



Agenda

Eastside Redevelopment Board

Wednesday, October 28, 2020

4:30 PM

Council Chambers, 1st Floor

MEETING POSTPONED due to impending threat of Hurricane Zeta. Once the storm passes a new date will be determined.

Board members will attend the meeting remotely. The public may attend the meeting in person, however, there will be limited seating. Consistent w/ CDC guidelines, all are required to sit at least 6 feet apart & to wear face coverings that cover their nose & mouth. The public may also participate via live stream or phone: cityofpensacola.com/428/Live-Meeting-Video. *Citizens may submit an online form here: <https://www.cityofpensacola.com/ERBinput> BEGINNING AT 2 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

1. [20-00685](#) MINUTES OF THE EASTSIDE REDEVELOPMENT BOARD MEETING - 07/08/2020

Attachments: [Draft ERB Minutes - July 8, 2020](#)

OLD BUSINESS

2. [20-00691](#) MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION PRESENTATION

NEW BUSINESS

3. [20-00686](#) ERB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN)

Attachments: [ERB Project Priorities \(Project List & Implementation Plan \(FY2022-26\)\)](#)

4. [20-00687](#) AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION PLAN TO ADD MAGEE FIELD SIGNAGE IMPROVEMENTS

Attachments: [Sign Rendering.pdf](#)

5. [20-00690](#) AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION
PLAN TO ADD RESIDENTIAL RESILIENCY PROGRAM

Attachments: [Draft Residential Resiliency Program Guidelines](#)

6. [20-00688](#) BOARD MEETING SCHEDULE

REPORTS AND ANNOUNCEMENTS

7. 20-00689 PROJECT UPDATES

Attachments: Project Updates - 10/28/2020

BOARD MEMBER COMMENTS

OPEN FORUM

ADJOURNMENT

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00685

Eastside Redevelopment Board

11/19/2020

SUBJECT:

MINUTES OF THE EASTSIDE REDEVELOPMENT BOARD MEETING - 07/08/2020

Approval of the Eastside Redevelopment Board meeting minutes for July 8, 2020.



Eastside Redevelopment Board
Wednesday, July 8, 2020 – 4:30 P.M. Central
222 W. Main Street, 1st Floor, Pensacola FL 32502
Council Chambers

**DRAFT
RECORD OF MINUTES**

BOARD MEMBERS PRESENT

Fred D. Young Business Owner
Aretta Anderson Neighborhood Association Representative
Jasmine Hunt Homeowner
Ann Hill Council Member Representative
Jeannie Rhoden Homeowner

STAFF PRESENT

Helen Gibson CRA Administrator
Victoria D'Angelo Asst. CRA Administrator
Denise Myrick CRA Associate
Don Kraher City Council Executive

Call to Order

The meeting was called to order at 4:30 p.m. by Chairperson Rhoden.

To limit the potential spread of COVID-19, ERB members attended by telephonic conferencing, and members of the public had the opportunity to attend and participate ***only via live stream or phone.*** This change in format was consistent with [Executive Order 20-69](#) issued by Gov. Ron DeSantis and had been adopted at the direction of Council President Jewel Cannada-Wynn in consultation with the City Attorney. Public participation was available as follows:

To watch the meeting live visit: cityfpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Public Forum, for items not on the agenda: Citizens may submit an online form here: www.cityofpensacol.com/ERBinput **beginning at 2:00 P.M. until 4:30 P.M. only** to indicate they wish to speak during Public Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the ERB using a telephone held up to a microphone.
- For agenda items: Citizens may submit an online form here: www.cityofpensacol.com/ERBinput, **beginning at 2:00 P.M. until that agenda item has been voted upon or public comment has been closed by the Chair** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the ERB using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon or public comment has been closed will not be considered.**

The Board's Rules of Order and Decorum were read by Chairperson Rhoden.

Determination of Quorum

A quorum was present.

Approval of Minutes

1. 20-00355 APPROVAL OF MINUTES – 01/08/2020

Councilwoman Hill made a motion to approve the January 8, 2020 meeting minutes. Motion seconded by Board Member Young and passed unanimously.

Reports and Announcements

2. 20-00350 UPDATE ON RULES AND PROCEDURES

Assistant CRA Administrator Victoria D'Angelo introduced the item and City Council Executive Don Kraher informed the Board that a handbook is being created for all appointed boards and that all rules and procedures will be standardized to be consistent with the City Council's rules and procedures. Once finalized the rules and procedures will be presented at the City Council Board meeting for approval and then be forwarded to all advisory boards.

3. 20-00346 CRA ANNUAL OVERVIEW & UPDATE PRESENTATION

Assistant CRA Administrator Victoria D'Angelo presented an annual overview and update pertaining to the Community Redevelopment Agency's administration activities and progress. During the presentation Ms. D'Angelo introduced Matt Posner the RESTORE Act Funding Program Manager for Escambia County to provide an update on the design improvements for the Hollis T. Williams project. Discussion ensued yielding questions and comments from Board Members. Ms. D'Angelo, CRA Administrator Helen Gibson, and Mr. Posner responded accordingly.

4. 20-00347 UPDATE ON MLK-ALCANIZ/DAVIS TWO-WAY CONVERSION

Chairperson Rhoden introduced the item and the Florida-Alabama Transportation Planning Organization's (TPO) Planning Consultant, Cory Wilkinson with HDR Engineering, accompanied by HDR's Traffic Engineer, Mary Morgan and TPO Project Manager, Jill Lavender Nobles with Emerald Coast Regional Council. Mr. Wilkinson provided an analysis presentation on the findings and recommendations of the Davis Highway and Dr. Martin Luther King Jr./Alcaniz Street Two Way Conversion Traffic Feasibility Study.

Comments were provided by the following person(s):

- Anthony Caldwell, 2400 Martin Luther King Drive, Pensacola, FL

Discussion ensued fielding comments and questions. HDR Engineering representatives and staff responded accordingly.

Chairperson Rhoden had to leave the meeting and passed the gavel to Vice-Chairperson, Jasmine Hunt.

Councilwoman Hill made a motion to recommend that the Community Redevelopment Agency request that the TPO and the Florida Department of Transportation (FDOT) move forward with the two-way conversion of Davis Highway and Dr. Martin Luther King Jr. Drive/Alcaniz Street. Motion seconded by Board Member Anderson and passed unanimously.

Old Business

5. 20-00359 AMENDMENT OF PHASE II PROJECT SCOPE-GENERAL DANIEL “CHAPPIE” JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

Vice-Chairperson Hunt introduced the item and referred to staff. CRA Administrator, Helen Gibson provided an overview.

Board Member Anderson made a motion to recommend that the Community Redevelopment Agency (CRA) approve amendment of the General Daniel “Chappie” James Jr. Museum and Flight Academy Phase II Project scope. Motion seconded by Board Member Hill and passed unanimously.

New Business

6. 20-00348 PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2021-2025)

Acting Chairperson Hunt introduced the item and referred to staff. Ms. D’Angelo provided a review of the Fiscal Year 2021-2025 project list and implementation plan.

Discussion ensued fielding comments and questions. Staff responded accordingly.

Board Member Anderson made a motion to recommend the project list and 5 year implantation plan, as presented, which reflects the ERB’s priorities for project development and/or implementation during the five-year period beginning Fiscal Year 2021, starting October 1, 2020, through fiscal Year 2025, ending September 30, 2025. Motion seconded by Board Member Young and passed unanimously.

Board Member Comments

No discussions.

Open Forum

No discussions.

Adjournment

With no further business, the meeting adjourned at 6:28 p.m.



Memorandum

File #: 20-00691

Eastside Redevelopment Board

11/19/2020

PRESENTATION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

TITLE:

MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION PRESENTATION

SUMMARY:

On July 8, 2020 and July 21, 2020, the Eastside Redevelopment Board (ERB) and Urban Core Redevelopment Board (UCRB) received a presentation by the Florida-Alabama Transportation Planning Organization's (TPO) Planning Consultant, Cory Wilkinson with HDR Engineering regarding the Davis Highway - Dr. Martin Luther King Jr. Blvd /Alcaniz Street Two-Way Conversion Traffic Feasibility Study. During both meetings, discussion was held pertaining to conceptual design elements described in the study, regarding the conversion of formal bike lanes to sharrows markings and on-street parking.

During the development of the Community Redevelopment Agency (CRA) Urban Design Overlay District, engineering and design firm, Hall Planning and Engineering, Inc., and urban planning and design firm, DPZ CoDESIGN, analyzed field conditions, including traffic and development patterns and community characteristics, within both the MLK-Alcaniz and Davis Highway corridors. Due to the firms' familiarity with the project area, staff re-engaged the firms to review the concerns raised by the Boards and prepare a responsive presentation. Rick Hall, P.E., President of Hall Planning and Engineering, Inc. will provide the presentation.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 20-00686

Eastside Redevelopment Board

11/19/2020

ACTION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

SUBJECT:

ERB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN)

RECOMMENDATION:

That the ERB identify priorities for project development and/or implementation within the Eastside Redevelopment Area beginning in fiscal year 2022 to be incorporated into a recommended project list and 5-year implementation plan for the five-year period beginning October 1, 2022 through September 30, 2026.

SUMMARY:

On March 14, 2013, City Council established the Eastside Redevelopment Board (ERB) to provide for the ongoing involvement of stakeholder groups in the Eastside community redevelopment area. The principal duties of the ERB are to provide recommendations regarding an annual project list and 5-year implementation plan for projects authorized by the Eastside-Urban Infill and Redevelopment Area Plan and to monitor the implementation of such projects.

At the ERB's previous meeting, it recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020.

Since budget preparation for the upcoming fiscal year (FY2022) will begin in January, it is appropriate for the ERB to establish its project priorities for the FY2022 fiscal year during its October meeting. Project priorities will be considered for incorporation into the FY2022 CRA Work Plan and any applicable/appropriate budgets.

Please note that any new projects or substantial modification(s) to project scope desired by the ERB should be referred to staff for review to ensure feasibility and alignment with the redevelopment plan before they are added to the project list. Should new projects or scope modifications be requested by the Board during the November meeting, staff will review them and bring back a staff recommendation during the Board's next regular meeting. It is also important to note that the project list may be amended to add projects during the fiscal year, in the event that new projects are identified and deemed feasible mid-cycle.

PRIOR ACTION:

July 8, 2020 - The ERB recommended a project list and 5-year implementation plan for the Eastside Redevelopment Area for implementation beginning in FY2021.

FUNDING:

N/A

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) ERB Project Priorities (Project List & Implementation Plan)

PRESENTATION: No

**RECOMMENDED
EASTSIDE PRIORITIES (PROJECT LIST & IMPLEMENTATION PLAN)**

Version: 11/19/2020

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD RECOMMENDATION(S)	UPDATES 11/19/2020
Two Way Conversions MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Thru FY2026	7/08/20 & 7/21/20- ERB & UCRB recommended inclusion in FY2021 project list.	CRA, City Council, and TPO boards recommended moving forward with two-way conversion. Presentation will be provided by Hall Planning and Engineering.
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Stormwater, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. Design and permitting funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts.	Thru FY2025	7/08/20 & 7/21/20- ERB & UCRB recommended inclusion in FY2021 project list.	Project design kicking off. Updates will be provided during the meeting.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD RECOMMENDATION(S)	UPDATES 11/19/2020
General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Eastside	Second phase of improvements in support of the General Daniel "Chappie" James, Jr. Museum and Flight Academy, principally located at 1606-08 MLK Jr. Drive, to provide additional educational space and connectivity to overflow parking areas.	Thru FY2023	01/08/20 - Recommended approval of phase II project scope. 7/08/20 – Recommended approved of amended phase II project scope. 7/08/20 - ERB recommended inclusion in FY2021 project list.	In progress.
Residential Property Improvement Program	Eastside / Urban Core / Westside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the CRA. Eastside target areas include priority properties along portions of Martin Luther King Jr. Drive and Hayne Street. Forgivable loan program administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Thru FY2026	7/08/20, 7/21/20, 7/28/20- ERB, UCRB & WRB recommended inclusion in FY2021 project list.	On-going.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD RECOMMENDATION(S)	UPDATES 11/19/2020
Residential Resiliency Program	Eastside / Urban Core / Westside	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas to repair storm-damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program.	Thru FY2022	None.	In Progress.
Affordable Housing Initiatives	Eastside / Urban Core / Westside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2026	None.	In Progress - Pending hire of housing initiatives program manager and furtherance of City affordable housing strategy.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD RECOMMENDATION(S)	UPDATES 11/19/2020
Magee Field Signage Improvements	Eastside	Installation of new signage at Magee Field sport complex.	Thru FY2022	None.	In Progress. Grant submitted to provide supplemental funding.
1700 MLK Jr. Drive-Affordable Housing & Redevelopment	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.	Thru FY2025	7/08/20 - ERB recommended inclusion in FY2021 project list.	In progress - Pending hire of housing initiatives program manager and furtherance of City affordable housing strategy.
Sidewalk Improvements	Eastside / Urban Core / Westside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2026	7/08/20, 7/21/20, 7/28/20 - ERB, UCRB & WRB recommended inclusion in FY2021 project list.	On-going



Memorandum

File #: 20-00687

Eastside Redevelopment Board

11/19/2020

ACTION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

SUBJECT:

AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION PLAN TO ADD MAGEE FIELD SIGNAGE IMPROVEMENTS

RECOMMENDATION:

That the Eastside Redevelopment Board (ERB) amend its' recommended FY2021-25 Project List and Implementation Plan to add the Magee Field Signage Improvement project.

SUMMARY:

On July 8, 2020, the Eastside Redevelopment Board (ERB) recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020.

A request for signage improvements at Magee Field was received from Mr. Anthony Caldwell, East Pensacola Student Athlete Program Board Member and Coach for the Rattlers Football League at Magee Field. A rendering of the proposed signage is attached.

This project supports a key element of the redevelopment plan, is cost feasible, and otherwise eligible for CRA funding. Therefore, it is recommended that the ERB add the project to its' recommended FY2021-25 project list and implementation plan. It is anticipated that staff will seek grant opportunities to match the Community Redevelopment Agency (CRA) funding contributed towards this project. The signage improvements will be coordinated with the planned park re-design/renovation activities being undertaken through the City's Parks and Recreation Department.

PRIOR ACTION:

July 8, 2020 - The ERB recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021 through Fiscal Year 2025.

FUNDING:

N/A

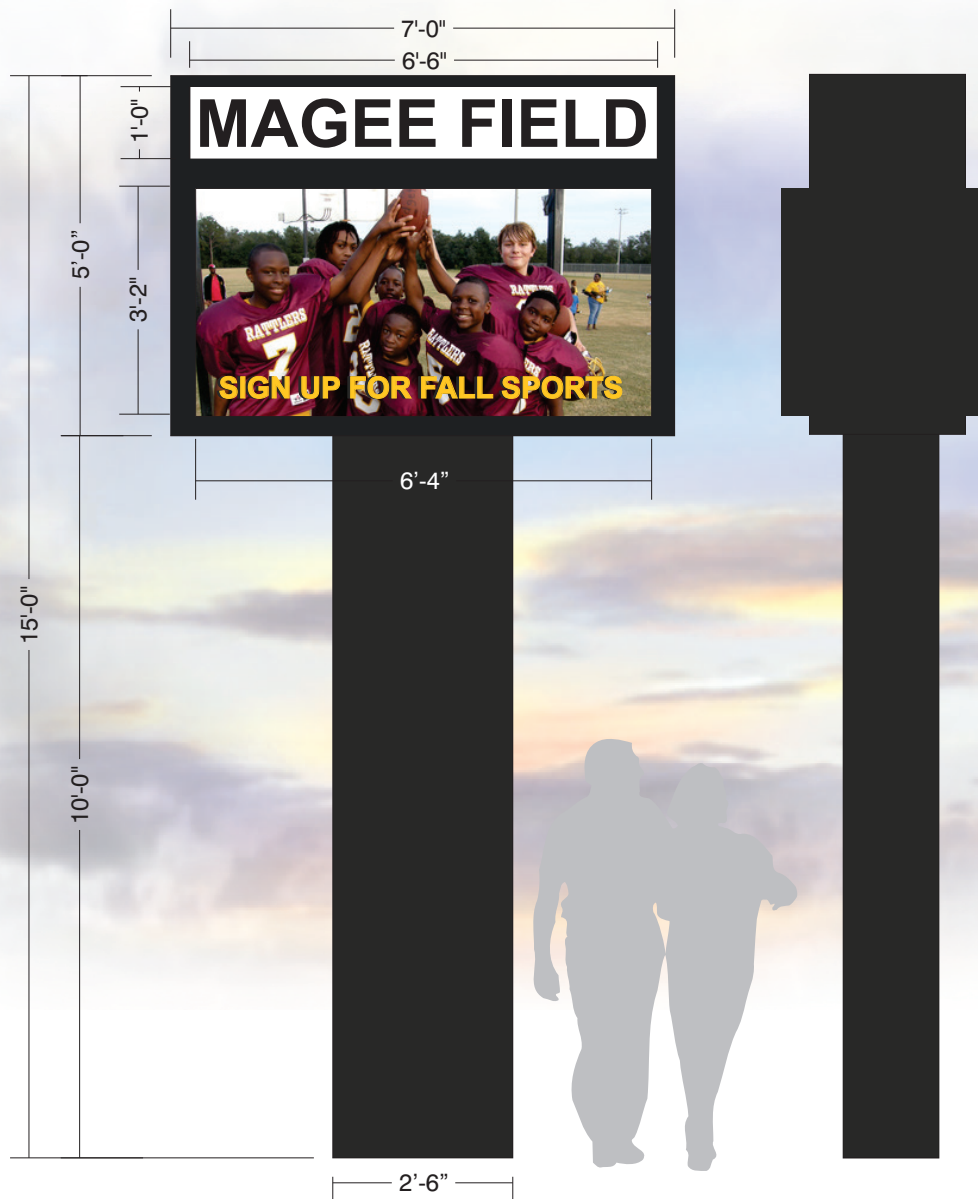
STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) Proposed Sign Rendering

PRESENTATION: No



*PROPOSED ELEVATION SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED.
All Sizes & Exact Placement To be Field Verified Survey Required
Shown For illustration / Concept*

Proposed :
D/F Illuminated Sign
Main ID Flat face w/ vinyl graphics
Electronic Message Center

Full color 3'2x 6'4 20mm
RGB matrix 48X96

Aluminum cladding

Note: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

Prior to Manufacturing and Installation: Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for illustration only). Location To Be Approved by Customer.

(Survey / equipment i.e bucket truck maybe required at additional cost) Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

Be Advised! Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product. These Drawings Reflect Exactly What Complete Signs L.L.C Plans To Fabricate For This Project. Please Carefully Review ALL Pages and Content as These drawings supercede all prior written or verbal communications. If these drawings accurately represent the project, and you would like us to proceed with the job as illustrated, please sign and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

Color renderings are for presentation only and should not be considered as manufacturing drawings.

 <p>P. O. Box 8861 Dothan, Al. 36304 P 888.823.9005 F 334.556.0218 signs@completesigns.net www.completesigns.net</p>	<p>City of Pensacola Magee Field Pensacola, Fl</p> <p>Approval: _____ Date: _____</p>	<p>Customer: City of Pensacola Created: 07.20.2020 Revised:</p> <p>Dwg: Pres 101</p> <p><i>Scale: Proportional illustrated by: Smith</i></p> <p>This is an original unpublished drawing created by Complete Signs . It is submitted for your personal use, in connection with a project being planed for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs . This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.</p>
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Memorandum

File #: 20-00690

Eastside Redevelopment Board

11/19/2020

ACTION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

SUBJECT:

AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION PLAN TO ADD RESIDENTIAL RESILIENCY PROGRAM

RECOMMENDATION:

That the Eastside Redevelopment Board (ERB) amend its' recommended FY2021-25 Project List and Implementation Plan to add the Residential Resiliency Program.

SUMMARY:

On July 8, 2020, the Eastside Redevelopment Board (ERB) recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020.

In an effort to expeditiously remedy damage to homes and property caused by Hurricane Sally and, concurrently, harden homes against future natural disasters, a CRA Residential Resiliency Program was drafted and presented to the Community Redevelopment Agency at their October 5th meeting. The CRA approved the program due to the emergency nature of the issue. The program will provide assistance for residential property located within the City of Pensacola's adopted Urban Core, Westside, and Eastside community redevelopment areas to repair damage caused by the hurricane and harden structures against damage from future natural disasters. It is anticipated that typical repairs will include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing, and structural repair and repair of outdoor mechanical equipment, such as HVAC and elevation in high hazard flood areas. However, the program will principally target roof repair/replacement of damaged roofs and removal of fallen or damaged trees.

The ERB is asked to provide input regarding the program and to amend its' recommended project list and implementation plan to add the project. The draft program guidelines (subject to legal review) are attached.

PRIOR ACTION:

July 8, 2020 - The ERB recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021 through Fiscal Year 2025.

FUNDING:

N/A

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) Draft Residential Resiliency Program Guidelines

PRESENTATION: No



City of Pensacola
Community Redevelopment Agency
222 W Main Street, 3rd Floor
Pensacola, FL 32501

For more information:
www.cityofpensacola.com/CRAPrograms

Residential Resiliency Program Guidelines

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

The public purposes addressed by the Program are consistent with those authorized by the Community Redevelopment Act Chapter 163 of the Florida Statutes, including the elimination and prevention of blight, revitalization of neighborhoods, the elimination or improvement of the shortage of affordable housing for low or moderate income residents and the preservation or enhancement of the tax base.

ELIGIBLE PROPERTY

Eligible property includes residential owner-occupied property, and residential long-term lease property (12 months or more) rented to tenants with a household income at or below 80% Area Median Income (AMI) for Escambia County, Florida, and located within the City of Pensacola's designated Urban Core, Westside or Eastside community redevelopment area.

FUNDING LIMITS

- **Owner-Occupied Property:** \$15,000(80% AMI or less) / \$7,500 (+80% AMI)
- **Long-Term Lease Property:** \$7,500 (Tenant household income 80% AMI or less)

In emergency response and recovery situations where an immediate threat is posed to safety of the building and its inhabitants and/or an immediate response is necessary to prevent further degradation of the building, household income verification may be waived. However, should household income not be verified, funded improvements shall be limited to the minimum amount of work needed to address the immediate hazard, and funding shall not exceed \$8,000.

All awards subject to funding availability.

ELIGIBLE IMPROVEMENTS

Typical eligible improvements include:

- Emergency roof repair/replacement
- Hazardous tree removal/trimming
- Electrical, plumbing and structural repairs
- At-risk mechanical equipment (i.e. HVAC systems) repair/replacement and/or elevation

Other improvements that remedy storm damage or secure at-risk property against future damage caused by natural hazards may be considered on a case-by-case basis. Subject to inspection by a licensed and insured Contractor.

Roofing: Roofing repairs/replacement must be warranted pursuant to inspection by a licensed and insured Contractor.

Hazardous Trees: Trees must have already fallen or be deemed hazardous pursuant to inspection by a licensed and insured Contractor.

Electrical, Plumbing, Structural: Must present a hazard to health and/or property if not repaired, such as a risk for fire, exposure of home to outside elements, or potential for major damage to the home.

At-Risk Mechanical Equipment: Equipment must be at-risk for storm damage or damaged by a recent storm event and attributed to the safety and integrity of the home. Elevation limited to properties located in high flood hazard areas (Zones A and V) as defined by the most recent FEMA flood maps. Visit the Northwest Florida Water Management District website for more information on flood hazard areas: <http://portal.nwfwmdfloodmaps.com/>.

TYPE OF ASSISTANCE:

Assistance is provided as a zero-interest forgivable deferred loan secured by a sub-ordinate lien agreement. The lien period is 1 year for owner-occupied property and 3 years for long-term lease property. The lien is forgiven on a daily basis over the course of the lien period. At expiration of the lien period, the loan is forgiven in full with program compliance.

Eligible program participants shall be eligible to apply for assistance under other residential CRA programs after a period of one (1) year, commencing on the beginning date of the lien period and terminating one (1) year thereafter. However, improvements made under this program shall not be eligible for modification or reconstruction.

Leased Property: Limited to landlords renting to households at or below 80% AMI. Rents must not be increased more than 5% per year during the lien period, and must be certified annually to the Community Redevelopment Agency (CRA). Rents are secured during the lien period by an Assignment of Leases, Rents and Profits Agreement.

Transfer of Property: During the lien period, transfer of property shall only be permissible to an eligible heir, as defined by Florida law. In the event of the transfer of property to an heir, such heir shall assume all responsibilities for compliance under the program.

Duplication of Benefits: This program shall not be used to duplicate or supplant benefits received or available from insurance policy payouts, and FEMA assistance programs.

CONTRACTING PROCEDURES:

The property owner shall be responsible for contracting licensed and insured contractors to conduct the improvements according to the following procedures:

Owner shall obtain quotes from three (3) or more licensed and insured contractors qualified to conduct the improvements. The project shall be awarded to the lowest and most responsive

bidder. **Owner shall not cause work to commence until a program agreement has been executed and the contractor has been issued a purchase order.**

In emergency response and recovery situations, the contracting procedures above, with the exception of contractor licensure and insurance documentation, may be waived at the discretion of the CRA Administrator, in accordance with emergency procurement laws. Administration of and contracting under, this program may also be facilitated and/or secured by a Partnering Agency or City Department during these events.

Inspection: A report shall be provided by the contractor, including pictures and written documentation of the conditions warranting improvement.

Payment shall be made by the CRA directly to the Contractor.

PRIORITIZATION: In instances of high program demand and limited funding, program approvals may be prioritized based on the extent of damage and degree of threat to the building and its inhabitants (e.g. a tree that has fallen on or near a structure will receive higher priority than a tree that poses a threat to a property), as well as, household income (households at or below 80% AMI will receive higher priority than households over 80% AMI).

APPLICATION PROCEDURES:

1. Upon submittal of a complete application, including all supporting documentation, the Program Administrator will determine initial eligibility for program participation.
2. Upon a finding of initial eligibility, or in conjunction with the application, the Owner shall:
 - a. Obtain quotes and inspections from licensed and insured contractors, using the “Request for Inspection/Quotes” form; and
 - b. Identify the contractor(s) to be selected, using the “Contractor Selection Form”.

The project shall then be considered for approval.

3. Upon approval, the Owner shall enter into a Program Agreement, and execute the Lien Agreement and Assignment of Leases, Rents and Profits Agreement, as applicable. The Owner may issue a Notice to Proceed (NTP) to the selected Contractor for commencement of construction upon execution of all agreements, and issuance of a Purchase Order to the contractor.

Completion must be achieved within 90 days from NTP unless otherwise authorized by the CRA or its representative. Payment to the Contractor will be made in accordance with the program agreement.

4. Upon project completion, the CRA will record the lien agreement (and assignment of leases, rents and profits agreement, as applicable) in the public records of Escambia County, Florida.
5. The lien will be forgiven in full at the conclusion of the lien period with program compliance.



Memorandum

File #: 20-00688

Eastside Redevelopment Board

11/19/2020

DISCUSSION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

TITLE:

BOARD MEETING SCHEDULE

SUMMARY:

In an effort to avoid time conflicts associated with multiple redevelopment board meetings being held in a single month, a consensus is requested on moving the Eastside Redevelopment Board (ERB) meeting. Staff requests that the ERB approve a February, May, August and November meeting schedule, instead of the January, April, July and October meeting schedule. This will stagger the four (4) CRA redevelopment board meetings, providing staff the time to better and more efficiently prepare for administration of the meetings.

It is also recommended that the meetings be scheduled for the 3rd Tuesday of the month (rather than the 2nd Wednesday) to maintain meeting consistency amongst the redevelopment boards. Under this schedule, the ERB will receive its annual presentation during the month of August (instead of July), and will establish project priorities for the next fiscal year during the month of November (instead of October). The next meeting of the ERB would be February 16, 2021 at 4:30 p.m.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: No



Memorandum

File #: 20-00689

Eastside Redevelopment Board

11/19/2020

DISCUSSION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

TITLE:

PROJECT UPDATES

SUMMARY:

At the ERB's previous meeting, it recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020. The Board will receive updates on projects identified under the project list and implementation plan, and other initiatives.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1. Project Updates - 10/28/2020

PRESENTATION: No

Project Name	CRA District	Description	Phase	Notes/Updates
Residential Property Improvement Program	Eastside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Urban Core CRA. Forgivable loan program. Target areas include priority propertiesalong portions of Martin Luther King Jr. Drive and Hayne Street. Administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Implementation	On-going
Two Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Planning	CRA, City Council, and TPO boards recommended moving forward with two-way conversion. Presentation will be provided by Hall Planning and Engineering.
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Planning	On going.
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Stormwater, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. <i>Design and permitted funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts .</i>	Planning	Public engagement workshop coming soon.
General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Eastside	Second phase of improvements in support of the General Daniel "Chappie" James, Jr. Museum and Flight Academy, principally located at 1606-08 MLK Jr. Drive, to provide additional educational space and connectivity to overflow parking areas.	Planning	In Progress
1700 MLK Jr. Drive- Affordable Housing & Redevelopment	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.	Planning	In Progress - Pending hire of housing initaitives program manager and furtherance of City affordable housing strategy.

Other Updates				
Project Name	CRA District	Description	Phase	Notes/Updates

Project Name	CRA District	Description	Phase	Notes/Updates
Affordable Housing Initiatives	Urban Core / Westside / Eastside	Implementation of housing initiatives within CRA areas.	Planning	CRA and City entered into an interlocal agreement to pursue implementation of affordable housing initiatives within the redevelopment districts. The City intends to hire a program manager to be shared between the CRA and the City to provide the necessary staffing. Initiatives undertaken within the redevelopment areas will align with the City's overarching goal to provide 500 homes in 5 years.