



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Agenda

Urban Core Redevelopment Board

Tuesday, January 26, 2021

2:30 PM

Hagler Mason Conference Room, 2nd Floor City
Hall

Members of the public may NOT attend the meeting in person, as City Hall is closed to the public until further notice. Members of the public may participate via live stream and/or phone cityofpensacola.com/428/Live-Meeting-Video.

Members of the public may attend & participate only via live stream or phone. Live Meeting Video: cityofpensacola.com/428/Live-Meeting-Video. Citizens may submit an online form at: <https://www.cityofpensacola.com/UCRBinput> BEGINNING AT 12 P.M.

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

1. [21-00104](#) MINUTES OF THE URBAN CORE REDEVELOPMENT BOARD MEETINGS - 10/20/2020 & 12/02/2020

Attachments: [UCRB Draft Minutes - 10.20.2020](#)
[UCRB Draft Minutes - Special Mtg 12.02.20](#)

OLD BUSINESS

NEW BUSINESS

REPORTS AND ANNOUNCEMENTS

2. [21-00107](#) FLORIDA SUNSHINE LAW, PUBLIC RECORDS LAW AND ETHICS
3. [21-00106](#) COMMUNITY POLICING SERVICES IN THE URBAN CORE REDEVELOPMENT AREA
4. [21-00105](#) PROJECT UPDATES

Attachments: [Project Updates - 1/26/2021](#)

BOARD MEMBER COMMENTS

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 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 #: 21-00104

Urban Core Redevelopment Board

1/26/2021

SUBJECT:

MINUTES OF THE URBAN CORE REDEVELOPMENT BOARD MEETINGS - 10/20/2020 & 12/02/2020

Approval of the Urban Core Redevelopment Board regular meeting minutes for October 20, 2020 and special meeting minutes for December 2, 2020.



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

DRAFT
Meeting Minutes

October 20, 2020

2:34 P.M.

Council Chambers 1st Floor

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 2:34 P.M.

CALL TO ORDER

UCRB MEMBERS PRESENT: Christopher Satterwhite, Drew Buchanan, Gregory Dziadon, Blake Foster, Ann Hill, James Hlubek, Spencer Leeper, Melanie Nichols, Kelly Wieczorek (Left meeting 2 approx. 3:30 P.M., returned @ approx.. 4:30 P.M.)

UCRB MEMBERS ABSENT: Nester Taylor, Marilynn Wiggins

The UCRB members attended by telephonic conferencing and ***members of the public had the opportunity to attend and participate in person or via live stream or phone.*** Members of the public attending in person consistent with CDC guidelines were required to sit at least 6 feet apart and to wear face coverings that covered their nose and mouth. There was limited seating capacity. Public participation was available as follows:

To watch the meeting live visit: cityofpensacola.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.cityofpensacola.com/UCRBInput **beginning at 12:00 P.M. until 2:30 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 UCRB using a telephone held up to a microphone.
- For agenda items: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput, **beginning at 12:00 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 UCRB 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 Chair Satterwhite.

ADMINISTRATION OF OATH

City Clerk, Ericka Burnett was present to administer the oath of office however, Board Member Wiggins was absent.

DETERMINATION OF QUORUM

A quorum was present.

APPROVAL OF MINUTES

1. **20-00657 MINUTES OF THE URBAN CORE REDEVELOPMENT BOARD MEETING - 07/21/2020**

A motion to approve by Gregory Dziadon, seconded by Kelly Wieczorek.

The motion carried by the following vote:

Yes: 9	Christopher Satterwhite, Drew Buchanan, Gregory Dziadon, Blake Foster, Ann Hill, James Hlubek, Spencer Leeper, Melanie Nichols, Kelly Wieczorek
No: 0	None

OLD BUSINESS

2. **20-00658 MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION PRESENTATION**

Chairperson Satterwhite introduced the item and referred to staff. Ms. D'Angelo introduced Rick Hall of Hall Planning & Engineering to conduct the presentation.

The following person provided comments:

- Rand Hicks, President of CNAPP, Pensacola, FL

Discussion ensued yielding questions and comments from Board Members. Mr. Hall and staff responded accordingly.

3. **20-00659 COMMUNITY POLICING SERVICES IN THE URBAN CORE REDEVELOPMENT AREA**

This item was postponed until next UCRB meeting.

Discussion ensued yielding questions and comments from Board Members. Staff responded accordingly.

NEW BUSINESS**4. 20-00660 UCRB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2022-2026))**

Recommendation: That the UCRB identify priorities for project development and/or implementation within the Urban Core 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.

Chairperson Satterwhite introduced the item.

The item failed for lack of a motion and a second. (Board Member Wiezoreck was absent from the meeting.)

The item was referred to staff. Ms. D'Angelo conducted a presentation.

Discussion ensued yielding questions and comments from Board Members. Staff responded accordingly. At the conclusion of discussion, the Board requested that staff schedule a workshop of the projects in the UCRB area.

5. 20-00661 DIB TENTATIVE WORK PLAN - FISCAL YEAR 2022

Recommendation: That the UCRB recommend that the DIB Tentative Work Plan for Fiscal Year 2022, as presented, be incorporated into the DIB's proposed work plan in accordance with the Interlocal Agreement for Implementation of Certain Urban Core Community Redevelopment Plan Activities by the Pensacola Downtown Improvement Board.

Chairperson Satterwhite introduced the item.

The item was referred to staff. Ms. D'Angelo gave an overview of the item and introduced Walker Wilson, Downtown Improvement Board Director. Mr. Wilson provided an overview of the upcoming work plans for fiscal year 2022.

Discussion ensued yielding questions and comments from Board Members. Mr. Wilson responded accordingly. At the conclusion of discussion, Chairperson Satterwhite recommended that the wrapping for the Garden Street utility boxes reflect the diverse history of Pensacola. Vice-Chairperson Buchanan concurred and further suggested that the University of West Florida (UWF) Historic Trust, African American Heritage Society and the Chappie James Museum be used as assets.

CRA Administrator Helen Gibson advised the Board that the recommendation should be revised to include that the UCRB recommend that the CRA accept the DIB Tentative Work Plan.

NEW BUSINESS (CONT'D.)

A motion was made by Drew Buchanan, seconded by Gregory Dziadon to approve the recommendation along with the revisions recommended by staff.

The motion carried by the following vote:

Yes: 8 Christopher Satterwhite, Drew Buchanan, Gregory Dziadon, Blake Foster, Ann Hill, James Hlubek, Spencer Leeper, Melanie Nichols

No: 0 None

6. 20-00662 AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION PLAN TO ADD RESIDENTIAL RESILIENCY PROGRAM

Recommendation: That the Urban Core Redevelopment Board (UCRB) amend its' recommended FY2021-25 Project List and Implementation Plan to add the Residential Resiliency Program.

Chairperson Satterwhite introduced the item.

A motion to approve by Ann Hill, seconded by Gregory Dziadon.

The item was referred to staff. Ms. D'Angelo gave an overview of the Amendment of FY2021-24 to add the Residential Resiliency Program.

Discussion ensued yielding questions and comments from Board Members. Staff responded accordingly.

The motion carried by the following vote:

Yes: 8 Christopher Satterwhite, Drew Buchanan, Gregory Dziadon, Blake Foster, Ann Hill, James Hlubek, Spencer Leeper, Melanie Nichols.

No: 0 None

7. 20-00663 PROJECT UPDATES

Chairperson Satterwhite introduced the item and referred to staff. Ms. D'Angelo gave an overview of the Project Updates. CRA Director, Helen Gibson introduced Capital Improvements Project Manager for the City of Pensacola to give an overview for active projects. Staff introduced Allen Vinson with HDR Engineering to give an update on the Hollis T. Williams Project.

NEW BUSINESS (CONT'D.)

Comments were provided by the following person(s):

- Daniel Lindemann, 300 W. Blount Street, Pensacola, FL 32501

Discussion ensued yielding questions and comments from Board Members. Staff responded accordingly.

8. 20-00664 BOARD MEETING SCHEDULE

This agenda item was pulled due to lack of time.

BOARD MEMBER COMMENTS

No discussion was held.

OPEN FORUM

No public comment was received.

ADJOURNMENT

4:45 P.M.

Approved: _____

Prepared by CRA Staff/dym



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

DRAFT

Meeting Minutes

December 2, 2020

9:03 A.M. Hagler Mason Conference Rm. 2nd FL

The Urban Core Redevelopment Board (UCRB) Special meeting was called to order by Chairperson Satterwhite at 9:03 A.M.

CALL TO ORDER

UCRB MEMBERS PRESENT: Christopher Satterwhite, Drew Buchanan (Arrived @ 9:11 A.M.), Gregory Dziadon, Blake Foster, Ann Hill, Spencer Leeper, Marilynn Wiggins

UCRB MEMBERS ABSENT: James Hlubek, Nester Taylor, Melanie Nichols, Kelly Wieczorek

The public attended the meeting in person with limited seating. Consistent with CDC guidelines all were required to sit at least 6 feet apart and to wear face coverings that covered their nose and mouth. The public also participated via live stream or phone.

Public participation was available as follows:

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To provide input:

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The Board's Rules of Order and Decorum were read by Chair Satterwhite.

ADMINISTRATION OF OATH

Assistant City Clerk, Robyn Tice was present to administer the oath of office to Board Member Wiggins.

DETERMINATION OF QUORUM

A quorum was present.

NEW BUSINESS

1. 20-00764 UCRB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN)

Recommendation: That the UCRB identify priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2022 to be incorporated into its' recommended project list and 5-year implementation plan.

Chairperson Satterwhite introduced the item.

A motion to approve was made by Ann Hill and seconded by Spencer Leeper.

The item was referred to staff. Ms. D'Angelo conducted a presentation.

Discussion ensued yielding questions and comments from Board Members. Staff responded accordingly.

At the conclusion of discussion, **Chairperson Satterwhite made a friendly amendment that the Urban Core Redevelopment Board identify affordable housing as priority #1, and community policing as priority #2 to be incorporated into its' recommended project list and 5-year implementation plan.**

Further, that the Board request that the following items be explored for potential incorporation into the list:

- **Redevelopment of existing CRA-owned surface parking lots for affordable housing**
- **Implementation of homelessness initiatives including development of a homeless day center**
- **Construction of public restroom, such as the Portland Loo**
- **Survey to establish contribution of specific tree species towards stormwater**
- **Implementation of projects that establish historic neighborhood identity**
- **Bike facilities survey**
- **Recycling along with regular trash disposal**
- **Restoration of original brick streets**
- **Crosswalk and bike infrastructure improvements**

The amendment was accepted.

The motion carried by the following vote:

Yes: 7 Christopher Satterwhite, Drew Buchanan, Gregory Dziadon, Blake Foster, Ann Hill, Spencer Leeper, Marilyn Wiggins

No: 0 None

ADJOURNMENT

11:22 A.M.

Approved: _____



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00107

Urban Core Redevelopment Board

1/26/2021

DISCUSSION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

FLORIDA SUNSHINE LAW, PUBLIC RECORDS LAW AND ETHICS

SUMMARY:

The City of Pensacola Attorney's Office will review Florida Sunshine Law, Public Records Law and ethics requirements with the Board.

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



City of Pensacola

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Memorandum

File #: 21-00106

Urban Core Redevelopment Board

1/26/2021

PRESENTATION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

COMMUNITY POLICING SERVICES IN THE URBAN CORE REDEVELOPMENT AREA

SUMMARY:

For many years, the CRA has annually approved an interlocal agreement with the City of Pensacola to provide community policing innovations within the Urban Core Community Redevelopment Area. Community policing is a policing technique or strategy designed to address public safety concerns proactively. It focuses on building ties and working closely with members of the communities. The Pensacola Police Department will make a presentation on strategies that are being implemented under the interlocal agreement.

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



City of Pensacola

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Memorandum

File #: 21-00105

Urban Core Redevelopment Board

1/26/2021

DISCUSSION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

PROJECT UPDATES

SUMMARY:

The Board will receive updates on projects identified under the project list and implementation plan.

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 - 1/26/2021

PRESENTATION: No

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
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	-	ERB, UCRB & WRB recommended inclusion in project list.
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 FY2022	Planning	-	ERB, UCRB & WRB recommended inclusion in project list.
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 and City entered into an interlocal agreement to pursue implementation of affordable housing initiatives within the redevelopment districts. As a part of this agreement, the City will hire dedicated staff to implement the initiatives. A program manager position has been advertised and a candidate is expected to be selected shortly.	ERB, UCRB & WRB recommended inclusion in project list.
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	-	UCRB & WRB recommended inclusion in project list.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2026	Planning/Pre-Design	Design of interim improvements underway - to be bid with A Street Revitalization project. Design programmed in Tentative FDOT Work Program for FY2022. Full project implementation funds approved for incorporation into TPO priorities list.	UCRB recommended inclusion in project list.
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 FY2026	Planning/Pre-Design	CRA, City Council, and TPO boards recommended moving forward with two-way conversion. Project will need to be incorporated into the TPO's cost feasible plan before proceeding with design and construction.	ERB & UCRB recommended inclusion in project list.
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) / Procurement (Phase II)	Phase I construction commencement October 2020.	UCRB recommended inclusion in project list.
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)	Phase I and II construction underway with completion of both Spring 2021.	UCRB recommended inclusion in project list.

URBAN CORE PROJECT LIST IMPLEMENTATION PLAN - PROJECT UPDATES

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
"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	Open House scheduled for February 3, 2021.	UCRB & WRB recommended inclusion in project list.
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 FY2021	Design	60% design with design completion February 2021. Construction expected Spring / Summer 2021.	UCRB recommended inclusion in project list.
"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	SCAPE engaged to provide consistency review. Project in early design stage.	UCRB recommended inclusion in project list.
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	SCAPE engaged to provide consistency review. Project in early design stage.	UCRB recommended inclusion in project list.
"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	Design	Construction anticipated to begin Spring 2021 with completion Fall 2021.	UCRB recommended inclusion in project list.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
Community Maritime Park Day Marina	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Thru FY2023	Design	Floating dock added as phase I of project to provide emergency taxi/ferry service between Downtown Pensacola, Gulf Breeze and Pensacola Beach to address the closure of the Pensacola Bay bridge caused by Hurricane Sally. Design for dock marina underway with design completion Spring 2021. Construction expected Summer / Fall 2021.	UCRB recommended inclusion in project list.
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	-	UCRB recommended inclusion in project list.
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	Preliminary design underway. Public engagement anticipated to be held early 2021.	ERB & UCRB recommended inclusion in project list.
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	-	UCRB recommended inclusion in project list.
Downtown Improvement District Initiatives	Urban Core	As provided in DIB Tentative Work Plan.	Thru FY2026	On-going	-	UCRB recommended inclusion in project list.