



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, August 9, 2021

3:30 PM

Hagler/Mason Conference Room, 2nd Floor

Immediately following City Council Agenda Conference starting at 3:30 p.m.

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate 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. [21-00673](#) CRA MEETING MINUTES - 7/12/2021

Sponsors: Delarian Wiggins

Attachments: [Draft CRA Minutes 7/12/2021](#)

PRESENTATIONS

ACTION ITEMS

2. [21-00635](#) FISCAL YEAR 2022 CRA WORK PLAN

Recommendation: That the Community Redevelopment Agency (CRA) approve the CRA Work Plan for Fiscal Year 2022.

Sponsors: Delarian Wiggins

Attachments: [FY2022 CRA Work Plan](#)
 [UCRB Recommended Project List and Implementation Plan](#)
 [WRB Recommended Project List and Implementation Plan](#)
 [ERB Recommended Project List and Implementation Plan](#)

3. [2021 -03 CRA](#) BUDGET RESOLUTION NO. 2021-03 CRA - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021.

Recommendation: That the Community Redevelopment Agency adopt Budget Resolution No. 2021-03 CRA adopting a budget for Fiscal Year 2022 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, 2021; PROVIDING AN EFFECTIVE DATE.

Sponsors: Delarian Wiggins

Attachments: [Budget Resolution No. 2021-03 CRA](#)

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 #: 21-00673

Community Redevelopment Agency

8/9/2021

SUBJECT:

CRA MEETING MINUTES - 7/12/2021



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT Meeting Minutes

July 12, 2021

6:29 P.M.

Hagler/Mason Conf. Rm, 2nd Fl

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Wiggins at 6:29 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 (left at approx. 7:48 P.M.)

CRA MEMBERS ABSENT: None

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public also attended the meeting via live stream and/or phone.

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

CHAIRMAN'S REPORT

None

APPROVAL OF MINUTES

1. [21-00495 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES - 06/14/2021](#)

A motion was made by CRA Member Moore seconded by CRA Member Myers.

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

2. [21-00556 PROPOSED FY 2022 CRA BUDGET PRESENTATION](#)

City Finance Director, Amy Lovoy provided a presentation for the item. Ms. Lovoy and staff responded accordingly to questions.

ACTION ITEMS

3. [21-00551 DIB WORK PLAN AND REPORT OF ACCOMPLISHMENTS](#)

Recommendation: That the Community Redevelopment Agency approve the Pensacola Downtown Improvement Board (DIB) Fiscal Year 2022 Work Plan.

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

CRA Administrator Helen Gibson introduced DIB Executive Director, Walker Wilson to give an overview of the item. Mr. Wilson responded accordingly to questions.

ACTION ITEMS (CONT'D)**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

4. [21-00552 APPROVAL OF CHANGES TO THE HAWKSHAW REDEVELOPMENT PROJECT COMPONENTS, DESIGN, CONSTRUCTION TEAM AND CRITICAL PATH CONSTRUCTION SCHEDULE](#)

Recommendation: That the Community Redevelopment Agency (CRA) authorize the CRA Chairperson and staff to negotiate a 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project (4th Amendment) in accordance with the revised project components and conceptual design plan presented on June 14, 2021 as follows: 195-210 residential units, 2 levels of structured parking, a 5 level building above parking and 2 level residential buildings along S.9th Avenue. Further, the 4th Amendment shall contain a revised critical path construction schedule including the following milestones: a development team meeting with CRA representatives each quarter to provide an update regarding the status of plans, selection of general contractor, project budget, and financing. Further, the 4th Amendment shall require the owner submit final plans for permitting no later than March 31, 2022, with vertical construction beginning within 60 days after the permit is issued, and substantial completion of the project 30 months following commencement of vertical construction. Further, the 4th Amendment shall include a penalty of \$2500 per day, up to a maximum of \$100,000 for any missed deadline. Finally, that the CRA Chairperson be authorized to execute all necessary documents.

Chairman Wiggins advised the CRA Board that they are considering a replacement motion.

A motion was made by CRA Member Moore seconded by CRA Member Jones.

CRA Administrator Gibson introduced Developer, Robert Montgomery, principal developer and manager of Hawkshaw Development Group, LLC to give an overview of the item. Mr. Montgomery, the developer's attorney, Stephen Moorehead of Moorehead Real Estate Law Group, City Attorney, Susan Woolf and staff responded accordingly to questions.

ACTION ITEMS (CONT'D),

A Friendly Amendment was made by CRA Member Brahier seconded by CRA Member Moore to add a penalty at the appropriate timeline.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

No: 1 Teniade Broughton

5. [21-00567 INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CITY OF PENSACOLA FOR FUNDING OF THE COMMUNITY MARITIME PARK STADIUM IMPROVEMENTS](#)

Recommendation: That the Community Redevelopment Agency approve an Interlocal Agreement between the Community Redevelopment Agency (the "Agency") and the City of Pensacola (the "City") authorizing the Agency to fund up to \$2,000,000 for certain improvements at the Community Maritime Park Blue Wahoos Stadium, including but not limited to artificial turf and LED stadium lighting.

A motion was made by CRA Member Brahier seconded by CRA Member Moore.

Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore

No: 0 None

6. [21-00591 AMENDMENT OF CONTRACT WITH SCAPE LANDSCAPE ARCHITECTURE DPC FOR DESIGN ASSISTANCE SERVICES FOR THE BRUCE BEACH WATERFRONT REDEVELOPMENT PROJECT.](#)

Recommendation: That the Community Redevelopment Agency (CRA) amend the contract with SCAPE Landscape Architecture DPC for design services for the Bruce Beach waterfront redevelopment project. Further, that the CRA authorize the Chairperson to take all actions necessary to negotiate and execute the necessary contract amendment.

ACTION ITEMS (CONT'D),

A motion was made by CRA Member Moore seconded by CRA Member Jones.

CRA Administrator Gibson gave an overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore

No: 0 None

DISCUSSION ITEMS

None

OPEN FORUM

None

ADJOURNMENT

7:54 P.M.

Approved: _____



Memorandum

File #: 21-00635

Community Redevelopment Agency

8/9/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

FISCAL YEAR 2022 CRA WORK PLAN

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the CRA Work Plan for Fiscal Year 2022.

SUMMARY:

The CRA Work Plan contains Community Redevelopment Agency (CRA) activities, including projects and programs, for implementation within the Urban Core, Westside and Eastside community redevelopment areas during Fiscal Year 2022. Project priorities recommended by the Eastside, Westside and Urban Core Redevelopment Boards have been incorporated into the work plan. The FY2022 CRA Work Plan and each Board's recommend project list is attached for consideration.

PRIOR ACTION:

August 10, 2020 - The CRA approved the FY2021 CRA Work Plan for the Urban Core, Eastside and Westside community redevelopment areas.

July 8, 2020 - The ERB approved its' recommended project list and 5-year implementation plan.

July 21, 2020 - The UCRB approved its' recommended project list and 5-year implementation plan.

July 28, 2020 - The WRB approved its' recommended project list and 5-year implementation plan.

October 27, 2020 - The WRB ratified its' recommended project list, with the addition of the residential resiliency program and affordable housing initiatives.

December 2, 2020 - The UCRB ratified its' recommended project list, with the addition of the residential resiliency program and affordable housing initiatives and identified affordable housing and community policing as its top two priorities, respectively.

February 20, 2021 - The ERB ratified its' recommended project list, with the additional of the residential resiliency program, affordable housing initiatives, and Magee Field signage improvements,

and identified affordable housing and the Hollice T. Williams Urban Greenway and Skate Park project as its top two priorities, respectively.

June 22, 2021 - The WRB recommended that the Jackson Street Transportation Improvement project be added to its recommended project list and 5-year implementation plan.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

[Click here to enter a date.](#)

STAFF CONTACT:

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

ATTACHMENTS:

- 1) FY2022 CRA Work Plan
- 2) UCRB Recommended Project List and Implementation Plan
- 3) WRB Recommended Project List and Implementation Plan
- 4) ERB Recommended Project List and Implementation Plan

PRESENTATION: No



CRA
PENSACOLA

**Fiscal Year
2022**

City of Pensacola Community Redevelopment Agency Annual Work Plan



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CRA WORK PLAN: FY2022

FY2022 PROGRAMMING

COMPLETE STREETS

Description: Complete street projects seek to provide a safe and comfortable multi-modal environment which improves the walkability and bikeability of the transportation corridors located within the redevelopment areas.

Projects may include sidewalks, lighting, landscape, traffic calming interventions and other right-of-way improvements. In some instances, projects may be planned, coordinated and/or managed by other entities, such as the Florida Department of Transportation.

Location: Urban Core, Westside and Eastside CRAs

Projects Planned/Underway:

- “A” Streetscape Revitalization (Urban Core / Westside)
- Reus Streetscape Revitalization (Urban Core)
- Jefferson Street Road Diet/Streetscape (Urban Core)
- Garden Street Median Landscape Improvements (Urban Core)
- West Main Street Corridor Management (Westside / Urban Core)
- “Hashtag” Streetscape – Main Street, Cedar Street, Palafox Street, and Jefferson Street (Urban Core)
- Two-Way Conversion –MLK/Alcaniz Street & Davis Street (Eastside / Urban Core)
- Connectivity to Legion Field and Global Learning (“L” Street, Gregory Street, Wright Street)
- Jackson Street Transportation Improvements (Westside)
- Cervantes Street Road Diet and Short Term Safety Improvements (Westside)
- Pace Boulevard Corridor Improvements (Westside)
- Sidewalk improvements

Additional projects as authorized by the redevelopment plan.

Key Tasks:

- Concept Development
- Design
- Procurement
- Construction
- Post-Construction Monitoring and Management

BRUCE BEACH PARK IMPROVEMENTS

Description: Park improvements to Bruce Beach Waterfront Park guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE.

Location: Urban Core CRA

Key Tasks:

- Concept Development
- Design
- Procurement
- Construction
- Post-Construction Monitoring and Management

COMMUNITY MARITIME PARK DAY MARINA

Description: Floating day-use marina to be located along the southwest segment of Community Maritime Park.

Location: Urban Core CRA

Key Tasks:

- Concept Development
- Design
- Procurement
- Construction
- Post-Construction Monitoring and Management

HOLLICE T. WILLIAMS GREENWAY & SKATE PARK IMPROVEMENTS

Description: Greenway, park and storm water improvements to the linear park located beneath the I-110 overpass. 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.

Location: Urban Core & Eastside CRAs

Key Tasks:

- Concept Development
- Design
- Procurement
- Construction
- Post-Construction Monitoring and Management

WEST MORENO DISTRICT STORMWATER PARK

Description: Design and construction of neighborhood-scaled, park-like enhancements to the stormwater pond. Project includes site assembly, and stormwater and park improvements to address area stormwater and flooding issues and establish a centralized community open space. Implemented in coordination with the City's Public Works Department. *This project is an implementation priority contained within the Live Work Learn Play West Moreno District Development Plan and Implementation Strategy.

Location(s): Approximately two blocks from Lee Street to West Blount Street between "E" and "F" Streets. May include enhancement to stormwater facility located on the south block-face of Blount Street.

Key Steps:

- Site Assembly
- Concept Development
- Design
- Procurement
- Construction
- Post-Construction Monitoring and Management

GENERAL DANIEL "CHAPPIE" JAMES, JR. MUSEUM AND FLIGHT ACADEMY – PHASE II

Description: 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.

Location: MLK Blvd – Eastside CRA

Key Tasks:

- Concept Development and Cost Estimates
- Design and Permitting
- Construction
- Post-Construction Monitoring and Management

COMMUNITY POLICING

Description: Implementation of community policing strategies through the City of Pensacola Police Department (PPD).

Location: Urban Core CRA

Key Tasks:

- Annual Interlocal Agreement with PPD
- Coordination with PPD

AFFORDABLE HOUSING INITIATIVES

Description: Affordable housing initiatives as identified in the redevelopment plans and in support of the City’s overarching “500 homes in 5 Years” initiative. Projects may include affordable, workforce, mixed use and mixed income projects and strategies.

Location: Urban Core, Westside and Eastside CRA

Key Tasks:

- Varies by project type.

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

Description: Improvements for residential properties under the CRA Residential Property Improvement Program within target areas of the community redevelopment areas. Program objectives include blight removal, preserving affordable housing, revitalization of neighborhoods and enhancement of the tax base.

Location: Urban Core, Westside and Eastside CRAs

Target Area(s): Portions of the Belmont-DeVilliers, Tanyard, Old East Hill, Eastside, West Moreno, and the West Garden District neighborhoods, or as approved by CRA.

Key Tasks:

- Program Marketing and Outreach
- Program Administration

RESIDENTIAL RESILIENCY PROGRAM

Description: Improvements for residential properties under the CRA Residential Resiliency Program within the City’s designated community redevelopment areas. Program objectives include repairing storm-damaged structures and securing at-risk property against future hazards caused by natural disasters.

Location: Urban Core, Westside and Eastside CRAs

Target Area(s): Area-wide

Key Tasks:

- Program Marketing and Outreach
- Program Administration

COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Description: Improvements for non-residential properties under the CRA Commercial Façade Improvement Program within target areas of the community redevelopment areas. Program objectives include removing blight and improving exterior facades of eligible commercial, historical and culturally significant buildings.

Location: Urban Core and Westside CRA

Target Area(s): Portions of the Belmont-DeVilliers Neighborhood, and the Westside CRA (including portions of Cervantes Street and Pace Boulevard) or as approved by CRA.

Key Tasks:

- Program Marketing and Outreach
- Program Administration

CRA URBAN DESIGN STANDARDS

Description: Implementation of the CRA Urban Design Overlay District standards.

Key Tasks:

- Plan Review
- Urban Design Assistance
- Implementation Monitoring

DOWNTOWN IMPROVEMENT DISTRICT INITIATIVES

Description: Implementation of certain Urban Core Community Redevelopment Plan activities by the Pensacola Downtown Improvement Board (DIB) pursuant to an interlocal agreement and annual work plan approved by the CRA.

Location: Urban Core CRA – Downtown Improvement District

Key Tasks:

- Coordination with DIB
- Compliance Monitoring

REDEVELOPMENT PLAN UPDATE

Description: Update to the City of Pensacola's three (3) adopted Community Redevelopment Plans.

Key Tasks:

- Procurement
- Development of Plan Updates
- CRA Approval & Council Adoption

ADMINISTRATION

General administrative responsibilities are as follows:

- Annual Budget Preparation and Management
- Work Plan and Project List Preparation and Management

- Annual Reporting
 - CRA Annual Report
 - Annual Special District Reporting to the Florida Department of Economic Opportunity (DEO)
 - Report to Bondholders
 - Annual Audit Report
 - Comprehensive Annual Financial Report (CAFR)
- Accounts Payable and Receivable and Procurement
- Meeting Coordination and Staffing
- Project Development and Administration
- Contract Development, Processing and Management
- Asset Management
- CRA Website Management
- Public Relations and Engagement
- Payroll
- Liaison to Community Stakeholders

COMMUNITY REDEVELOPMENT AGENCY MEETINGS

Description: CRA staff serves as the principal staff to the Community Redevelopment Agency. Meetings are held monthly with special meetings and workshops scheduled as needed.

Staff support generally includes:

- Preparation of agenda items, including ordinances and resolutions.
- Publication of agendas
- Public noticing
- Minutes and videos
- Presentations

Staff support is also provided for CRA items requiring Council approval.

REDEVELOPMENT ADVISORY BOARDS

Description: CRA staff serves as the principal staff to three (3) redevelopment advisory boards. Each board holds regular meetings quarterly with special meetings scheduled based on need.

The redevelopment advisory boards are responsible for recommending a project list and implementation plan for implementation of projects derived from the redevelopment plan. The project list and implementation plan is maintained by the CRA office. Input is received and updates provided at each meeting.

Staff support generally includes:

- Preparation of agenda items, including ordinances and resolutions.
- Publication of agendas
- Public noticing
- Minutes and videos
- Presentations

Boards: Urban Core Community Redevelopment Board, Westside Redevelopment Board, and Eastside Redevelopment Board

PROPERTY MANAGEMENT

Description: Upkeep and management of CRA-constructed improvements.

Management Areas:

- Streetscapes
- Parks and Facilities
- CRA-Owned Property

Key Tasks:

- Coordination with Parks and Recreation, Public Works and Facilities Departments and the Port of Pensacola
- Inventory and tracking

CONTRACTS & AGREEMENTS

Description: Generally, the CRA office is the principal City office responsible for preparation, processing and management of contracts and agreements related to its projects and programs.

Agreements and property documentation generally includes:

- Interlocal Agreements
- MOUs
- Construction Contracts
- Service Agreements
- Service Authorizations
- Program Agreements including funding, mortgages, and liens
- Leases and Concession Agreements
- Docking Agreements
- Development and Reinvestment Agreements

REAL ESTATE

Description: The CRA office is typically the principal City office responsible for real estate transactions related to property it intends to acquire or dispose of.

General Tasks (Acquisition):

- Compliance monitoring with state statute
- Site assessment / due diligence
- Appraisal
- Title Search and Clearance
- Environmental Site Assessment
- Survey
- Negotiations
- Coordination with Legal Counsel and/ Real Estate Agent
- CRA approval

General Tasks (Disposition):

- Compliance monitoring with state statute
- Marketing & Noticing
- Negotiations
- Agreement Development & Processing (as applicable)
- CRA approval

RESEARCH, REVIEW AND OTHER STAFF SUPPORT

Grant Review and Administration: Research, application development and administration of grants.

Best Practice Review: Active review of state and national models related to community redevelopment.

Other Meetings: Attendance at other meetings, as needed. Examples include TPO meetings, community or neighborhood meetings, DIB meetings and others. CRA staff serves on the TPO Technical Coordinating Committee (TCC).

URBAN CORE PROJECT LIST IMPLEMENTATION PLAN *

Project	CRA District	Description	Est. Implementation Period	Project Status
Residential Property Improvement Program	Urban Core / Eastside / Westside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Urban Core CRA. Urban Core target areas include priority properties within the historic Belmont DeVilliers and Tanyard neighborhoods. Forgivable loan program administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Thru FY2026	On-going
Residential Resiliency Program	Urban Core / Eastside / 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 FY2023	Planning
Affordable Housing Initiatives	Urban Core/ Westside / Eastside	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	Planning
CRA Commercial Façade Improvement Program	Urban Core / Westside	Improvements for non-residential properties under CRA Commercial Façade Improvement Program. Available for improvements visible from the right of way and limited roofing, parking and structural. Primary target area historic Belmont DeVilliers Commercial Core, secondary target area (limited to culturally significant and historic properties only) includes priority areas within greater Belmont DeVilliers neighborhood, immediately adjoining commercial core.	Thru FY2026	On-going
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2027	Planning/Pre-Design
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>	Thru FY2027	Planning/Pre-Design
Reus Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along Reus Street from Cervantes to Main. Phase II to include segment of Reus Street from Garden to Cervantes.	Thru FY2022	Construction (Phase I)
DeVilliers Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along DeVilliers Street from Cervantes to Main. Project to be constructed in phases - Phase I to include segment of DeVilliers from Main to Garden. Phase II to include segment of DeVilliers from Garden to Cervantes.	Thru FY2021	Construction (Phase I & II)
"A" Streetscape Revitalization	Urban Core / Westside	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, crosswalk, and bicycle improvements along "A" Street from Cervantes to Main and construction of new sidewalk, street trees and lighting along Main Street from Clubbs and "A". Project to be constructed in phases (segments TBD).	Thru FY2022	Design

*Identified FY2022 Priorities - #1 Affordable Housing, #2 Community Policing

URBAN CORE PROJECT LIST IMPLEMENTATION PLAN

Project	CRA District	Description	Est. Implementation Period	Project Status
Garden Street (Median) Landscape Improvements	Urban Core	Landscape improvements within the Garden Street median from Alcaniz to "A" Street. Improvements supported by FDOT Landscape Beautification Grant.	Thru FY2022	Design
"Hashtag" Streetscape / Continuous Waterfront Trail System (Phases 1-3)	Urban Core	Streetscape and corridor improvements along Main Street, Cedar Street, Palafox Street and Jefferson Street. Project anticipated to be completed in phases - Main Street from Baylen Street to Alcaniz Street (Phase 1); Cedar Street from Alcaniz Street to Community Maritime Park (Phase 2); and Palafox Street and Jefferson Street from Intendencia Street to waterfront (Phase 3 - subject to additional funding availability).	Thru FY2023	Design
Bruce Beach Park Improvements (Phases 1-4)	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE. Project planned to be completed in phases. TENTATIVE phasing is as follows (subject to change): Beach terraces, pedestrian bridge and kayak launch (Phase 1); Sitting walls, overlook & mound scramble, exercise equipment, parking & marsh trail (Phase 2); Entry plaza, learning garden & water feature, shade structures & cultural exhibits (Phase 3); Additional cultural & educational exhibits, additional site amenities & structural components (Phase 4).	Thru FY2023	Design
"East Garden District" Jefferson Street Road Diet/Streetscape	Urban Core	Construction of streetscape and corridor improvements along Jefferson Street, east of Garden Street within the East Garden District.	Thru FY2023	Construction
Community Maritime Park Day Marina	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Thru FY2023	Design
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2024	On-going
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Storm water, 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>	Thru FY2025	Design
Community Policing	Urban Core	Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD).	Thru FY2026	On-going
Downtown Improvement District Initiatives	Urban Core	As provided in DIB Tentative Work Plan.	Thru FY2026	On-going

WESTSIDE PROJECT LIST IMPLEMENTATION PLAN

Project	CRA District	Description	Est. Implementation Period	Project Status
Residential Property Improvement Program	Urban Core / Eastside / Westside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Westside CRA. Westside target areas include priority properties within the West Moreno and West Garden District neighborhoods. Forgivable loan program administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Thru FY2026	On-going
Residential Resiliency Program	Urban Core / Eastside / 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 FY2023	Planning
Affordable Housing Initiatives	Urban Core/ Westside / Eastside	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	Planning
CRA Commercial Façade Improvement Program	Urban Core / Westside	Improvements for non-residential properties under CRA Commercial Façade Improvement Program. Available for improvements visible from the right of way and limited roofing, parking and structural. Primary target area Cervantes Street from Pace Boulevard to City limit line, and the west side of Pace Boulevard from Cervantes to Main.	Thru FY2026	On-going
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2026	Planning
"A" Streetscape Revitalization	Urban Core / Westside	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, crosswalk, and bicycle improvements along "A" Street from Cervantes to Main and construction of new sidewalk, street trees and lighting along Main Street from Clubbs and "A". Project to be constructed in phases.	Thru FY2022	Pre-Construction - Phase 1; Design - Phase 2
Sidewalk Improvements	Westside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2024	Complete

WESTSIDE PROJECT LIST IMPLEMENTATION PLAN

Project	CRA District	Description	Est. Implementation Period	Project Status
West Moreno Stormwater Park	Westside	Park and storm water pond improvements within block bound by E Street, F Street, Lee Street and Blount Street within proximity to Baptist campus. Project guided by the West Moreno District Development Plan and Implementation Strategy developed in partnership with Baptist Hospital and Escambia County. Project to be performed in coordination with the "F and Lee Street Pond Expansion (HMGP)" project, Public Works and Facilities Department.	Thru FY2023	Planning
Jackson Street Transportation Improvements	Westside	Transportation improvements along Jackson Street to the City limit line to A Street. Improvements to be determined based on transportation master plan recommendations. Project to be performed in partnership with Escambia County.	Thru FY2027	Planning
Connectivity to Legion Field / Global Learning: L Street (Priority 1)	Westside	L Street from Cervantes to Gregory St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, bicycle wayfinding signage, street trees/landscape, crosswalks and on-street parking (one side) from Cervantes Street to Gregory Street.	Thru FY2026	Planning
Connectivity to Legion Field / Global Learning: Gregory Street (Priority 2)	Westside	Gregory Street from Pace Blvd to I St. Construction of streetscape and corridor improvements, which may include buffered wide sidewalk, lighting, bicycle wayfinding signage, crosswalks and street trees/landscape.	Thru FY2026	Planning
Connectivity to Legion Field / Global Learning: Wright Street (Priority 3)	Westside	Wright Street from Pace Blvd to P St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, crosswalks and street trees/landscape .	Thru FY2026	Planning
Pace Boulevard Corridor Improvements	Westside	Corridor management of Pace Boulevard from U.S. 29 to the waterfront. Interim need to provide safety improvements along Pace Boulevard, particularly at Jackson and Wright Streets, to complete Connectivity to Legion Field / Global Learning project. Project to be managed by the Florida-Alabama Transportation Planning Organization and the Florida Department of Transportation.	Thru FY2026	Planning
Cervantes Street Road Diet and Short Term Safety Improvements	Westside	Corridor improvements, including safety improvements and potential lane reduction, to West Cervantes from A Street to Dominquez St. Project managed by the Florida Department of Transportation.	Thru FY2026	ST Improvements: Construction; LT Improvements: Planning

EASTSIDE PROJECT LIST AND IMPLEMENTATION PLAN *

Project	CRA District	Description	Est. Implementation Period	Project Status
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	Planning
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	Design
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	Planning
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	On-going
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 FY2023	Planning

*Identified FY2022 Priorities - #1 Affordable Housing, #2 Hollice T. Williams Urban Greenway

EASTSIDE PROJECT LIST AND IMPLEMENTATION PLAN

Project	CRA District	Description	Est. Implementation Period	Project Status
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	Planning
Magee Field Signage Improvements	Eastside	Installation of new signage at Magee Field sport complex.	Thru FY2022	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.	Thru FY2025	Planning
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	On-going



Memorandum

File #: 2021 -03 CRA

Community Redevelopment Agency

8/9/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

BUDGET RESOLUTION NO. 2021-03 CRA - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021.

RECOMMENDATION:

That the Community Redevelopment Agency adopt Budget Resolution No. 2021-03 CRA adopting a budget for Fiscal Year 2022 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, 2021; PROVIDING AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2022 Proposed Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The concept of a Community Redevelopment Agency (CRA) using the Tax Increment Financing (TIF) funds relates to the growth, redevelopment and subsequent property value increase in the Redevelopment Area/TIF to the continued improvement of the Area or neighborhood. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhood included within the respective plans.

As part of the Fiscal Year 2022 budget process, the CRA is asked to approve the budgets for these three TIF districts and also make a formal recommendation that the City Council take action to approve the budgets.

PRIOR ACTION:

July 12, 2021 - The Fiscal Year 2022 Proposed Budget was presented to the CRA.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the budget resolution maintains compliance with the Florida Statutes pertaining to tax increment financing districts.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/23/2021

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) Budget Resolution No. 2021-03 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2021-03 CRA

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, 2021; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. That the budgets of the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District, summarized as to estimated revenues, appropriations and transfers by fund is set forth herein;

to-wit:

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
BEGINNING FUND BALANCE	\$ 4,679,942	4,455,118	0	0	0	0
REVENUES:						
CHARGES FOR SERVICES						
PSA Reserved Parking	5,940	5,940	6,000	6,000	6,000	6,000
Berth Harbor Revenue	7,149	655	1,000	1,000	1,000	1,000
Plaza DeLuna Concession	8,360	5,955	9,000	9,000	9,000	9,000
SUB-TOTAL	21,449	12,550	16,000	16,000	16,000	16,000
SALE OF ASSETS	0	0	0	0	0	0
INTEREST	108,103	134,426	0	0	0	0
SUB-TOTAL OPERATING REVENUES	129,552	146,976	16,000	16,000	16,000	16,000
SUB-TOTAL OPERATING REVENUES AND FUND BALANCE	4,809,494	4,602,094	16,000	16,000	16,000	16,000
TRANSFERS IN						
Urban Core Redevelopment Trust Fund	2,609,176	3,627,907	3,383,600	3,984,300	3,846,600	4,873,500
SUB-TOTAL TRANSFERS IN	2,609,176	3,627,907	3,383,600	3,984,300	3,846,600	4,873,500
TOTAL REVENUES AND FUND BALANCE	\$ 7,418,670	8,230,001	3,399,600	4,000,300	3,862,600	4,889,500

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
PROPOSED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
TAX INCREMENT						
Personnel Services	\$ 174,115	218,355	384,000	465,700	478,700	485,200
Operating Expenses	808,129	339,541	493,600	553,900	566,600	577,900
Capital Outlay	23,707	0	113,500	0	0	0
Allocated Overhead/(Cost Recovery)	183,900	142,000	142,000	142,000	142,000	142,000
SUB-TOTAL	1,189,851	699,896	1,133,100	1,161,600	1,187,300	1,205,100
PROJECTS/PROGRAMS						
Affordable Housing & Redevelopment	0	0	0	391,100	200,200	1,180,200
Parks and Public Spaces	0	0	0	50,000	50,000	50,000
Garden Street Improvements	0	0	0	0	0	0
Redevelopment Plan Update	0	0	0	0	0	0
Sidewalk Repairs	12,316	291,889	300,000	300,000	300,000	300,000
Community Policing	73,084	95,777	100,000	100,000	100,000	100,000
Downtown Initiatives (DIB Interlocal Agreement)	251,528	380,551	426,500	357,600	385,100	414,200
SUB-TOTAL	336,928	801,021	826,500	1,348,700	1,185,300	2,194,400
GRANTS AND AIDS						
Façade Improvement Program	50,000	0	0	50,000	50,000	50,000
Affordable Housing - Residential Property Improvement	86,774	125,999	140,000	140,000	140,000	140,000
SUB-TOTAL	136,774	125,999	140,000	190,000	190,000	190,000
2009 ECUA/WWTP RELOCATION						
Principal	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
SUB-TOTAL	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
TOTAL EXPENDITURES	\$ 2,963,553	2,926,916	3,399,600	4,000,300	3,862,600	4,889,500

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2022

APPROVED
FY 2022

TRANSFERS IN

Urban Core Redevelopment Trust Fund

\$ 4,406,400

PROJECTS

Affordable Housing	\$ 224,800
Commercial Façade Grant Program	361,000
Complete Streets	536,000
Property Acquisition Management & Redevelopment	2,367,400
Sidewalk Repairs	277,100
Parks and Public Spaces	400,000
Urban Core TIF Plans & Studies	<u>240,100</u>

\$ 4,406,400

CITY OF PENSACOLA
URBAN CORE REDEVELOPMENT TRUST FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
BEGINNING FUND BALANCE	\$ 0	0	0	0	0	0
REVENUES:						
TAXES						
Escambia County	3,425,915	3,917,152	4,296,800	4,626,700	4,904,300	5,198,600
Downtown Improvement Board	251,528	380,551	426,500	457,600	485,100	514,200
SUB-TOTAL	3,677,443	4,297,703	4,723,300	5,084,300	5,389,400	5,712,800
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	2,221,033	2,539,504	2,785,600	2,999,500	3,179,500	3,370,300
SUB-TOTAL OPERATING REVENUES	5,898,476	6,837,207	7,508,900	8,083,800	8,568,900	9,083,100
TOTAL REVENUES AND FUND BALANCE	\$ 5,898,476	6,837,207	7,508,900	8,083,800	8,568,900	9,083,100

CITY OF PENSACOLA
URBAN CORE REDEVELOPMENT TRUST FUND
PROPOSED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
TRANSFERS OUT						
Community Redevelopment Agency	\$ 2,609,176	3,627,907	3,383,600	3,984,300	3,846,600	4,873,500
CRA Debt Service Fund	3,289,300	3,209,300	4,125,300	4,099,500	4,722,300	4,209,600
TOTAL EXPENDITURES	\$ 5,898,476	6,837,207	7,508,900	8,083,800	8,568,900	9,083,100

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
BEGINNING FUND BALANCE	\$ 654,564	620,206	0	0	0	0
REVENUES:						
TAXES						
Escambia County	96,606	126,188	142,300	178,800	187,700	197,100
SUB-TOTAL	96,606	126,188	142,300	178,800	187,700	197,100
INTEREST	12,177	12,045	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	62,630	81,808	92,300	115,900	133,300	153,300
SUB-TOTAL	62,630	81,808	92,300	115,900	133,300	153,300
SUB-TOTAL OPERATING REVENUES	171,413	220,041	234,600	294,700	321,000	350,400
TOTAL REVENUES AND FUND BALANCE	\$ 825,977	840,247	234,600	294,700	321,000	350,400

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
EASTSIDE TIF PROJECTS						
Personnel Services	\$ 31,139	31,998	34,700	44,300	46,500	48,800
Operating Expenses	38,642	16,733	26,500	37,500	38,600	39,800
SUB-TOTAL	69,781	48,731	61,200	81,800	85,100	88,600
PROJECTS						
Affordable Housing & Redevelopment	0	0	39,700	78,900	101,600	127,400
Complete Streets	0	0	0	15,000	15,000	15,000
Sidewalk Repairs	0	0	15,000	0	0	0
SUB-TOTAL	0	0	54,700	93,900	116,600	142,400
GRANTS & AIDS						
Affordable Housing - Residential Property Improvement	19,379	10	0	0	0	0
SUB-TOTAL	19,379	10	0	0	0	0
TRANSFERS OUT						
CRA Debt Service Fund	86,711	87,503	89,200	89,500	89,800	89,900
SUB-TOTAL	86,711	87,503	89,200	89,500	89,800	89,900
INTEREST EXPENSE	15,000	15,000	15,000	15,000	15,000	15,000
ALLOCATED OVERHEAD/(COST RECOVERY)	14,900	14,500	14,500	14,500	14,500	14,500
TOTAL EXPENDITURES	\$ 205,771	165,744	234,600	294,700	321,000	350,400

CITY OF PENSACOLA, FLORIDA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2022

APPROVED
FY 2022

FUND BALANCE CARRYOVER	<u>\$ 1,463,800</u>
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CAPITAL PROJECTS

Affordable Housing Rehabilitation	\$	280,600	
Eastside TIF Plans & Studies		53,600	
Property Acquisition Management & Redevelopment		312,500	
Parks & Public Spaces		51,500	
Eastside Maintenance (Interlocal)		735,600	
Sidewalk Repairs		<u>30,000</u>	<u>\$ 1,463,800</u>

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
BEGINNING FUND BALANCE	\$ 80,904	89,774	0	0	0	0
REVENUES:						
TAXES						
Escambia County	262,197	386,166	493,600	729,400	875,300	1,050,400
SUB-TOTAL	262,197	386,166	493,600	729,400	875,300	1,050,400
INTEREST	2,994	10,948	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	169,983	250,353	320,000	472,900	567,500	681,000
SUB-TOTAL OPERATING REVENUES	435,174	647,467	813,600	1,202,300	1,442,800	1,731,400
TOTAL REVENUES AND FUND BALANCE	\$ 516,078	737,241	813,600	1,202,300	1,442,800	1,731,400

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
WESTSIDE TIF PROJECTS						
Personnel Services	\$ 31,139	31,963	33,300	71,000	72,400	73,800
Operating Expenses	12,067	495	23,200	34,600	40,500	46,400
Allocated Overhead/(Cost Recovery)	8,000	8,300	8,300	8,300	8,300	8,300
SUB-TOTAL	51,206	40,758	64,800	113,900	121,200	128,500
PROJECTS						
Affordable Housing & Redevelopment	0	0	153,000	399,400	632,100	913,100
Complete Streets	0	0	91,400	300,000	300,000	300,000
Redevelopment Plan Update	0	0	0	0	0	0
Sidewalk Repairs	0	0	150,000	0	0	0
SUB-TOTAL	0	0	394,400	699,400	932,100	1,213,100
GRANTS & AIDS						
Façade Improvement Program	0	(150)	40,000	40,000	40,000	40,000
Affordable Housing - Residential Property Improvement	0	0	35,000	70,000	70,000	70,000
SUB-TOTAL	0	(150)	75,000	110,000	110,000	110,000
TRANSFERS OUT						
CRA Debt Service Fund	375,097	274,051	279,400	279,000	279,500	279,800
SUB-TOTAL	375,097	274,051	279,400	279,000	279,500	279,800
TOTAL EXPENDITURES	\$ 426,303	314,659	813,600	1,202,300	1,442,800	1,731,400

CITY OF PENSACOLA, FLORIDA
 WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
 FUND BALANCE CARRYOVER
 FISCAL YEAR ENDING SEPTEMBER 30, 2022

APPROVED
FY 2022

FUND BALANCE CARRYOVER	\$ 1,749,200
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CAPITAL PROJECTS		
Commercial Façade Grant Program	\$	120,100
Complete Streets		169,600
Affordable Housing		35,000
Property Acquisition Management & Redevelopment		193,600
Sidewalk Repairs		300,000
Affordable Housing Rehab		886,300
Westside TIF Plans & Studies		44,600
		<u>\$ 1,749,200</u>

CITY OF PENSACOLA
CRA DEBT SERVICE FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
BEGINNING FUND BALANCE	\$ 3,622,275	2,894,782	0	0	0	0
REVENUES:						
INTERGOVERNMENTAL						
Federal Direct Payment Subsidy (2009 Bond)	1,206,201	0	0	0	0	0
INTEREST INCOME	44,390	10,025	0	0	0	0
TRANSFERS IN						
Urban Core Redevelopment Trust Fund	3,289,300	3,209,300	4,125,300	4,099,500	4,722,300	4,209,600
Eastside Tax Increment Financing District Fund	86,711	87,503	89,200	89,500	89,800	89,900
Westside Tax Increment Financing District Fund	375,097	274,051	279,400	279,000	279,500	279,800
SUB-TOTAL	3,751,108	3,570,854	4,493,900	4,468,000	5,091,600	4,579,300
TOTAL REVENUES	5,001,699	3,580,879	4,493,900	4,468,000	5,091,600	4,579,300
TOTAL REVENUES AND FUND BALANCE	\$ 8,623,974	6,475,661	4,493,900	4,468,000	5,091,600	4,579,300

CRA DEBT SERVICE FUND
PROPOSED EXPENDITURES
FISCAL YEAR ENDING SEPTEMBER 30, 2022
with comparative amounts for 2019 through 2021

	ACTUAL FY 2019	ACTUAL FY 2020	BEGIN BGT FY 2021	PROPOSED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024
2009 REDEVELOPMENT REVENUE BONDS, SERIES A						
Interest	\$ 95,138	49,938	0	0	0	0
Principal	1,130,000	1,175,000	0	0	0	0
SUB-TOTAL	1,225,138	1,224,938	0	0	0	0
2009 REDEVELOPMENT REVENUE BONDS, SERIES B						
Interest	3,726,625	0	0	0	0	0
Principal	0	0	0	0	0	0
SUB-TOTAL	3,726,625	0	0	0	0	0
SUB-TOTAL 2009 REDEVELOPMENT REVENUE BONDS	4,951,763	1,224,938	0	0	0	0
2017 WESTSIDE REDEVELOPMENT REVENUE BOND						
Interest	129,470	124,475	119,400	114,000	108,500	102,800
Principal	150,000	155,000	160,000	165,000	171,000	177,000
SUB-TOTAL	279,470	279,475	279,400	279,000	279,500	279,800
2017 EASTSIDE REDEVELOPMENT REVENUE BOND						
Interest	41,459	39,860	38,200	36,500	34,800	32,900
Principal	48,000	50,000	51,000	53,000	55,000	57,000
SUB-TOTAL	89,459	89,860	89,200	89,500	89,800	89,900
2017 URBAN CORE REDEVELOPMENT REVENUE BOND						
Interest	283,500	279,000	274,500	159,800	156,500	265,500
Principal	125,000	125,000	125,000	155,000	155,000	125,000
SUB-TOTAL	408,500	404,000	399,500	314,800	311,500	390,500
2019 URBAN CORE REDEVELOPMENT REVENUE BOND						
Interest	0	1,350,786	1,976,800	1,926,800	1,875,100	1,821,800
Principal	0	0	1,471,200	1,519,600	1,567,100	1,618,700
Principal Reserve	0	0	277,800	338,300	968,600	378,600
SUB-TOTAL	0	1,350,786	3,725,800	3,784,700	4,410,800	3,819,100
TOTAL EXPENDITURES	\$ 5,729,192	3,349,059	4,493,900	4,468,000	5,091,600	4,579,300

are hereby adopted and approved as the final 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, 2021.

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall take effect October 1, 2021.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk