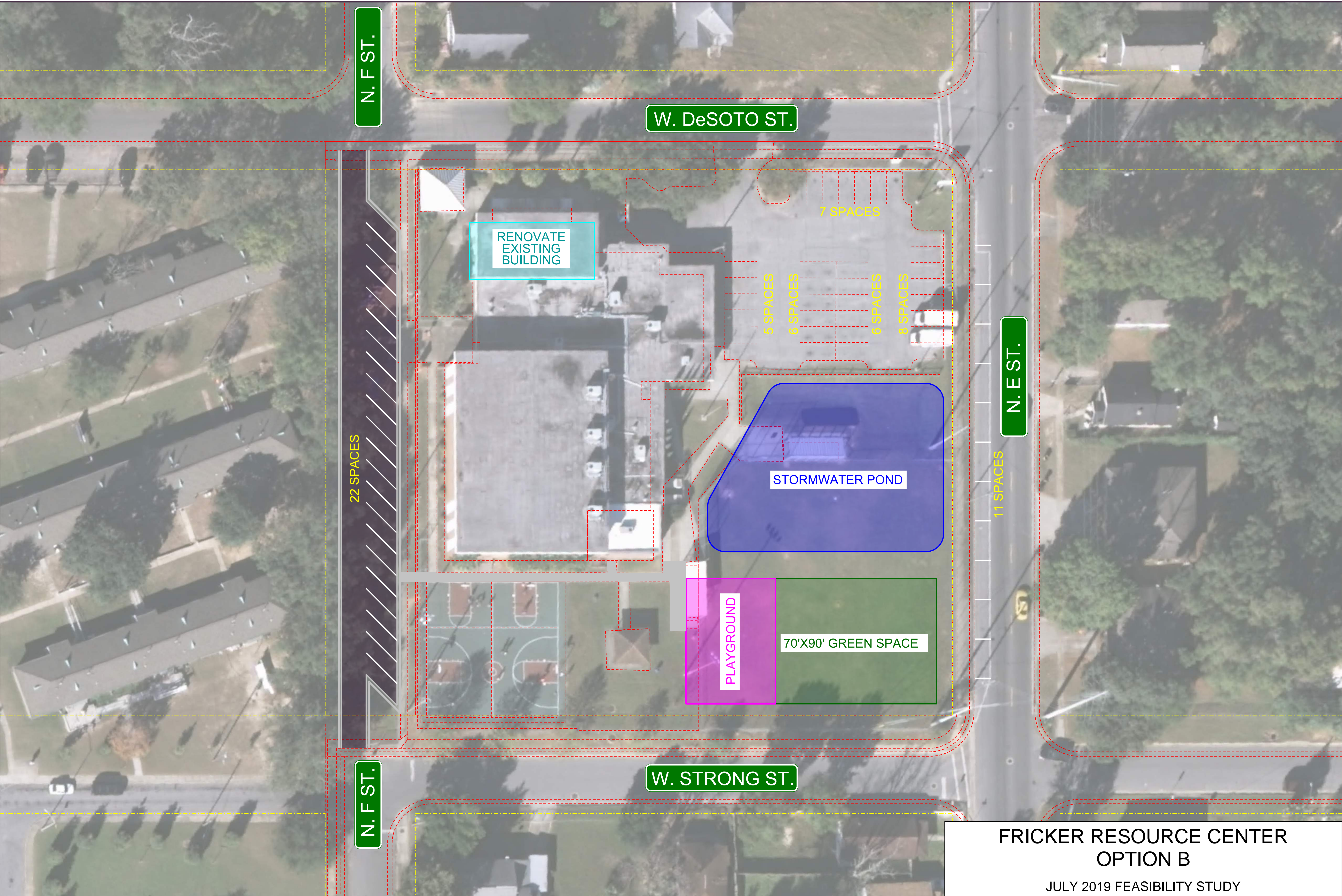
23 SPACES

24 SPACES

11 SPACES

FRICKER RESOURCE CENTER
OPTION A

JULY 2019 FEASIBILITY STUDY



N. F ST.

W. DeSOTO ST.

N. E ST.

22 SPACES

11 SPACES

RENOVATE
EXISTING
BUILDING

7 SPACES

5 SPACES

6 SPACES

6 SPACES

8 SPACES

STORMWATER POND

PLAYGROUND

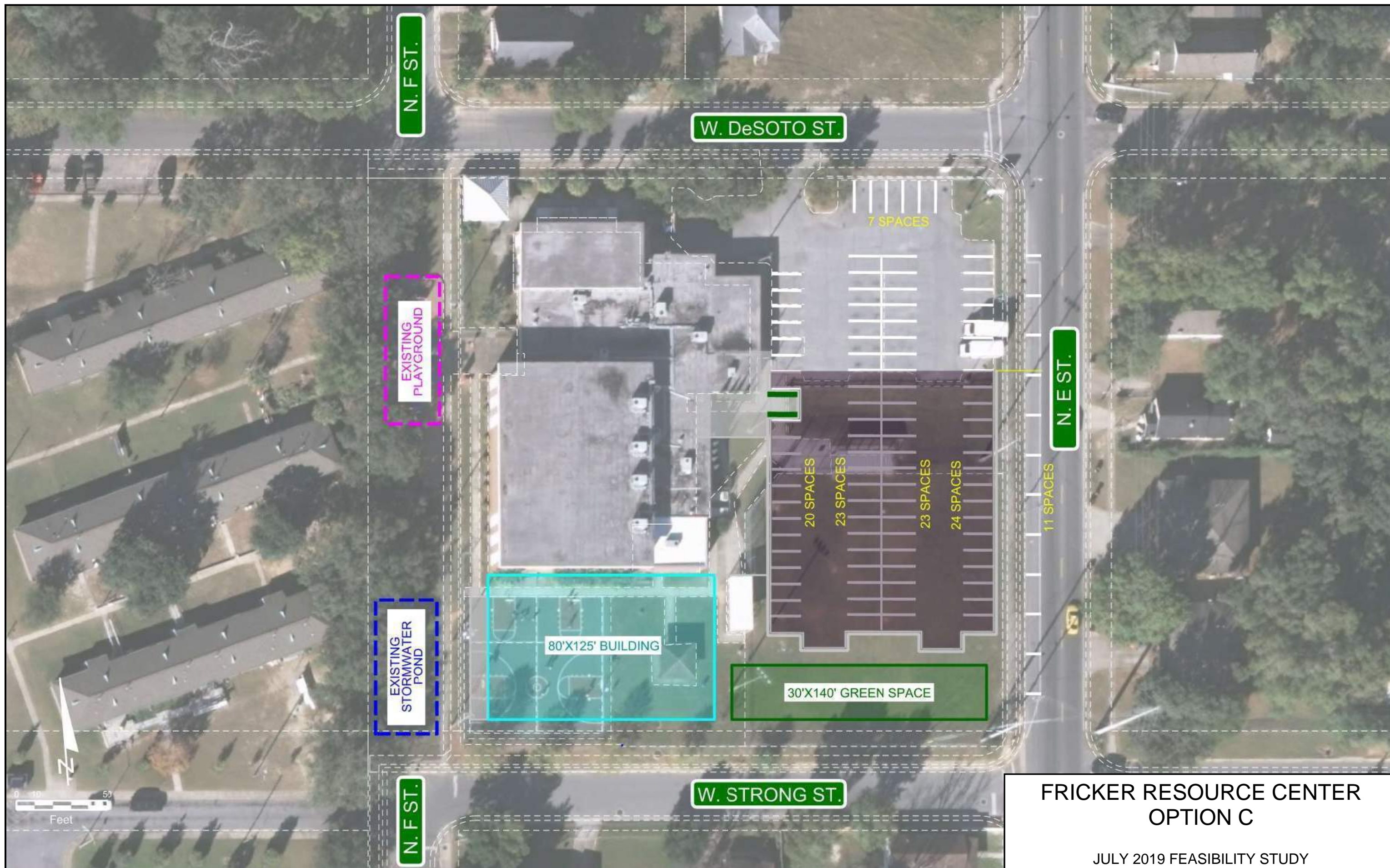
70'X90' GREEN SPACE

N. F ST.

W. STRONG ST.

FRICKER RESOURCE CENTER
OPTION B

JULY 2019 FEASIBILITY STUDY



FRICKER RESOURCE CENTER OPTION C

JULY 2019 FEASIBILITY STUDY



Memorandum

File #: 19-00352

Westside Redevelopment Board

7/23/2019

ACTION ITEM

SPONSOR: Doug Baldwin, Sr., WRB Chairperson

SUBJECT:

FISCAL YEAR 2020 BUDGET RECOMMEDATION - WESTSIDE TAX INCREMENTAL FINANCING DISTRICT

RECOMMENDATION:

That the Westside Redevelopment Board (WRB) recommend approval of the proposed Fiscal Year 2020 budget for the Westside Tax Incremental Financing District.

SUMMARY:

There are three (3) Tax Incremental Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2019 Annual Budget - the Urban Core TIF, the Eastside TIF, and the Westside TIF. The use of TIF funds are intended to promote growth, redevelopment and subsequent property value increase within the TIF districts for their continued improvement. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the TIF district which are included within the City of Pensacola's adopted redevelopment plans.

As a part of the Fiscal Year 2020 budget process, the Westside Redevelopment Board (WRB) is asked to recommend approval of the budget for the Westside Tax Incremental Financing District, otherwise known as the Westside Community Redevelopment Area. Following the WRB's recommendation, the CRA will approve its budget during its August 2019 meeting, and formally recommend that City Council adopt the CRA budget, as a component of the City budget, during September 2019.

PRIOR ACTION:

February 5, 2019 - The WRB approved project priorities for the Fiscal Year 2020 budget.

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

FUNDING:

N/A

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Proposed FY2020 Budget - Westside
- 2) Proposed FY2020 Budget Presentation - Westside

PRESENTATION: Yes

CITY OF PENSACOLA
 WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
 PROPOSED 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	RECOMMENDED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
BEGINNING FUND BALANCE	\$ 132,785	123,392	0	0	0	0
REVENUES:						
TAXES						
Escambia County	118,244	186,278	262,200	386,200	463,400	556,100
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
 PROPOSED 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
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

Westside TIF FY 2020 Proposed Budget

Presented To Westside Redevelopment Board

July 23, 2019

CITY OF PENSACOLA
 WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
 PROPOSED 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	RECOMMENDED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022
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CITY OF PENSACOLA
 WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
 PROPOSED EXPENDITURES
 FISCAL YEAR ENDING SEPTEMBER 30, 2020
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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

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

Westside Redevelopment Area Plan Implementation - \$357,100

The primary mission of Community Redevelopment in the Westside is to remove and prevent blight, promote affordable housing opportunities, and enhance the quality, livability and safety of the area through short-term and long-term capital improvements, economic development and planning projects aimed at stimulating redevelopment. The Westside Redevelopment Area, located in the southwestern part of the City, has experienced severe decline in aesthetic character and private investment in past years. Redevelopment efforts focus on physical improvement and economic sustainability to address the challenges faced within the Westside Redevelopment Area boundaries.

The Administration and Planning program area provides for general administrative/office operations as well as staffing support for the implementation of the Westside Plan. Plan elements include streetscape projects, gateway enhancements, park and open space enhancements, stormwater improvements, land acquisition, strategies for residential infill and rehabilitation, economic development, façade improvements, and development of urban design guidelines. Additional plans and studies may be necessary to further define, develop and prioritize elements of the plan for maximum impact. Through coordination, research and grant writing additional private and other public resources may be sought to assist with implementation of plan elements.

Objectives

CRIME AND SAFETY

- Continue support of community policing innovations within the CRA
- Support traffic calming, pedestrian and bicycle safety and accessibility improvements

NEIGHBORHOODS

- Improve neighborhood infrastructure through complete street and multi-modal improvements
- Continue efforts to remove and prevent blight within the CRA neighborhoods
- Support preservation of the unique “Pensacola” character and affordability of CRA neighborhoods
- Support neighborhood stormwater and open space/park enhancements
- Increase diversity, inclusiveness, and livability within the CRA neighborhoods
- Employ inclusive community input and participation processes

ECONOMIC DEVELOPMENT

- Increase affordable housing inventory.
- Support commercial and mixed-use infill redevelopment
- Support projects that leverage private sector investment and build the overall tax base
- Provide public infrastructure investment as a catalyst for private sector investment
- Continue advancement of Pensacola as one of “America’s Great Places” to live, work and visit
- Continue blight prevention methods through maintenance of CRA improvements

Performance Measures

PERFORMANCE INDICATORS	MEASUREMENT	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 TARGET	FY 2020 TARGET
Private Investment	Permitted value of private property improvements	\$13,215,749	\$14,876,331	\$15,173,858	\$15,477,336
Public Investment	Permitted value of public property improvements	\$0	\$0	\$621,681	\$621,681
Public/Private Leverage	Ratio of private investment to public investment	N/A*	N/A*	24 to 1**	25 to 1**
Trends in Area Property Valuation	Total market value of area properties	\$288,458,145	\$313,346,054	\$319,612,975	\$326,005,235

* Based on permit values. No public investment permits were issued within the Westside Redevelopment Area during the subject fiscal year.

** Based on most recent fiscal year with public/private leverage.

Westside TIF FY 2020 Proposed Budget

Presented To Westside Redevelopment Board

July 23, 2019