



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY BOARD

Meeting Minutes

November 6, 2017

5:23 P.M.

Hagler/Mason Conference Room

Chairperson Cannada-Wynn called the meeting to order at 5:23 P.M.

CALL MEETING TO ORDER

CRA Members Present: Jewel Cannada-Wynn, Andy Terhaar, Larry Johnson (left 6:09), Sherri Myers, Brian Spencer (left 6:35), Gerald Wingate, P.C. Wu (left 6:38)

CRA Members Absent: None

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

First, Chairperson Cannada-Wynn referenced hardcopies at members' places announcing two (2) public planning workshops to be held by the Florida-Alabama Transportation Planning Organization regarding the West Cervantes Street Corridor road diet, requiring long range transportation planning.

Secondly, CRA Member Johnson requested that Item 9, *Hawkshaw Property Development Agreement and Sale*, be moved up and placed at the beginning of action items.

No objections.

Finally, City Attorney Bowling advised the CRA Members she is in receipt of a lawsuit (to seek declaratory judgement) naming the Community Redevelopment Agency as a defendant, related to the development of a fish hatchery by Florida Fish and Wildlife Commission on City-owned property, commonly referred to as Bruce Beach, which is within the CRA. She indicated the deadline to file a response is only twenty (20) days, and as per the interlocal agreement between the City and the CRA, as well as CRA By-laws, she will work to respond to the complaint or if other expertise is needed, hire outside legal counsel.

CHAIRMAN'S REPORT (CONT'D.)

Council Member Myers commented on the seriousness of this matter, and that it would be a conflict of interest for the City Attorney to represent the City and CRA in this case. She suggested calling an emergency meeting for the purpose of hiring an outside attorney based on a list of recommendations from City Attorney Bowling.

A motion was made by CRA Member Spencer and seconded by CRA Member Myers that an Emergency Meeting of the Community Redevelopment Agency Board be scheduled on November 9th at 4:00 P.M.

Discussion ensued among CRA Members with City Attorney Bowling fielding comments and questions.

Based on discussion, the deadline for CRA Members to submit their attorney recommendations to the City Attorney by 12:00 Noon on November 8th.

Public input was heard from Gloria Horning.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

APPROVAL OF MINUTES

1. [17-00612 MINUTES OF CRA MEETING - 10/09/2017](#)

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

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

PRESENTATIONS

None.

ACTION ITEMS**9. [17-00592 HAWKSHAW PROPERTY DEVELOPMENT AGREEMENT AND SALE](#)**

Recommendation: That the Community Redevelopment Agency (CRA) approve the development agreement/contract for sale of the surplus property at 9th Avenue and Romana Street (Hawkshaw) submitted by Robert Montgomery, LLC in the amount of \$1,600,000 and request that City Council approve the development agreement/contract for sale. Further, that the CRA Chairperson be authorized to execute all documents necessary to sell the property.

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

CRA Administrator Gibson indicated John Daniels, attorney with Beggs and Lane is available to answer questions as well as the developer and realtor. Chairperson Cannada-Wynn made follow-up remarks.

Public input was heard from Dorothy Dubuisson.

There being no further discussion, the vote was called.

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

2. [2017 -15 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-15 CRA - FINAL AMENDMENT THE FISCAL YEAR 2017 BUDGET](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-15 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 Spencer.

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

ACTION ITEMS (CONT'D)

3. [2017 -16 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-16 CRA - FY 2017 ENCUMBRANCE CARRYOVER RESOLUTION](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-16 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

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

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

4. [2017 -17 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-17 CRA - NON-ENCUMBERED CARRYOVER RESOLUTION](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-17 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

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

The motion carried by the following vote:

Yes: 7	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu, Sherri Myers
No: 0	None

ACTION ITEMS (CONT'D)

5. [2017 -18 CRA RESOLUTION NO. 2017-18 CRA - AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PENSACOLA AND THE COMMUNITY REDEVELOPMENT AGENCY PERTAINING TO THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.](#)

Recommendation: That the Community Redevelopment Agency adopt Resolution No. 2017-18 CRA.

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. 65-81; PROVIDING FINDINGS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO THE URBAN CORE 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 Spencer.

Chief Financial Officer Barker and CRA Administrator Gibson fielded comments and questions regarding the bond appropriations.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 6	Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn, Larry Johnson, P.C. Wu
No: 1	Sherri Myers

6. [2017 -19 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2017-19 CRA - APPROPRIATING FUNDING IN CONNECTION WITH THE URBAN CORE REDEVELOPMENT REVENUE BONDS, SERIES 2017.](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2017-19 CRA.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; 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 Res. No. 2017-19) carried by the following vote:

Yes: 6 Andy Terhaar, Brian Spencer, Gerald Wingate, Jewel Cannada-Wynn,
 Larry Johnson, P.C. Wu
No: 1 Sherri Myers

7. [17-00610 EASTSIDE LANDSCAPE, PARK, PROPERTY MANAGEMENT, LEASING, PUBLIC SPACE ENHANCEMENT, ACCESSIBILITY IMPROVEMENTS AND FACILITIES MAINTENANCE 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 Landscape, Park, Property Management, Leasing, Public Space Enhancement, Accessibility Improvements and Facilities Maintenance Services with the City of Pensacola.

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 Johnson no longer in attendance):

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

8. [17-00590 UTILIZATION OF FUNDS FOR 2017 HOLIDAY LIGHTING IN BELMONT DEVILLIERS](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve the utilization of funds for the installation of holiday lighting in the Belmont Devilliers Commercial Business District during the 2017 holiday season and authorize the CRA Chairperson to execute a Miscellaneous Funding Agreement.

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

Public input was heard from Dorothy Dubuisson.

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

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

DISCUSSION ITEMS

10. [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.

CRA Member Myers, as sponsor, initiated the discussion commenting that the issue of gentrification is not isolated to Pensacola, but happening in many cities with redevelopment areas. She referenced a white paper on the issue from the City of St. Petersburg which is a model of how to determine what the impact of gentrification is on neighborhoods, and there are many different types of gentrification. **She indicated she will work to bring an action item forward for consideration, which is intended to give staff direction on how to address this issue.**

Chairperson Cannada-Wynn made comments indicating she has read the St. Petersburg model and believes Pensacola's CRA is addressing this issue, as well as dealing with a large number of vacant lots and abandoned structures.

CRA Member Spencer commented that he sees this as an opportunity to work with and bring forward designs for affordable housing with CRA's recently contracted urban planning firm.

Follow-up discussion took place with comments from CRA Administrator Gibson as well.

INFORMATION ITEMS

None.

OPEN FORUM

None.

ADJOURNMENT

6:42 P.M.

Approved: December 11, 2017