City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

August 5, 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 3:36 P.M**.**

CALL MEETING TO ORDER

CRA Members Present: Jewel Cannada-Wynn, Jared Moore, Ann Hill, Andy Terhaar (arrived 4:07), P.C. Wu

CRA Members Absent: Sherri Myers, 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 Member Hill disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None.

APPROVAL OF MINUTES

1. 19-00383 MINUTES OF CRA MEETING - 7/15/19

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

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

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

PRESENTATIONS

None.

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.

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

CRA Administrator Gibson explained the revisions to the design of the proposed development along with a revised timeline and related such to conditions found on the property.

Brian Spencer of SMP Architecture representing Hawkshaw Redevelopment Group, LLC provided a brief presentation with overhead graphics. Also in attendance, Robert Montgomery of Hawkshaw Redevelopment Group, LLC and Steve Moorhead, attorney for the group responded accordingly to questions of CRA Members.

City Attorney Woolf referenced hardcopies of a revised version of the *Third Amendment* (on file with background materials) and explained minor revisions made to the language.

No objections were voiced regarding the revised language provided by the City Attorney.

Upon conclusion of discussion, the vote was called.

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

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

ACTION ITEMS (CONT'D.)

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).

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

CRA Administrator Gibson explained, as outlined in the memorandum (dated 8/5/19), the recommended reimbursement is related to conditions found on the property which will impede development of approximately ten percent (10%) of the parcel, therefore based on the purchase price the amount is $160,000. CRA staff recommended the developer be reimbursed upon completion of all residential units.

Robert Montgomery of Hawkshaw Redevelopment Group, LLC addressed the CRA Members indicating he was not aware of staff's recommendation regarding the timing of the reimbursement being after construction and stated that would not be satisfactory as it would cause a financial hardship on the development. Steve Moorhead, attorney for the group made follow-up remarks confirming Mr. Montgomery's concern. City Attorney Woolf indicated she was not aware of the timeline being recommended by CRA staff

A motion to amend was made by CRA Member Cannada-Wynn and seconded by CRA Member Wu to stipulate that reimbursement to Hawkshaw Redevelopment Group, LLC occur within thirty (30) days.

Brief follow-up discussion took place.

Upon conclusion of discussion, the **vote on the amendment was called.**

The motion on the amendment carried by the following vote:

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

After brief follow-up remarks, the **vote was called on the main motion as amended.**

ACTION ITEMS (CONT'D.)

The motion as amended (for Item 3, 19-00367) carried by the following vote:

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

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.

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

The motion carried by the following vote:

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

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.

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

The motion carried by the following vote:

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

ACTION ITEMS (CONT'D.)

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.

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

Assistant CRA Administrator D'Angelo addressed CRA Members referencing the document provided with the agenda package (on file with background materials).

Public input was heard from Dorothy Dubuisson.

CRA Administrator responded to comments and questions from Ms. Dubuisson related to Belmont-DeVilliers neighborhood. Ms. Dubuisson was provided an opportunity to make follow-up remarks. CRA Chairperson Cannada-Wynn made final remarks.

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: 0 None

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.

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

ACTION ITEMS (CONT'D.)

The motion (to adopt Res. No. 2019-06 CRA) carried by the following vote:

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

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.

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

Chairperson Cannada-Wynn made clarifying remarks as to the intent of the workshop.

There being no discussion, the vote was called.

The motion carried by the following vote:

Yes: 4 Andy Terhaar, Ann Hill, Jared Moore, Jewel Cannada-Wynn
No: 1 P.C. Wu

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.

A motion to approve was made by CRA Member Hill. No second.

Fails due to lack of a second.

Chairperson Cannada-Wynn indicated since Council Member Myers (sponsor) is not in attendance, she may decide whether to address the issue at a future meeting.

DISCUSSION ITEMS

None.

OPEN FORUM

Dorothy Dubuisson: Made follow-up remarks regarding the establishment of a citizen advisory boards for the Urban Core Redevelopment District. She commented on issues at Henry T. Wyer Park with individuals defecating on the grounds and that a portable toilet had been placed near-by but has been recently removed.

Follow-up discussion took place among CRA Members with CRA Administrator Gibson fielding comments and questions.

Kay Joyce was called but stated she would cede her opportunity to speak to the Dream Defenders in attendance.

Jamil Davis: Addressed the CRA Members indicating he represents Pensacola Dream Defenders. He spoke about an African-American man, Tymar Crawford, who was shot and killed one month ago today by a Pensacola Police officer during a traffic stop. He relayed a list a demands for the City of Pensacola to provide by a date certain.

An unidentified woman attempted to speak without being recognized by the presiding chair. Chairperson Cannada-Wynn acted accordingly to maintain order and indicated in this meeting they are seated as the CRA Board and that it is more appropriate to address their issues when meeting as the City Council. The meeting was then adjourned.

ADJOURNMENT

4:45 P.M. **Approved:**_____

Prepared by City Clerk Staff/rmt