



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Agenda

Community Redevelopment Agency

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Monday, March 8, 2021

3:30 PM

Council Chambers, 1st Floor

Immediately following City Council Agenda Conference starting at 3:30 p.m. and the City Council and CRA Joint Workshop.

Members of the public may attend & participate only via live stream or phone.
Live Meeting Video: cityofpensacola.com/428/Live-Meeting-Video Public input form here: www.cityofpensacola.com/CRAInput

CALL MEETING TO ORDER

Members: Delarian Wiggins, Chairperson, Teniade Broughton, Vice Chairperson, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [21-00221](#) CRA MEETING MINUTES - 2/8/2021

Attachments: [Draft CRA Minutes - 02/08/21](#)

ACTION ITEMS

2. [21-00177](#) EXTENSION OF CONSTRUCTION COMMENCEMENT DATE - 150 S. BAYLEN STREET

Attachments: [Special Warranty Deed](#)
[Location Map - 150 South Baylen St](#)

PRESENTATIONS

3. [21-00208](#) CRA 101 PRESENTATION

Sponsors: Delarian Wiggins

DISCUSSION ITEMS

OPEN FORUM

ADJOURNMENT

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 436-5640 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00221

Community Redevelopment Agency

3/8/2021

SUBJECT:

CRA MEETING MINUTES - 2/8/2021



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT

Meeting Minutes

February 8, 2021

5:41 P.M.

Council Chambers 1st Floor

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Wiggins at 5:41 P.M. (immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

CRA MEMBERS ABSENT : None

The public attended the meeting via live stream or phone only. Public participation was available as follows:

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

To provide input:

- For Open Forum, for items not on the agenda: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until 3:30 P.M. only** to indicate they wish to speak during Open Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the CRA using a telephone held up to a microphone.
- For agenda items: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until that agenda item has been voted upon** 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 CRA using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon will not be considered.**

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

CRA Member Wiggins and CRA Member Hill disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None

APPROVAL OF MINUTES**1. [21-00134 CRA MEETING MINUTES - 01/19/2021](#)**

A motion to approve was made by CRA Member Hill seconded by CRA Member Moore.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

PRESENTATIONS**ACTION ITEMS****2. [21-00129 PROPERTY ACQUISITION – 2300 WEST JACKSON STREET, A](#)**

Recommendation: That the Community Redevelopment Agency (CRA) approve the acquisition of the property located at 2300 West Jackson Street, A; Parcel Identification No. 00-0S00-9060-020-172 from S & D Investments, LLC., in the amount of \$13,230.87. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to acquire the property. Finally, that the CRA request that the City Council approve the acquisition of the property.

A motion to approve was made by CRA Member Myers seconded by CRA Member Hill.

ACTION ITEMS (CONT'D)

CRA Administrator Helen Gibson provided an overview of the item.
She responded accordingly to questions.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

DISCUSSION ITEMS

None

OPEN FORUM

None

ADJOURNMENT

5:50 P.M.

Approved: _____



Memorandum

File #: 21-00177

Community Redevelopment Agency

3/8/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

EXTENSION OF CONSTRUCTION COMMENCEMENT DATE - 150 S. BAYLEN STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the extension of the date to commence construction on redevelopment of the property at 150 South Baylen Street, by Studer Properties, LLP.

SUMMARY:

On April 10, 2017, the Community Redevelopment Agency (CRA) approved an award of contract for the sale of surplus property at 150 South Baylen Street (an underutilized parking lot) to Studer Properties, LLP. The property was sold at its appraised value of \$510,000.

The Special Warranty Deed, which conveyed the property, included a requirement that Studer Properties submit its plans for redevelopment of the site to the CRA by August 31, 2019. The plans to develop townhomes on the site were submitted and accepted by the CRA within the required timeframe. The deed further required that project construction commence by 180 days thereafter plan acceptance. That date is March 19, 2021

Studer Properties recently provided an update on the project and indicated they are well into the pre-development process. The plans have been reviewed with City planning, permitting, and fire department staff. The project was submitted to the Architectural Review Board for preliminary approval at its February meeting. It is slated for consideration of preliminary plat approval by the Planning Board in March. The developer anticipates a construction start July 2021.

Since acquiring the Baylen Street property in 2017, Studer Properties, LLP has undertaken and completed several major transformative real estate development projects in the Urban Core redevelopment district. These projects have required significant time and focus. Staff recommends the CRA approve extension of the construction start date.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 150 S. Baylen Street surplus.

December 23, 2016 - A 30-day Notice of Property Disposition/RFP was published.

January 22, 2017 - A purchase offer of \$510,000 was received from Studer Properties, LLP.

April 10, 2017 - The Community Redevelopment Agency awarded a contract for the sale of 150 S. Baylen Street to Studer Properties, LLP.

April 13, 2017 - City Council approved the contract for the sale of 150 S. Baylen Street to Studer Properties, LLP.

August 31, 2017 - The Special Warranty Deed, which conveyed the property, was entered.

August 5, 2019 - The CRA approved a partial extension to the plan submittal deadline through February 29, 2020.

April 20, 2020 - The CRA approved full extension of the plan submittal deadline through August 2020.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Special Warranty Deed
- 2) Location Map - 150 South Baylen St

PRESENTATION: No

Recorded in Public Records 9/1/2017 4:45 PM OR Book 7770 Page 1928,
Instrument #2017068225, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$3,570.00

This instrument prepared by:
CHARLES F. JAMES, IV, Esquire
Clark, Partington, Hart, Larry, Bond &
Stackhouse, P. A.
125 West Romana Street, Suite 800
Pensacola, Florida 32502
CPH File No. 17-0410

Parcel ID Number: 00-0S-00-9001-001-178

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of August, 2017, **Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida**, whose address is 180 Governmental Center, Pensacola, Florida 32502 (the "**Grantor**"), to **Studer Properties, LLP, a general partnership registered as a Florida limited liability partnership**, whose address is 321 North Devilliers Street, Suite 103, Pensacola, Florida 32501 ("**Grantee**").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Escambia** County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold, the same in fee simple forever.

SUBJECT TO zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the Property is located within a subdivision; valid easements, covenants, conditions, restrictions and mineral reservations of record affecting the Property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

Provided however, the Property shall be developed and devoted to the uses specified in and in accordance with Florida Statutes, Chapter 163, Part III, "Community Redevelopment Act of 1969". Grantee agrees to submit plans for redevelopment of the Property to the Community Redevelopment Agency of the City of Pensacola on or before August 31, 2019 (the "Plan Submittal Deadline"), and to commence construction of improvements complying with this paragraph no later than one hundred eighty (180) days after the Grantor's written approval of such plans ("Commencement Deadline"); provided that the Plan Submittal Deadline may be extended for up to one additional year for good cause which includes but is not limited to Acts of God, force majeure, or unforeseen circumstances. If Grantee does not submit plans for redevelopment of the Property to the Grantor on or before the Plan Submittal Deadline, or commence construction on or before Commencement Deadline, then Grantor shall have a one hundred eighty (180) day right to repurchase the Property commencing from the Plan Submittal Deadline or the Commencement Deadline, as the case may be. Grantor shall provide written notice to Grantee of Grantor's election to exercise its repurchase right within sixty (60) days after the Plan Submittal Deadline or the Commencement Deadline as the case may be. If Grantor elects to exercise this right to repurchase the Property, the Grantor will pay Grantee an amount equal to the purchase price paid by Grantee to Grantor on even date herewith. If Grantor has not repurchased the Property by the end of the applicable 180-day repurchase period, evidenced by a recorded warranty deed from Grantee to Grantor, then the

BK: 7770 PG: 1929

"right to repurchase" granted in this deed is expressly extinguished, released, void and of no further force and effect without necessity for any further action of Grantor nor Grantee. Notwithstanding the forgoing, on or after the end of the applicable 180-day repurchase period, upon request of Grantee, Grantor expressly agrees to enter into, grant, and deliver any instrument that Grantee, or any title insurance company insuring the Property, reasonably deems necessary to clear the title to the Property from the aforesaid right to repurchase thereby making title to the Property marketable without further rights reserved herein. The rights herein are for the benefit of Grantor and shall be enforceable by Grantor, and no other. The prevailing party in any action brought to enforce or receive a release from this right to repurchase imposed herein shall be entitled to recover reasonable attorney's fees and costs of the action.

IN ACCORDANCE with Section 270.11, Florida Statutes, Grantor reserves for itself, its successors, and assigns, and undivided three-fourths royalty interest in and to an undivided three-fourths interest in, all phosphate, mineral and metals that are or may be in, on, or under the Property, and an undivided one-half interest in all the petroleum that is or may be in, on, or under the Property without any right of entry to mine, explore or develop for same.

And Grantor does hereby warrant that title to said real property is free from any liens or encumbrances imposed or created by Grantor or anyone claiming by, through or under Grantor, and Grantor will defend the title to said real property against the lawful claims of all persons claiming by, through or under Grantor, but no further.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Signature Page To Follow On The Next Page].

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IN WITNESS WHEREOF, the Grantor has executed these presents causing its name to be signed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**Community Redevelopment Agency of the
City of Pensacola, a public body, corporate
and politic, of the State of Florida**

M. Helen Gibson
Print/Type Name of Witness

By: Jewel Cannada-Wynn
Name: Jewel Cannada-Wynn
Its: Chairperson

Victor D'Angelo
Print/Type Name of Witness

ATTEST:

Jewel Cannada-Wynn
Print Name: JEWEL CANNADA-WYNN
Title: Chair

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31st day of August, 2017, by Jewel Cannada-Wynn, as Chairperson of Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, who is personally known to me or has produced a driver's license as identification.

Kimberley C. Johnson
NOTARY PUBLIC
Commission number: _____
My Commission expires: 6/13/2020

(NOTARIAL SEAL)

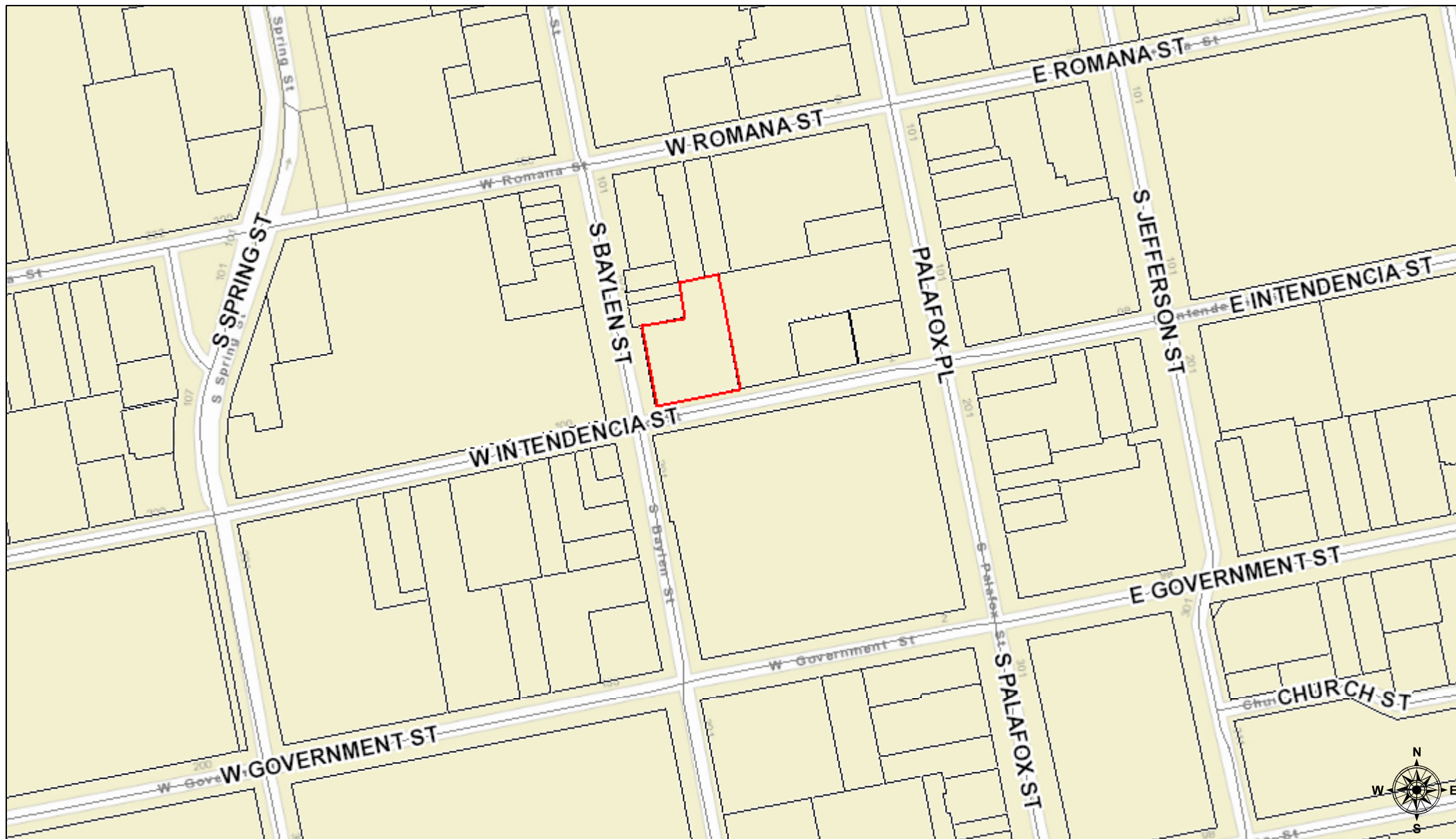


KIMBERLEY C. JOHNSON
Notary Public, State of Florida
Comm. Exp. June 13, 2020
Comm. No. FF 987147

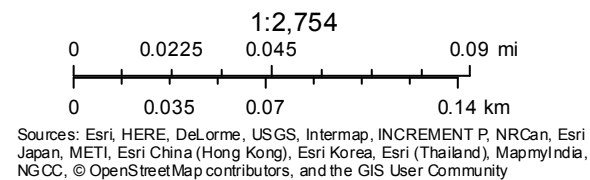
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**EXHIBIT A
TO
DEED FROM CRA TO STUDER PROPERTIES, LLP**

Commence at the Southwest corner of Block 26, Old City Tract, City of Pensacola, as copyrighted by Thomas C. Watson in 1906; thence proceed North 89° 02' 20" East along the South line of said Block 26, a distance of 10.00 feet to the Point of Beginning, said point being the intersection of the North right of way (R/W) line of Intendencia Street (R/W varies) and the East R/W line of Baylen Street (R/W varies); thence proceed North 00° 08' 28" East along said East R/W line of Baylen Street a distance of 119.10 feet; thence depart said line, proceed North 89° 11' 00" East a distance of 66.55 feet; thence proceed North 00° 02' 03" West a distance of 53.84 feet; thence proceed North 89° 23' 23" East a distance of 60.08 feet; thence proceed South 00° 06' 23" East a distance of 172.39 feet to the aforementioned North R/W line of Intendencia Street; thence proceed South 89° 02' 20" West along said North R/W line a distance of 127.22 feet to the Point of Beginning. Lying and being part of Section 46, Township 2 South, Range 30 West, Escambia County, Florida.



April 25, 2017





Memorandum

File #: 21-00208

Community Redevelopment Agency

3/8/2021

DISCUSSION ITEM

FROM: Delarian Wiggins, Chairperson

SUBJECT:

CRA 101 PRESENTATION

SUMMARY:

Staff will provide an overhead presentation regarding the basics of Community Redevelopment Agencies (CRAs). The presentation will provide an overview of statutory regulations pertaining to CRAs in the State of Florida, as well as processes, goals, objectives, and strategies associated with the implementation of CRA initiatives.

PRIOR ACTION:

N/A

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