



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY BOARD

Meeting Minutes

August 7, 2017

5:33 P.M.

Hagler/Mason Conference Room

CALL MEETING TO ORDER

Chairperson Cannada-Wynn called the meeting to order at 5:33 P.M.

CRA Members Present: Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu

CRA Members Absent: Sherri Myers

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

CRA Members Spencer 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. [17-00326 MINUTES OF CRA MEETING - 06/05/17](#)

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

The motion carried by the following vote:

Yes: 6	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 0	None

PRESENTATIONS

2. [17-00396](#) FISCAL YEAR 2018 DOWNTOWN IMPROVEMENT BOARD WORK PLAN

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation on the Fiscal Year 2018 Downtown Improvement Board (DIB) Work Plan.

Curt Morse, Executive Director for the Downtown Improvement Board, addressed the CRA Board with an overhead presentation (on file with background materials) highlighting the various initiatives proposed for the FY 2018 DIB Work Plan. Following the presentation, he responded accordingly to questions clarifying the proposed programming and funding requests.

ACTION ITEMS

3. [2017 -4](#) CRA RESOLUTION NO. 2017-4 CRA - SUPPORTING SHORT-TERM AND LONG-TERM RECOMMENDATIONS WITHIN FLORIDA-ALABAMA TRANSPORTATION PLANNING ORGANIZATION'S WEST CERVANTES CORRIDOR MANAGEMENT PLAN

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-4 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVLOPMENT AGENCY (CRA) SUPPORTING THE COMPLETE STREETS, OPTION B, SHORT-TERM AND LONG-TERM RECOMMENDATIONS WITHIN FLORIDA-ALABAMA TRANSPORTATION PLANNING ORGANIZATION'S WEST CERVANTES CORRIDOR MANAGEMENT PLAN AND THE PROGRESSION OF THE PROJECT THROUGH ALL PHASES BY FDOT FOR ROADWAY DESIGN IMPROVEMENTS TO ENHANCE THE COMMUNITY WITH AN ATTRACTIVE STREETScape, MULTI- MODAL TRANSPORTATION AND SAFE PEDESTRIAN ACCESS AND COORDINATING THE IMPLEMENTATION OF SAID PLAN WITH ESCAMBIA COUNTY

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Spencer.

The motion carried by the following vote:

Yes: 6	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 0	None

ACTION ITEMS (CONT'D.)

4. [17-00309](#) PLAZA DE LUNA CONCESSIONS AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND DELUNA'S CHAT AND CHEW LLC

Recommendation: That the Community Redevelopment Agency (CRA) approve a Concessions Agreement with DeLuna's Chat and Chew LLC to operate the Plaza de Luna Concession and Restroom Facilities. Furthermore, that the CRA authorize the Chairperson to take all actions necessary to execute the Agreement.

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

The motion carried by the following vote:

Yes: 6 Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn,
 Larry Johnson, P.C. Wu
No: 0 None

5. [17-00321](#) LICENSE AGREEMENT WITH RELEASE FOR INSTALLATION AND REMOVAL OF TEMPORARY LIGHTS BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND THE BELMONT DEVILLIERS NEIGHBORHOOD ASSOCIATION FOR THE 2017, 2018 AND 2019 HOLIDAY SEASONS

Recommendation: That the Community Redevelopment Agency (CRA) approve the License Agreement with Release for Installation and Removal of Temporary Lights between the Community Redevelopment Agency of the City of Pensacola, Florida and the Belmont Devilliers Neighborhood Association and authorize the CRA Chairperson to take all action necessary to annually execute the agreement for the 2017, 2018 and 2019 holiday seasons.

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

The motion carried by the following vote:

Yes: 6 Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn,
 Larry Johnson, P.C. Wu
No: 0 None

ACTION ITEMS (CONT'D.)**6. [17-00452](#) APPOINTMENT OF COMMUNITY REDEVELOPMENT AREA OVERLAY SELECTION COMMITTEE**

Recommendation: That the Community Redevelopment Agency (CRA) appoint three (3) representatives to serve on the Community Redevelopment Area Overlay Selection Committee.

A motion to approve was made by CRA Member Wingate and seconded by CRA Member Spencer.

CRA Administrator Gibson explained the purpose of the committee. Discussion took place with CRA Administrator Gibson further clarifying.

Upon conclusion of discussion, the vote was called.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

Follow-up discussion took place clarifying the composition of the committee will be one (1) CRA Staff member; one (1) CRA Board Member; and one (1) Planning Services Staff member.

No objections.

7. [17-00458](#) GENERAL DANIEL "CHAPPIE" JAMES FLIGHT ACADEMY DRAFT LEASE APPROVAL

Revised Recommendation: That the Community Redevelopment Agency (CRA) **recommend that City Council** approve ~~the draft a~~ Lease Agreement with the General Daniel "Chappie" James Flight Academy for lease of the space at the General Daniel "Chappie" James, Jr. Memorial Home site at 1608 Dr. Martin Luther King, Jr. Drive.

A motion to approve (the revised recommendation) was made by CRA Member Wingate and seconded by CRA Member Spencer.

The motion (to approve the revised recommendation for Item 7) carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

ACTION ITEMS (CONT'D.)

*****THE FOLLOWING ITEM WAS PULLED BY THE SPONSOR*****

8. 17-00463 SUPPORT FOR PENSACOLA NEW YEAR'S EVE PELICAN DROP CELEBRATION PARTNERSHIP

Recommendation: *That the Community Redevelopment Agency (CRA) recommend the establishment and participation in an interagency partnership to take responsibility for the ongoing implementation of the Pensacola New Year's Eve Pelican Drop Celebration.*

Withdrawn by sponsor.

9. 17-00461 2018 STATE OF FLORIDA LEGISLATIVE PRIORITIES

Recommendation: That the Community Redevelopment Agency (CRA) identify the continuation of Florida's CRAs as a priority consideration for the 2018 Legislative Session.

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

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

ACTION ITEMS (CONT'D.)

10. [2017 -7](#) CRA RESOLUTION NO. 2017-7 - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE WESTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-7.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE COMMUNITY REDEVELOPMENT WITHIN THE REDEVELOPMENT AREA ESTABLISHED BY CITY COUNCIL RESOLUTION NO. 04-07; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE WESTSIDE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Wingate.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

11. [2017-9](#) CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-9 - APPROPRIATING FUNDING IN CONNECTION WITH THE WESTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2016

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-9.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Wingate.

ACTION ITEMS (CONT'D.)

The motion (to adopt CRA Supplemental Budget Res. No. 2017-9) carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5 Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C.
 Wu
No: 0 None

12. 2017-10 CRA RESOLUTION NO. 2017-10 - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE EASTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2017.

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-10.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE COMMUNITY REDEVELOPMENT WITHIN THE URBAN INFILL AND REDEVELOPMENT AREA ESTABLISHED BY CITY COUNCIL RESOLUTION NO. 41-05; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE EASTSIDE REDEVELOPMENT REVENUE BOND, SERIES 2017 AND PROVIDING AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Spencer and seconded by CRA Member Terhaar.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5 Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C.
 Wu
No: 0 None

13. 2017-11 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-11 - APPROPRIATING FUNDING IN CONNECTION WITH THE EASTSIDE REDEVELOPMENT REVENUE BONDS, SERIES 2016

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-11.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

ACTION ITEMS (CONT'D.)

A motion to adopt (CRA Supplemental Budget Res. No. 2017-11) was made by CRA Member Terhaar and seconded by CRA Member Wingate.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

14. [2017-5 CRA RESOLUTION NO. 2017-5 - AUTHORIZING THE AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY.](#)

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-5.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA, AUTHORIZING AN AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF PENSACOLA, FLORIDA, TO PROVIDE FOR THE FINANCING OF COMMUNITY REDEVELOPMENT PROJECTS WITHIN THE EASTSIDE REDEVELOPMENT AREA WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION AND RETROFITTING OF THE GENERAL DANIEL "CHAPPIE" JAMES, JR. MUSEUM & YOUTH FLIGHT ACADEMY; APPROVING THE FORM OF THE AMENDED AND RESTATED INTERLOCAL AGREEMENT; RATIFYING AND CONFIRMING ALL PRIOR ACTIONS OF THE COMMUNITY REDEVELOPMENT AGENCY ASSOCIATED THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Wingate.

Chief Financial Officer Barker responded accordingly to questions from CRA Member Wingate regarding the proposed changes.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

ACTION ITEMS (CONT'D.)

15. 2017-6 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-6 - APPROPRIATING FUNDING FOR THE FISCAL YEAR 2017 AND FISCAL YEAR 2018 INTEREST PAYMENT ON THE LOAN FROM THE CITY'S INSURANCE RETENTION FUND TO THE COMMUNITY REDEVELOPMENT AGENCY'S EASTSIDE TAX INCREMENT FINANCING DISTRICT

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-6.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Wingate and seconded by CRA Member Terhaar.

The motion carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

16. 2017-8 CRA BUDGET RESOLUTION NO. 2017-8 - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-8 adopting a budget for Fiscal Year 2018 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, 2017; PROVIDING AN EFFECTIVE DATE.

A motion to adopt was made by CRA Member Terhaar and seconded by CRA Member Wingate.

ACTION ITEMS (CONT'D.)

Chief Financial Officer Barker provided an overhead presentation detailing the FY 2018 Proposed Budget (on file with background materials).

The motion (to adopt CRA Budget Res. No. 2017-8) carried (with CRA Member Johnson no longer in attendance) by the following vote:

Yes: 5	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, P.C. Wu
No: 0	None

DISCUSSION ITEMS

*****THE FOLLOWING ITEM WAS PULLED BY THE CHAIRPERSON SINCE THE SPONSOR WAS NOT IN ATTENDANCE*****

17. [17-00319 DISCUSSION ON THE IMPACT OF COMMUNITY REDEVELOPMENT AGENCY ACTIVITIES ON GENTRIFICATION OF MINORITY AND LOW INCOME COMMUNITIES AND SUPPLY OF AFFORDABLE RENTAL HOUSING](#)

***Recommendation:** That the Community Redevelopment Agency discuss the impact of CRA activities on gentrification of minority and low income communities and supply of affordable rental housing.*

Pulled by Chairperson Cannada-Wynn.

INFORMATION ITEMS

18. [17-00323 COMMUNITY REDEVELOPMENT AREA PROPERTY VALUES](#)

CRA Member Spencer made comments.

19. [17-00453 UPDATE ON LOT PURCHASE WITHIN THE EASTSIDE URBAN INFILL AND REDEVELOPMENT AREA FOR CHAPPIE JAMES MUSEUM AND FLIGHT ACADEMY](#)

CRA Administrator Gibson referenced the information provided as update.

OPEN FORUM

CRA Member Wingate questioned the CRA's process of issuing Requests For Proposals (RFPs). **Chairperson Cannada-Wynn indicated the subject will be brought to the CRA Board for further discussion.**

ADJOURNMENT

WHEREUPON the meeting was adjourned at 7:05 P.M.

Adopted: September 11, 2017

Minutes prepared by City Clerk staff
rmt