

EAST GARDEN DISTRICT STREETSCAPE PROJECT

COMMENTS PERIOD - OCT 6-13, 2020

Submission Date	First Name	Last Name	Address	City	State	Zip	Email Address	Phone Number	Comments	Response
10/8/2020 9:26	D.C.	Reeves	909 N. Spring St.	Pensacola	FL	32501	darcy.reeves@gmail.com	8502322949	Right up front I'm going to tell you that my business, although not on Jefferson Street, will benefit from this project of course. That said, I am the only person to invest in this block of Garden Street, with everything I owned in 2017. Until EGD begin, that continues to be the case 3 years later. I pay the same millage as someone on Palafox Street, the consistent beneficiary of improvements. My opinion on vilifying developers/development as being rich and would just do the same thing with no financial help is that it's just short-sighted. Every tax dollar use should be examined and scrutinized, of course. If you were familiar with EGD you would know that they are investing significant money into beautifying the area, of which they are not required.	Thank you for your comments. Comments received.

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									Our project next door to Perfect Plain, The Well, has been delayed for literally 3-4 months solely because we have been waiting on FDOT to approve a much higher quality, optimally ADA compliant sidewalk. Chad/EGD, paying debt service for these 3-4 months plus a sizable add'l cost, could have left the sidewalk as is and saves thousands of dollars. But they have a standard of quality they want for this area. That's just a small example of things you may not hear about. There's a much cheaper way to do things, and in other instances we here on Facebook have criticized that version of development as well. So it seems we are often asking for the utmost quality, but scoff at the idea that there be any incentive to do so.	

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									Also, when \$40 million of investment comes in, as Joe Minicozzi explains all over the country, this \$1.4 million is paid back much more efficiently than in other taxpayer investments made in this city. What do you think EGD is paying in property tax for those decades-old surface parking lots right now? When Quint built Southtowne, if memory serves, property taxes, including an EDATE, jumped 10x from the previous PNJ building (70K to 700K, something like that.) I think often times people get lost in who they see as the 'undeserving beneficiary' of development and they don't take the time to 1) understand the private investment being made and	

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									2) Look at public projects as an investment that has an expected ROI (again, they should be examined, but not always assumed as a free lunch as they often are in this town). If we're going to compare projects that this city has invested in and how quickly they recouped, I'd bet this \$1.4 million on \$40M will be near the top of the list.	

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10/12/2020 8:34	Daniel	Lindemann	24 N. Palafox St	Pensacola	FL	32502	sales@ajmugs.com	850 776-7116	<p>I would like an explanation as to how the East Garden District got added to the list of projects. I do not recall this project being on the list when the debt refinancing (CMP BOND) was in discussion for a vote of approval.</p> <p>There are numerous projects listed on the CRA Web Site that should be prioritized and acted on.</p> <p>When additional infrastructure is added, there is an associated maintenance cost. If I am not mistaken, the City is already having difficulty keeping up with what we already have. What funds are being set aside for this additional expense?</p> <p>I hope to be in attendance at the CRA Board meeting.</p>	<p>Thank you for your comments. Comments received. The Community Redevelopment Agency (CRA) approved the East Garden District Streetscape project for funding from the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019 on February 10, 2020, following a public workshop held on February 3, 2020. Pursuant to the Master Redevelopment Agreement, the developer will be responsible for maintenance of the streetscape improvements.</p>

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10/12/2020 21:08	Zachary	Lane	420 E Brainerd St	Pensacola	Florida	32503	zaclane007@gmail.com	850-712-0133	I am offering my full support to the project. For several reasons. 1. These types of improvements are necessary regardless of whether they coincide with a major development project. 2. Offering this type of incentive to developers to improve our urban core make better sense that major infrastructure increases on the periphery. Glad to see the CRA be willing to offer this incentive to a developer to improve the urban core.	Thank you for your comments. Comments received.
10/12/2020 13:19	Bike Pensacola								Attached	Thank you for your comments. Comments received.