



# City of Pensacola

## Eastside Redevelopment Board

### Agenda

---

Wednesday, July 8, 2020, 4:30 PM

Council Chambers, 1st Floor

---

Members of the public may attend & participate only via live stream or phone.  
Live Meeting Video: [cityofpensacola.com/428/Live-Meeting-Video](http://cityofpensacola.com/428/Live-Meeting-Video)  
Citizens may submit an online input form here: [www.cityofpensacola.com/ERBinput](http://www.cityofpensacola.com/ERBinput)

#### Call to Order

#### Determination of Quorum

#### Approval of Minutes

1. [20-00355](#) MINUTES OF THE EASTSIDE REDEVELOPMENT BOARD MEETING - 01/08/2020

*Attachments:* [Draft ERB Minutes - January 8, 2020](#)

#### Reports and Announcements

2. [20-00350](#) UPDATE ON RULES AND PROCEDURES
3. [20-00346](#) CRA ANNUAL OVERVIEW & UPDATE PRESENTATION
4. [20-00347](#) UPDATE ON MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION

#### Old Business

5. [20-00359](#) AMENDMENT OF PHASE II PROJECT SCOPE - GENERAL DANIEL "CHAPPIE" JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

*Recommendation:* That the Eastside Redevelopment Board (ERB) recommend that, the Community Redevelopment Agency (CRA) approve amendment of the General Daniel "Chappie" James, Jr. Museum and Flight Academy Phase II Project scope.

*Attachments:* [Map of Property - 1610 Dr. MLK, Jr. Drive](#)

#### New Business

6. [20-00348](#) PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2021-2025)

**Recommendation:** That the ERB recommend a project list and 5-year implementation plan which reflect the ERB's priorities for project development and/or implementation during the five-year period beginning in Fiscal Year 2021 beginning October 1, 2020 through Fiscal Year 2025 ending September 30, 2025.

**Attachments:** [Proposed Project List & Implementation Plan \(FY2021-25\)](#)

## 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 850-435-1695 (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*



Memorandum

---

**File #:** 20-00355

Eastside Redevelopment Board

7/8/2020

---

**SUBJECT:**

MINUTES OF THE EASTSIDE REDEVELOPMENT BOARD MEETING - 01/08/2020

Approval of the Eastside Redevelopment Board meeting minutes for January 8, 2020.



# Eastside Redevelopment Board

Wednesday, January 8, 2020 – 4:30 P.M. Central  
222 W. Main Street, 1st Floor, Pensacola FL 32502  
Vince Whibbs Conference Room

## RECORD OF MINUTES

### **BOARD MEMBERS PRESENT**

Fred D. Young ..... Business Owner  
Aretta Anderson ..... Neighborhood Association Representative  
Jasmine Hunt ..... Homeowner  
Ann Hill ..... Council Member Representative  
Jeannie Rhoden ..... Homeowner

### **STAFF PRESENT**

Helen Gibson ..... CRA Administrator  
Victoria D'Angelo ..... Asst. CRA Administrator  
Lawrence Powell ..... Neighborhoods Administrator

### **Call to Order**

The meeting was called to order at 4:39 p.m. by Chairperson Jeannie Rhoden.

The Board's Rules of Order and Decorum were read by Chairperson Rhoden.

### **Administration of Oath**

City Clerk, Ericka Burnett, administered the oath of office to Chairperson Rhoden.

### **Determination of Quorum**

A quorum was present.

### **Election of Officers**

Chairperson Rhoden called for nominations for the position of Chairperson of the Eastside Redevelopment Board (ERB).

Board Member Fred Young nominated Jeannie Rhoden to serve as Chairperson of the ERB.

**There being no other nominations, Board Member Ann Hill made a motion to close the nominations and by acclamation elect Jeannie Rhoden as Chairperson.** All Board members signed and turned in their ballots, and the acclamation carried.

Chairperson Rhoden called for nominations for the position of Vice-Chairperson of the ERB.

Board Member Jasmine Hunt nominated herself to serve as Vice-Chairperson of the ERB.

**There being no other nominations, Board Member Hill made a motion to close the nominations and by acclamation elect Jasmine Hunt as Vice-Chairperson.** All Board members signed and turned in their ballots, and the acclamation carried.

## Approval of Minutes

### 1. 20-00008 APPROVAL OF MINUTES – 07/10/19

**Councilwoman Hill made a motion to approve the July 10, 2019 meeting minutes. Motion seconded by Board Member Young and passed unanimously.**

## Old Business

No old business was discussed.

## New Business

Assistant CRA Administrator, Victoria D'Angelo, advised the ERB that agenda item numbers 2, 3, and 5 were included in the "New Business" section of the agenda in error and should be moved to the "Reports and Announcements". Chairperson Rhoden authorized moving the items.

### 2. 20-00015 AMENDMENT OF PHASE II PROJECT SCOPE – GENERAL DANIEL "CHAPPIE" JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY

Chairperson Rhoden introduced the item. CRA Administrator, Helen Gibson provided an overview.

Comments were provided by the following person(s):

- Dr. Marion Williams, 196 Mango Street, Pensacola, FL
- Walter Wallace, 709 Woodland Drive, Pensacola, FL
- Francis E. Tolbert, 1111 Lakewood Road, Pensacola, FL
- Ellis Jones, 1606 Martin Luther King Drive, Pensacola, FL
- Carlton Charles, 1403 E. Hatton Street, Pensacola, FL
- Jewel Cannada-Wynn, 605 W. Blount Street, Pensacola, FL

Discussion ensued fielding comments and questions. Staff responded accordingly.

**Councilwoman Hill made a motion to recommend that the Community Redevelopment Agency (CRA) approve amendment of the General Daniel "Chappie" James, Jr. Museum and Flight Academy Phase II Project scope. Motion seconded by Board Member Anderson and passed unanimously.**

## Reports and Announcements

### 3. 20-00016 UPDATE ON TWO-WAY CONVERSION OF MARTIN LUTHER KING JR. DRIVE AND DAVIS HIGHWAY

Chairperson Rhoden introduced the item. Ms. D'Angelo introduced Cory Wilkinson, Senior Planner, HDR Engineering who provided an update on the traffic feasibility study on behalf of the Florida Department of Transportation (FDOT) and the Florida-Alabama Transportation Planning Organization (TPO) for the proposed two-way conversion of Martin Luther King Jr. Drive and Davis Highway. Mr. Wilkinson was accompanied by Mary Morgan, Traffic Engineer, HDR Engineering who provided follow-up remarks.

Comments were provided by the following person(s):

- Walter Wallace, 709 Woodland Drive, Pensacola, FL
- Unidentified Female
- Anthony Caldwell, 2400 Martin Luther King Drive, Pensacola, FL
- George Grace, 1015 Martin Luther King Drive, Pensacola, FL
- Doris Hayes, 2618 Martin Luther King Drive, Pensacola, FL
- Brad Alexander, 1508 E. Bobe Street, Pensacola, FL
- Cheryl Dickens, 1717 Martin Luther King Drive, Pensacola, FL

Discussion ensued fielding comments and questions. HDR Engineering representatives, staff, and board members responded accordingly.

**4. 20-00009 UPDATE ON HOLLICE T. WILLIAMS URBAN GREENWAY SOLICITATION**

Ms. Gibson provided an overview of the item.

*Chairperson Rhoden requested to be excused from the remainder meeting due to an emergency. In the absence of the Chairperson, the position was assumed by Vice Chairperson Hunt.*

Comments were provided by the following person(s):

- Carlton Charles, 1403 E. Hatton Street, Pensacola FL
- Teni Ade' Broughton, Pensacola FL
- Jewel Cannada-Wynn, 605 W. Blount Street, Pensacola, FL
- Unidentified Female
- Anthony Williams, 139 Berkley Drive, Pensacola FL
- Walter Wallace, 709 Woodland Drive, Pensacola FL

Discussion ensued fielding comments and questions. Staff and board members responded accordingly.

**5. 20-00010 UPDATE ON RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM**

Ms. D'Angelo provided an overview of the item. Discussion ensued fielding questions and comments. Staff responded accordingly.

Comments were provided by the following person(s):

- Unidentified Female
- Teni Ade' Broughton, Pensacola, FL
- Ellis Jones, 1606 Martin Luther King Drive, Pensacola, FL
- Tina Inman, 905 Martin Luther King Jr. Drive, Pensacola, FL

**Board Member Comments**

None.

**Open Forum**

Comments were provided by the following person(s):

- Anthony Caldwell, 2400 Martin Luther King Drive, Pensacola, FL

**Adjournment**

With no further business, the meeting adjourned at 6:53 p.m.



Memorandum

---

**File #:** 20-00350

Eastside Redevelopment Board

7/8/2020

---

**DISCUSSION ITEM**

**SPONSOR:** Jeannie Rhoden, ERB Chairperson

**TITLE:**

UPDATE ON RULES AND PROCEDURES

**SUMMARY:**

City Council Executive, Don Kraher, will provide the Eastside Redevelopment Board (ERB) with an update regarding the standardization of rules and procedures for City Council-appointed boards.

**STAFF CONTACT:**

Kerrith Fiddler, Deputy City Administrator - Community Development  
M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Asst. CRA Administrator  
Don Kraher, City Council Executive

**ATTACHMENTS:**

None.

**PRESENTATION:** No





## Memorandum

---

**File #:** 20-00346

Eastside Redevelopment Board

7/8/2020

---

### **PRESENTATION ITEM**

**SPONSOR:** Jeannie Rhoden, ERB Chairperson

**TITLE:**

CRA ANNUAL OVERVIEW & UPDATE PRESENTATION

**SUMMARY:**

The Eastside Redevelopment Board (ERB) will receive a presentation. The presentation will provide a general overview and updates pertaining to the Community Redevelopment Agency's (CRA) administration, activities and progress.

The CRA's Fiscal Year 2019 Annual Report, which illustrates the CRA's activities and accomplishments for the 2019 fiscal year, is attached.

**STAFF CONTACT:**

Kerrith Fiddler, Deputy City Administrator, Community Development  
M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Assistant CRA Administrator

**ATTACHMENTS:**

1) FY2019 CRA Annual Report

**PRESENTATION:** Yes



Memorandum

---

**File #:** 20-00347

Eastside Redevelopment Board

7/8/2020

---

**PRESENTATION ITEM**

**SPONSOR:** Jeannie Rhoden, ERB Chairperson

**TITLE:**

UPDATE ON MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION

**SUMMARY:**

The Florida Department of Transportation's (FDOT) consultant, HDR, will provide an update presentation concerning the traffic feasibility study for the MLK-Alcaniz / Davis Two-Way Conversion project.

**STAFF CONTACT:**

Kerrith Fiddler, Deputy City Administrator - Community Development  
M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Asst. CRA Administrator

**ATTACHMENTS:**

None.

**PRESENTATION:** Yes



## Memorandum

---

**File #:** 20-00359

Eastside Redevelopment Board

7/8/2020

---

### **ACTION ITEM**

**SPONSOR:** Jeannie Rhoden, ERB Chairperson

**SUBJECT:**

AMENDMENT OF PHASE II PROJECT SCOPE - GENERAL DANIEL "CHAPPIE" JAMES JR.  
MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

**RECOMMENDATION:**

That the Eastside Redevelopment Board (ERB) recommend that, the Community Redevelopment Agency (CRA) approve amendment of the General Daniel "Chappie" James, Jr. Museum and Flight Academy Phase II Project scope.

**SUMMARY:**

Funding for the General Daniel "Chappie" James, Jr. Museum and Flight Academy Project has been a priority project of the CRA for the Eastside Redevelopment Area. The historic home site of America's first African American Four Star General, Daniel "Chappie" James, Jr. is located on Dr. Martin Luther King Jr. Boulevard and listed on the National Register of Historic Places. The museum is operated by the Chappie James Museum of Pensacola, Inc. - a not for profit organization. Science, Technology, Engineering and Mathematics (STEM) tutoring and youth flight academy workshops are provided at the site by the Chappie James Youth Flight Academy organization to help prepare community youth for potential careers in the field of aviation.

The approved project included development of a free standing surface parking lot one block away to address overflow needs at the project site. Recently, however, the shared use of nearby existing parking lots was identified as a more appropriate alternative to constructing an additional surface parking lot in the neighborhood for Chappie James overflow parking use.

At the request of the Museum and Flight Academy boards, the CRA approved using the remaining project funds to construct an outdoor classroom to meet the additional space needs of the Flight Academy, in lieu of the overflow parking lot. However, it has been determined that an outdoor facility will not be best to accommodate the sensitive electronic equipment used in the Flight Academy programs.

As an alternative to the outdoor classroom, the Flight Academy Board requests that the adjacent property to the north of the existing facility be acquired and renovated for Academy use. The current property owner is amenable to sale of the property for the purpose of housing the Flight Academy's programs.

Staff recommends that the ERB recommend the CRA approve amendment of the Phase II project scope to substitute acquisition and renovation of the property at 1610 Dr. Martin Luther King, Jr. Drive for construction of the outdoor classroom.

**PRIOR ACTION:**

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

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

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the “Chappie” James Project program element.

September 12, 2016 - CRA Board approved a supplemental budget resolution transferring \$440,000 from the CRA’s proceeds of the sale of 16 S. Palafox Street to the City’s General Fund.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City’s General Fund to the Community Redevelopment Agency’s (CRA’s) Eastside Tax Increment Financing District, specifically for the General Daniel “Chappie” James Jr. Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City’s General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

February 6, 2017 - CRA adopted a funding resolution to approve bond financing for the project, including the parking lot construction.

February 9, 2017 - City Council adopted a funding resolution to approve bond financing for the project, including the parking lot construction.

January 13, 2020 - CRA approved amendment of the Phase 2 project scope to substitute the parking lot component with additional classroom space.

**FUNDING:**

Budget: \$436,969

Actual: \$436,969

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator


**ATTACHMENTS:**

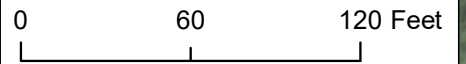
1) Map of Property - 1610 Dr. MLK, Jr. Drive

**PRESENTATION:** No

# Legend

 1610 Dr Martin Luther King Jr Dr

 General Chappie James



Date: 6/30/2020



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS\Map\_Archives\CRA\ChappieJames\ChappieJames.mxd





## Memorandum

---

**File #:** 20-00348

Eastside Redevelopment Board

7/8/2020

---

### **ACTION ITEM**

**SPONSOR:** Jeannie Rhoden, ERB Chairperson

**SUBJECT:**

PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2021-2025)

**RECOMMENDATION:**

That the ERB recommend a project list and 5-year implementation plan which reflect the ERB's priorities for project development and/or implementation during the five-year period beginning in Fiscal Year 2021 beginning October 1, 2020 through Fiscal Year 2025 ending September 30, 2025.

**SUMMARY:**

On March 14, 2013, City Council established the Eastside Redevelopment Board (ERB) to provide for the ongoing involvement of stakeholder groups in the Eastside community redevelopment area. The principal duties of the ERB are to provide recommendations regarding an annual project list and 5-year implementation plan for projects authorized by the Eastside-Urban Infill and Redevelopment Area Plan and to monitor the implementation of such projects.

A proposed project list and 5-year implementation plan is attached. The list includes projects which are anticipated to be further developed or implemented during the five-year period beginning in Fiscal Year 2021, commencing on October 1, 2020, through Fiscal Year 2025, ending on September 30, 2025. Project recommendations will be considered for incorporation into the FY2021 CRA Work Plan and any applicable/appropriate budgets.

Any new projects or substantial modification(s) to project scope desired by the ERB should be referred to staff for review to ensure their feasibility and alignment with the redevelopment plan before they are added to the project list. A staff recommendation can then be brought back to the ERB, and the project(s) and/or modification(s) considered for incorporation into the project list and implementation plan, if appropriate.

**PRIOR ACTION:**

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

**FUNDING:**

N/A

**STAFF CONTACT:**

Kerrith Fiddler, Deputy City Administrator - Community Development  
M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Asst. CRA Administrator

**ATTACHMENTS:**

- 1) Proposed Project List & Implementation Plan (FY2021-25)

**PRESENTATION:** No



**RECOMMENDED  
EASTSIDE PROJECT LIST IMPLEMENTATION PLAN (FY2021-2025)**

**Proposed Version: 07/08/2020**

Project Name	CRA District	Description	Phase	Est. Cost	Est. Implementation Period	Prior Redevelopment Board Recommendation(s)	Notes/Updates
Two Way Conversions MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Planning	TBD	Thru FY2025	07/10/19 - Authorized statement of support and recommended inclusion in FY2020 CRA Work Plan under Complete Streets element.	Traffic feasibility study underway by FDOT.
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Stormwater, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. <i>Design and permitted funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts.</i>	Planning	TBD	Thru FY2025	05/01/19 - Recommended inclusion in FY2020 CRA Work Plan.	Selection of design consultant underway.
General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Eastside	Second phase of improvements in support of the General Daniel "Chappie" James, Jr. Museum and Flight Academy, principally located at 1606-08 MLK Jr. Drive, to provide additional educational space and connectivity to overflow parking areas.	Planning	\$450K	Thru FY2023	01/08/20 - Recommended approval of phase II project scope.	
Residential Property Improvement Program	Eastside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Eastside CRA. Forgivable loan program. Up to \$70K for owner-occupied, \$17.5K for rental properties. Target areas include priority properties along portions of Martin Luther King Jr. Drive and Hayne Street. (Refer to property prioritization map for eligible properties). Administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Implementation	Varies by project	Thru FY2025	05/01/19 - Recommended inclusion in FY2020 CRA Work Plan.	Implementation underway within priority area #1 along MLK Jr. Drive.

**RECOMMENDED****Proposed Version: 07/08/2020****EASTSIDE PROJECT LIST IMPLEMENTATION PLAN (FY2021-2025)**

1700 MLK Jr. Drive- Affordable Housing & Redevelopment	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.	Planning	TBD	Thru FY2025	05/01/19 - Recommended inclusion under Affordable Housing Infill element in FY2020 CRA Work Plan.	Property has been acquired and environmental assessments/monitoring is complete.
Sidewalk Improvements	Eastside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Planning	\$15K/year	Thru FY2025	05/01/19 - Recommended inclusion of sidewalk improvements under Complete Streets element in FY2020 CRA Work Plan.	