



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY BOARD

Meeting Minutes

September 11, 2017

6:16 P.M.

Hagler/Mason Conference Room

Chairperson Cannada-Wynn called the meeting to order at 6:16 P.M.

CALL MEETING TO ORDER

Present: Andy Terhaar, Brian Spencer, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers (left 6:39)

Absent: Gerald Wingate

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. [17-00518 MINUTES OF CRA MEETING - 08/07/17](#)

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

The motion carried by the following vote:

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

PRESENTATIONS

2. [17-00397](#) COMMUNITY POLICING SERVICES IN THE CRA

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation on Community Policing services provided under the interlocal agreement with the Pensacola Police Department.

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, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

Sergeant Daniel Harnett with the Pensacola Police Department provided an overhead presentation (on file with background materials) on their policing services within the Community Redevelopment Area(s). He responded to questions accordingly.

ACTION ITEMS

3a. [17-00479](#) HAWKSHAW PROPOSAL SELECTION COMMITTEE RECOMMENDATION

Recommendation: That the Community Redevelopment Agency (CRA) approve the proposal submitted by Robert Montgomery as the top ranking proposal for purchase and development of the property at 9th Avenue and Romana Street (Hawkshaw) and authorize staff to bring back a development agreement for CRA approval.

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

CRA Administrator Gibson addressed the Board clarifying that **the recommendation before them is conceptual approval at this time, since the proposed purchase price offered is \$65,000 below the property's appraised value the City Council will need to hold a public hearing prior to final approval of the sale and development.**

DeeDee Davis of NAI Halford provided an overhead presentation of the proposed development and recognized the architect Michael Crawford of Caldwell and Associates who was also in attendance along with the developer Robert Montgomery.

Some discussion took place.

ACTION ITEMS (CONT'D.)

The motion (on Item 3a) carried by the following vote (with CRA Member Myers no longer in attendance):

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

Mr. Montgomery made follow-up remarks.

**3b. 17-00479 HAWKSHAW PROPOSAL SELECTION COMMITTEE
RECOMMENDATION (CONTINUED)**

Chairperson Cannada-Wynn indicated she will entertain a motion that the CRA recommend City Council add an item to their (September 14th) agenda to schedule a public hearing regarding the proposed purchase price offered by Robert Montgomery for the sale and development of the Hawkshaw property (located at 9th Avenue and Romana Street) which is \$100,000 below the property's appraised value.

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

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

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

4. 17-00528 AWARD OF CONTRACT FOR SALE OF 120 WEST GOVERNMENT STREET

Recommendation Revised: ~~That the Community Redevelopment Agency (CRA) approve the award of a contract for sale of the surplus property at 120 West Government Street to Steven P. Grimes and Paul A. Grimes, or their permitted assigns, in the amount of \$670,000. Further, that the Community Redevelopment Agency (CRA) request the City Council to approve the award of a contract for sale. Finally, that the Community Redevelopment Agency (CRA) authorize the CRA Chairperson to execute all documents necessary for the sale of the property~~ **That the Community Redevelopment Agency (CRA) approve the award of a contract for sale of the surplus property at 120 West Government Street to Steven P. Grimes and Paul A. Grimes, as Co-Trustees of the Steven P. Grimes and Norma Moreno Grimes Family Trust dated January 13, 2011, and Paul A. Grimes or their permitted assigns, in the amount of \$720,000. Further, that the CRA request that City Council approve the award of the contract for sale and authorize the CRA Chairperson to execute all documents necessary for the sale of the property.**

ACTION ITEMS (CONT'D.)

A motion to approve (the revised recommendation related to Item 4) was made by CRA Member Terhaar and seconded by CRA Member Cannada-Wynn.

CRA Administrator Gibson explained the revised recommendation (related to Item 4) as outlined in the revised memorandum (provided in hard copy at Members' places - - on record with background materials). The CRA's representatives from NAI Halford were also recognized.

The motion (on Item 4) carried by the following vote (with CRA Member Myers no longer in attendance):

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

5. [17-00503 ADMINISTRATIVE SERVICES INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve an Interlocal Agreement for Administrative Services with the City of Pensacola.

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

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

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

6. [17-00464 URBAN CORE LANDSCAPE MAINTENANCE INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve an Interlocal Agreement for Landscape, Park, Public Space Enhancement and Accessibility Improvement Maintenance Services with the City of Pensacola.

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

ACTION ITEMS (CONT'D.)

The motion (on Item 6) carried by the following vote (with CRA Member Myers no longer in attendance):

Yes: 4 Brian Spencer, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 1 Andy Terhaar

7. [17-00502 WAIVER OF DOCKING FEES FOR USCGC CYPRESS](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for three (3) consecutive years in support of the visit of the USCGC Cypress for the 2017, 2018 and 2019 Haunted Ship events.

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

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

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

8. [17-00472 APPROVAL OF STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT - COMMUNITY REDEVELOPMENT AREA OVERLAY](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve the acceptance of the State of Florida Department of Economic Opportunity (DEO) Community Planning Technical Assistance grant, in an amount not to exceed \$40,000, for the establishment of a Community Redevelopment Area Overlay. Further that the CRA authorize the CRA Chairperson to take any and all action necessary to execute the grant agreement and finalize the award. Finally that the CRA approve the supplemental budget resolution appropriating the grant funds.

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

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

Yes: 4 Brian Spencer, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 1 Andy Terhaar

ACTION ITEMS (CONT'D.)

9. [2017-13 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017 - 13 CRA - STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT - COMMUNITY REDEVELOPMENT AREA OVERLAY](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017 - 13 CRA.

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 Spencer and seconded by CRA Member Cannada-Wynn.

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

Yes: 4	Brian Spencer, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 1	Andy Terhaar

10. [2017-12 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-12 CRA - AMENDING THE FISCAL YEAR 2017 BUDGET](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-12 CRA.

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 Cannada-Wynn.

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

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

DISCUSSION ITEMS

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

11. 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 Cannda-Wynn.

INFORMATION ITEMS

12. 17-00510 CRA PROJECT MAINTENANCE

CRA Administrator Gibson referenced the information provided with follow-up remarks from CRA Member Spencer indicating he would like to address this information further with visuals.

OPEN FORUM

None.

ADJOURNMENT

WHEREUPON the meeting was adjourned at 7:32 P.M.

Adopted: October 9, 2017

Minutes prepared by City Clerk staff
rmt