



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Agenda

### Urban Core Redevelopment Board

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Tuesday, January 25, 2022

2:30 PM

Hagler Mason Conference Room, 2nd Floor City  
Hall

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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](http://cityofpensacola.com/428/Live-Meeting-Video). Public input form here: [www.cityofpensacola.com/UCRBInput](http://www.cityofpensacola.com/UCRBInput).

#### CALL TO ORDER

#### DETERMINATION OF QUORUM

#### ELECTION OF OFFICERS

#### APPROVAL OF MINUTES

1. [22-00063](#) UCRB Meeting Minutes - 07/27/21 & 10/26/21

Attachments: [Draft UCRB Minutes - 07/27/2021](#)  
[Draft UCRB Minutes - 10/26/2021](#)

#### OLD BUSINESS

#### NEW BUSINESS

#### REPORTS AND ANNOUNCEMENTS

2. [22-00061](#) HOMELESSNESS PRESENTATION

3. [22-00062](#) FY2023 PROJECT PRIORITIES

Attachments: [UCRB Recommended Project List and Implementation Plan](#)

#### 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

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**File #:** 22-00063

Urban Core Redevelopment Board

1/25/2022

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**SUBJECT:**

UCRB Meeting Minutes - 07/27/21 & 10/26/21



# City of Pensacola

## URBAN CORE REDEVELOPMENT BOARD

DRAFT

### Meeting Minutes

July 27, 2021

2:35 P.M. Hagler Mason Conference Rm, 2<sup>nd</sup> Fl

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 2:35 P.M.

#### CALL TO ORDER

**UCRB MEMBERS PRESENT:** Christopher Satterwhite, Drew Buchanan, Teniade Broughton, Gregory Dziadon, Blake Foster, Melanie Nichols (via Teams), Kelly Wieczorek

**UCRB MEMBERS ABSENT:** James Hlubek, Spencer Leeper, Nester Taylor, Marilyn Wiggins

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](https://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](https://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](https://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.**

## **DETERMINATION OF QUORUM**

A quorum was present.

## **APPROVAL OF MINUTES**

### **1. [21-00630 UCRB MEETING MINUTES - 04/27/2021](#)**

**A motion to approve was made by UCRB Member Wieczorek seconded by UCRB Member Satterwhite.**

**The motion carried by the following vote:**

Yes: 7      Christopher Satterwhite, Drew Buchanan, Teniade Broughton, Gregory Dziadon, Blake Foster, Melanie Nichols (via Teams), Kelly Wieczorek

No: 0      None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

## **REPORTS AND ANNOUNCEMENTS**

### **2. [21-00631 PROJECT UPDATES](#)**

Chairperson Satterwhite introduced the item and turned it over to staff. Assistant CRA Administrator, Victoria D'Angelo, provided project item updates.

Staff introduced Christine Crespo, Affordable Housing Manager, to give an update of the Affordable Housing Initiatives. Ms. Crespo responded accordingly to questions.

City of Pensacola Capital Improvements Project Manager and Interim Public Works Director, David Forte was introduced to address various projects. Mr. Forte and staff responded accordingly to questions.

## **REPORTS AND ANNOUNCEMENTS (CONT'D)**

The Board requested that the developers for the East Garden District present at the next meeting.

**BOARD MEMBER COMMENTS**

None

**OPEN FORUM**

None

**ADJOURNMENT**

**3:52 P.M.**

**Approved** \_\_\_\_\_



City of Pensacola  
Urban Core Redevelopment Board  
Meeting Minutes

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October 26, 20212:42 P.M. Hagler Mason Conference Rm, 2<sup>nd</sup> Fl

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The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 2:42 P.M.

### CALL TO ORDER

UCRB MEMBERS PRESENT: Gregory Dziadon, Melanie Nichols, Christopher Satterwhite, James Hlubek, Spencer Leeper

UCRB MEMBERS ABSENT: Drew Buchanan, Blake Foster, Kelly Wieczorek, Nester Taylor, Marilynn Wiggins, Teniade Broughton

Public participation was available as follows:

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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.**

## DETERMINATION OF QUORUM

A quorum was not present.

## APPROVAL OF MINUTES

### 1. 21-00900 UCRB MEETING MINUTES – 07/27/21

Item was postponed until the next meeting due to lack of a quorum.

## OLD BUSINESS

## NEW BUSINESS

### 2. 21-00898 FY2023 PROJECT PRIORITIES

**Recommendation:** That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2023.

Action was postponed until the next meeting due to lack of a quorum.

CRA Administrator Helen Gibson provided project item updates and responded accordingly to questions.

Staff introduced Christine Crespo, Affordable Housing Manager, to give an update of the Affordable Housing Initiatives. Ms. Crespo responded accordingly to questions.

Tosh Belsinger, representative for the “East Garden District” streetscape and redevelopment project provided a presentation and responded accordingly to questions.

## REPORTS AND ANNOUNCEMENTS

## BOARD MEMBER COMMENTS

Chairman Christopher Satterwhite asked about the status of the efforts to address the homeless camps in Hollice T. Williams Park. He requested a presentation from involved representatives at the next meeting.



**OPEN FORUM**

There were no speakers.

**ADJOURNMENT**

**3:35 P.M.**

**Approved:** \_\_\_\_\_



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00061

Urban Core Redevelopment Board

1/25/2022

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### **DISCUSSION ITEM**

**SPONSOR:** Christopher Satterwhite, Chairperson

**TITLE:**

HOMELESSNESS PRESENTATION

**SUMMARY:**

A presentation will be provided by Lawrence Powell, Neighborhoods Administrator regarding homelessness.

**STAFF CONTACT:**

Helen Gibson, CRA Administrator

**ATTACHMENTS:**

None

**PRESENTATION:** Yes



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00062

Urban Core Redevelopment Board

1/25/2022

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### **ACTION ITEM**

**SPONSOR:** Christopher Satterwhite, Chairperson

**SUBJECT:**

FY2023 PROJECT PRIORITIES

### **RECOMMENDATION:**

That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2023.

### **SUMMARY:**

On February 27, 2020, City Council established the Urban Core Redevelopment Board (UCRB) to provide for the ongoing involvement of stakeholder groups in the Urban Core community redevelopment area. The principal duty of the UCRB is to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

On July 21, 2020, the Urban Core Redevelopment Board (UCRB) recommended a project list and implementation plan for the Urban Core Redevelopment Area, which was subsequently amended.

Since budget preparation for the upcoming fiscal year (FY2023) begins in January, it is appropriate for the UCRB to define its project priorities for the FY2023 fiscal year during its January meeting. Project priorities will be considered for incorporation into the FY2023 CRA Work Plan and any applicable/appropriate budgets.

### **STAFF CONTACT:**

Helen Gibson, CRA Administrator

### **ATTACHMENTS:**

- 1) UCRB Recommended Project List and Implementation Plan

## URBAN CORE PROJECT LIST IMPLEMENTATION PLAN

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
<b>Residential Property Improvement Program</b>	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	3 new projects underway.	ERB, UCRB & WRB recommended inclusion in project list.
<b>Residential Resiliency Program</b>	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.
<b>Affordable Housing Initiatives</b>	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	-	ERB, UCRB & WRB recommended inclusion in project list.
<b>CRA Commercial Façade Improvement Program</b>	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	1 application approved. Construction to begin shortly.	UCRB & WRB recommended inclusion in project list.

## URBAN CORE PROJECT LIST IMPLEMENTATION PLAN

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 FY2027	Planning/Pre-Design	<b>No Change</b> (Project ranked the FL-AL TPO's #3 for Non-SIS projects for complete street implementation on its FY2023-2027 priority list adopted June 9, 2021, however, funding for construction is not yet scheduled in the FDOT Work Plan. However, design is scheduled for funding in FY2022.)	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 FY2027	Planning/Pre-Design	<b>No Change</b> (Project ranked the FL-AL TPO's #25 for Non-SIS projects for the two-way conversion in its FY2023-2027 priority list adopted June 9, 2021. Funding is not yet scheduled in the FDOT work plan, however.)	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	Phase1 Complete	-	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	Complete	-	UCRB recommended inclusion in project list.

## URBAN CORE PROJECT LIST IMPLEMENTATION PLAN

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	Final design complete. Solicitation for construction anticipated end of January.	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	Procurement	-	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	Anticipate construction solicitation of Phase 1 early 2022.	UCRB recommended inclusion in project list.
Bruce Beach Park Improvements (Phases 1 and 2)	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	Anticipate construction solicitation of Phase 1 early 2022.	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	Construction	Construction underway. Expect completion early 2022.	UCRB recommended inclusion in project list.

## URBAN CORE PROJECT LIST IMPLEMENTATION PLAN

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	PRIOR REDEVELOPMENT BOARD ACTIONS
<b>Community Maritime Park Day Marina</b>	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Thru FY2023	Design	Design complete; awaiting NRDA grant agreement for execution before proceeding with construction solicitation.	UCRB recommended inclusion in project list.
<b>Sidewalk Improvements</b>	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.
<b>Hollice T. Williams Urban Greenway &amp; Skate Park</b>	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	Design underway for entire park, but also designing the skate park improvements concurrently. Construction solicitation for skate park early 2022.	ERB & UCRB recommended inclusion in project list.
<b>Community Policing</b>	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.
<b>Downtown Improvement District Initiatives</b>	Urban Core	As provided in DIB Tentative Work Plan.	Thru FY2026	On-going	-	UCRB recommended inclusion in project list.