



# City of Pensacola

## COMMUNITY REDEVELOPMENT AGENCY

### Meeting Minutes

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December 9, 2019

3:30 P.M.

Hagler/Mason Conference Room

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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, John Jerralds, Andy Terhaar, P.C. Wu

**CRA Members Absent:** Sherri Myers

**Also Present:** Mayor Grover C. Robinson, IV

#### 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. [19-00530 MINUTES OF CRA MEETING – 11/12/19](#)

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

**The motion carried by the following vote:**

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

## PRESENTATIONS

None

## ACTION ITEMS

\*\*\*THE FOLLOWING ITEM WAS PULLED AS EXPLAINED BY CRA ADMINISTRATOR GIBSON\*\*\*

2. 19-00522 CONSIDERATION OF PROPOSAL TO TRANSFER THE EAST PORTION OF THE HAWKSHAW PROPERTY AT 9<sup>TH</sup> AND ROMANA AND TO AMEND THE DEVELOPMENT AGREEMENT WITH HAWKSHAW DEVELOPMENT GROUP, LLC

**Recommendation:** That the Community Redevelopment Agency (CRA) consider Hawkshaw Development Group LLC's proposal to convey the east portion of the Hawkshaw redevelopment project site at 9<sup>th</sup> and Romana from Hawkshaw Development Group LLC. to Hawkshaw East, LLC. (Brian Spencer, Manager) and determine whether to grant or deny approval of said proposal at this time. Further, that the CRA approve the replacement of the current Purchase and Sale Agreement with a new development agreement to include the Conditions, Covenants and Restrictions previously imposed by the CRA to apply to both resulting parcels of the project. Finally, should approval be granted, that the CRA authorize the CRA Chairperson to execute all necessary documents.

Alternately, CRA Administrator Gibson brought forward recommendations related to reporting of certain information as required of the purchaser/developer pursuant to the Purchase and Sales Agreement dated 11/14/17 between the CRA and Hawkshaw Development Group, LLC for the development of the project for the Hawkshaw Property (located at 9<sup>th</sup> Avenue and Romana Street); and asked the CRA Board to consider (approving) the Community Redevelopment Agency's request for documentation related to the development's milestones pursuant to the agreement as follows:

1. A binding commitment for construction financing for the project issued and executed by a reliable and reputable institutional lender and accepted and executed by the developer and all guarantors named in such commitment, subject only to usual and customary conditions that are not inconsistent with the terms of the Agreement; and
2. Evidence of the developer's ability to pay the cost of construction of the project in excess of funding to be provided pursuant to the loan commitment referenced above; and
3. Evidence of the close of construction financing on the project; and

*(Continued next page)*

**ACTION ITEMS (CONT'D.)**

4. A copy of the final critical path schedule for construction of the project; and
5. Copies of the design documents for the project; and
6. Written notice of any proposed change in the management or voting control of the development entity (LLC) and/or team.

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

CRA Administrator Gibson and Chairperson Cannada-Wynn fielded comments and questions.

Upon conclusion of discussion, the vote was called.

**The motion (above to approve) carried by the following vote:**

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

3. 19-00520 ACCEPTANCE OF PROPERTY-900 BLOCK W. BLOUNT STREET

**Recommendation:** That the Community Redevelopment Agency (CRA) approve acceptance the donation of the property at 900 block of W. Blount Street and that the Chairperson be authorized to execute all necessary documents.

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

CRA Administrator Gibson explained the intent of the property's proposed usage as a dual-purpose stormwater and recreation facility.

Following brief discussion, the vote was called.

**The motion carried by the following vote:**

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

**ACTION ITEMS (CONT'D.)****4. 19-00519 CRA RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINE REVISIONS**

**Recommendation:** That the Community Redevelopment Agency (CRA) approve revisions to the approved CRA Residential Property Improvement Program (RPIP) to increase the maximum award to \$70,000 for owner occupied properties.

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

CRA Assistant Administrator D'Angelo explained the rationale for increasing the maximum award. West Florida Regional Planning Council (WFRPC) administers the program and Garrett Griffin, Planner was in attendance. CRA staff and Mr. Griffin responded to questions of CRA Members accordingly.

Upon conclusion of discussion, the vote was called.

**The motion carried by the following vote:**

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

**5. 19-00517 APPROVAL OF OVERFLOW PARKING AGREEMENT WITH MOVEMENT FOR CHANGE FOR THE CHAPPIE JAMES MUSEUM AND FLIGHT ACADEMY**

**Recommendation:** That the Community Redevelopment Agency (CRA) recommend that City Council approve the agreement for use of the Movement for Change parking lot as overflow parking for the Chappie James Museum and Flight Academy. Further, that the Chairperson be authorized to execute all necessary documents.

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

CRA Administrator Gibson explained the reason and intent for the parking agreement. She responded accordingly to questions/comments from Chairperson Cannada-Wynn.

There being no further discussion, the vote was called.

**ACTION ITEMS (CONT'D.)**

**The motion (to approve Item 5, 19-00517) carried by the following vote:**

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

6. 19-00521 APPROVAL OF OVERFLOW PARKING AGREEMENT WITH MOUNT CANAAN MISSIONARY BAPTIST CHURCH FOR THE CHAPPIE JAMES MUSEUM AND YOUTH FLIGHT ACADEMY

**Recommendation:** That the Community Redevelopment Agency (CRA) recommend that City Council approve the agreement for use of the Mount Canaan Missionary Baptist Church parking lot as overflow parking for the Chappie James Museum and Flight Academy.

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

CRA Administrator Gibson explained the reason and intent for the parking agreement. She responded accordingly to questions/comments from CRA Member Wu.

There being no further discussion, the vote was called.

**The motion carried by the following vote:**

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

7. 2019 -10 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2019-10 CRA - NON-ENCUMBERED CARRYOVER RESOLUTION

**Recommendation:** That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2019-10 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2020; PROVIDING FOR AN EFFECTIVE DATE.

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

Chief Financial Officer Barker explained the intent of the resolution.

**ACTION ITEMS (CONT'D.)**

**The motion (to adopt Res. No. 2019-10 CRA) carried by the following vote:**

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

**DISCUSSION ITEMS**

Discussion took place regarding *Transportation Alternatives Program (TAP) Funding for Multi-Modal Facilities* and staff's intent to bring a resolution of support to the City Council for adoption in order to apply for grant funding to provide for facilities within the Urban Core and Westside Redevelopment Districts. CRA Staff and Chairperson Cannada-Wynn responded to questions and comments of CRA Members accordingly.

**OPEN FORUM**

None

**ADJOURNMENT**

4:05 P.M.

**Approved:**\_\_\_\_\_

Prepared by City Clerk Staff/rmt