



## Agenda - Final

### Westside Redevelopment Board

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Tuesday, March 22, 2022

3:30 PM

Hagler Mason Conference Room

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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/WRBInput](http://www.cityofpensacola.com/WRBInput).

#### CALL TO ORDER

#### DETERMINATION OF QUORUM

#### APPROVAL OF MINUTES

1. [22-00294](#) WRB Meeting Minutes - 12/14/2022

**Attachments:** [Draft WRB Minutes 12/14/21](#)

#### OLD BUSINESS

#### NEW BUSINESS

#### REPORTS AND ANNOUNCEMENTS

2. [22-00293](#) PROJECT UPDATES

**Attachments:** [Project Updates - 03/22/22](#)  
[RPIP Guidelines](#)

#### BOARD MEMBER COMMENTS

#### OPEN FORUM

#### ADJOURNMENT

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

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



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00294

Westside Redevelopment Board

3/22/2022

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**SUBJECT:**

WRB Meeting Minutes - 12/14/2022



# City of Pensacola

## WESTSIDE REDEVELOPMENT BOARD

### Meeting Minutes

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December 14, 2021,

3:33 P.M.

Council Chambers, 1<sup>st</sup> Fl

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The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Baldwin, Sr. at 3:33 P.M.

#### CALL TO ORDER

**WRB MEMBERS PRESENT:** Norman Lee Baker, Doug Baldwin Sr., Lamar Brown, James Gulley, Jimmie Perkins, Delarian Wiggins

**WRB MEMBERS ABSENT:** C. Marcel Davis

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:** [citypensacola.com/428/Live-Meeting-Video](http://citypensacola.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/WRBinput](http://www.cityofpensacola.com/WRBinput) **beginning at 1:00 P.M. until 3:30 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 WRB using a telephone held up to a microphone.
- For agenda items: Citizens may submit an online form here: [www.cityofpensacola.com/WRBinput](http://www.cityofpensacola.com/WRBinput), **beginning at 1:00 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 WRB using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon or public comment has been closed will not be considered.**

The Board's Rules of Order and Decorum were read by Chairperson Baldwin, Sr.

### **DETERMINATION OF QUORUM**

A quorum was present.

### **Administration of Oath**

Assistant City Clerk, Robyn Tice, administered the oath of office to Norman Lee Baker and Jimmie Perkins.

### **ELECTION OF OFFICERS**

Chairperson Baldwin called for nominations for the position of Chairperson of the Westside Redevelopment Board (WRB).

Board Member Gulley nominated Doug Baldwin Sr. to serve as Chairperson of the WRB.

**A motion was made by WRB member Perkins, seconded by WRB member Baker.**

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

Yes: 6          Jimmie Perkins, Delarian Wiggins, Lamar Brown, Doug Baldwin Sr., James Gulley, Norman Lee Baker.

No: 0          None

Chairperson Baldwin Sr. called for nominations for the position of Chairperson of the Westside Redevelopment Board (WRB).

Board Member Baldwin Sr. nominated James Gulley to serve as Vice-Chairperson of the WRB.

**A motion was made by WRB member Perkins, seconded by WRB member Baker.**

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

Yes: 6          Jimmie Perkins, Delarian Wiggins, Lamar Brown, Doug Baldwin Sr., James Gulley, Norman Lee Baker.

No: 0          None

**APPROVAL OF MINUTES**1. [21-01082 WRB MEETING MINUTES - 09/28/2021](#)

**A motion was made by WRB member Brown, seconded by WRB member Gulley.**

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

Yes: 6      Jimmie Perkins, Delarian Wiggins, Lamar Brown, Doug Baldwin Sr.,  
James Gulley, Norman Lee Baker.

No: 0      None

**OLD BUSINESS**

None

**NEW BUSINESS**2. [21-01079 FY2023 PROJECT PRIORITIES](#)

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

Assistant CRA Manager, Victoria D'Angelo, provided an overview and responded accordingly to questions. Affordable Housing Program Manager Christine Crespo provided updates. CRA Manager, M. Helen Gibson responded to accordingly to questions.

The top 2 priorities were:

1. Affordable Housing Initiatives
2. CRA Commercial Façade Improvement Program

**A motion was made by WRB member Perkins, seconded by WRB member Gulley.**

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

Yes: 5 Jimmie Perkins, Lamar Brown, Doug Baldwin Sr., James Gulley,  
Norman Lee Baker.

Absent: Delarian Wiggins

**BOARD MEMBER COMMENTS**

None

**OPEN FORUM**

None

**ADJOURNMENT**

**4:45 P.M.**

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



Memorandum

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**File #:** 22-00293

Westside Redevelopment Board

3/22/2022

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**DISCUSSION ITEM**

**SPONSOR:** Doug Baldwin, Sr., WRB Chairperson

**TITLE:**

PROJECT UPDATES

**SUMMARY:**

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

**STAFF CONTACT:**

Victoria D'Angelo, Assistant CRA Manager

**ATTACHMENTS:**

- 1) Project Updates - 03/14/2022
- 2) RPIP Guidelines

**PRESENTATION:** No



| PROJECT NAME                                    | CRA DISTRICT                     | DESCRIPTION  | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS   | PHASE    | UPDATES   |
|---|----------------------------------|--|----------------------------|---|----------|---|
| <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 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                | ERB, UCRB & WRB included this program in their recommended project lists. | On-going | On March 7th, the CRA updated the Residential Property Improvement Program policy. A copy of the updated guidelines are attached. The target area boundaries have been expanded to the full CRA district boundaries under the update. |
| <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                | ERB, UCRB & WRB included this program in their recommended project lists. | Planning | Anticipated to kick off spring 2022.  |

| PROJECT NAME                                     | CRA DISTRICT                       | DESCRIPTION   | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS  | PHASE    | UPDATES  |
|--|------------------------------------|---|----------------------------|--|----------|--|
| <b>Affordable Housing Initiatives</b>            | Urban Core/<br>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                | ERB, UCRB & WRB included this initiative in their recommended project lists. | Planning | Christine Crespo, Affordable Housing Manager, will provide an update.      |
| <b>CRA Commercial Façade Improvement Program</b> | Urban Core /<br>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                | UCRB & WRB included this program in their recommended project lists.         | On-going | -  |
| <b>West Main Street Corridor Management</b>      | Urban Core /<br>Westside           | Corridor management of West Main Street from Clubbs to Barrancas.   | Thru FY2026                | UCRB & WRB included this project in their recommended project lists.         | Planning | Design is scheduled in the FDOT's current work plan for funding in FY2022. |

| PROJECT NAME                          | CRA DISTRICT          | DESCRIPTION  | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS                                    | PHASE                 | UPDATES  |
|---------------------------------------|-----------------------|--|----------------------------|--|-----------------------|--|
| <b>"A" Streetscape Revitalization</b> | 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                | UCRB & WRB included this project in their recommended project lists. | Design                | Phase 1 from Cervantes to Garden has been placed out to bid. Construction anticipated late spring/early summer 2022. |
| <b>West Moreno Stormwater Park</b>    | 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                | WRB included this project in its recommended project list.           | Planning/ Acquisition | -  |

| PROJECT NAME   | CRA DISTRICT | DESCRIPTION   | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS                          | PHASE    | UPDATES  |
|--|--------------|---|----------------------------|--|----------|--|
| <b>Jackson Street Transportation Improvements</b>                                  | 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                | WRB included this project in its recommended project list. | Planning | 1st public meeting will be held March 22nd. 2nd public meeting scheduled for May 24th. Please register for project updates via: <a href="http://www.ReimagineJacksonStreet.com">www.ReimagineJacksonStreet.com</a> |
| <b>Connectivity to Legion Field / Global Learning: L Street (Priority 1)</b>       | 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                | WRB included this project in its recommended project list. | Planning | Funding is tentatively scheduled in the FDOT work plan.  |
| <b>Connectivity to Legion Field / Global Learning: Gregory Street (Priority 2)</b> | 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                | WRB included this project in its recommended project list. | Planning | See above  |

| PROJECT NAME  | CRA DISTRICT | DESCRIPTION   | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS                          | PHASE   | UPDATES   |
|---|--------------|---|----------------------------|--|---|-----------|
| <b>Connectivity to Legion Field / Global Learning: Wright Street (Priority 3)</b> | 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                | WRB included this project in its recommended project list. | Planning  | See above |
| <b>Pace Boulevard Corridor Improvements</b>                                       | 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                | WRB included this project in its recommended project list. | Planning  | -         |
| <b>Cervantes Street Road Diet and Short Term Safety Improvements</b>              | 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                | WRB included this project in its recommended project list. | ST Improvements: Pre-Construction;<br>LT Improvements: Planning | -         |

| PROJECT NAME   | CRA DISTRICT | DESCRIPTION  | EST. IMPLEMENTATION PERIOD | PRIOR REDEVELOPMENT BOARD ACTIONS                          | PHASE    | UPDATES   |
|--|--------------|--|----------------------------|--|----------|---|
| <b>Garden Street Landscape Beautification Improvements</b> | Westside     | Landscape improvements within the Garden Street corridor. Targeted from "A" Street to "C" Street with actual boundaries determined based on cost. Subject to support by FDOT Landscape Beautification Grant. | Thru FY2026                | WRB included this project in its recommended project list. | Planning | Grant awarded to the Florida Department of Transportation to support the project. |





## RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

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### PROGRAM PURPOSE

The Residential Property Improvement Program (“RPIP”) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

### PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit [www.cityofpensacola.com/CRAPrograms](http://www.cityofpensacola.com/CRAPrograms) to verify eligible areas.
- Must be used primarily for residential purposes.
- Eligible building types include:
  - Buildings that appear from the street to be an individual single family, a duplex or a single family attached home (such as a townhome) and accessory dwelling units, regardless of number of units.
  - Live-work or mixed-use buildings where the principal use of the building is residential. (ex. home occupation)
- May be occupied by the property owner (“owner-occupied”), long-term rental (12 months or more) or vacant (subject to occupancy terms).

### HOUSEHOLD INCOME REQUIREMENTS

Homes assisted through this program support households within an annual income of **120% Area Median Income (“AMI”) or less**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Escambia County, Florida.

**Owner Occupied:** Households with annual income of 120% AMI or less are eligible.

**Rental Property:** Long-term rental property (12 months or more) is eligible under this program. Where the household income of the landlord exceeds 120% AMI, he or she shall be responsible to provide a match equal to 30% of the project costs. Rental property must be occupied by a household at or below 120% AMI at the time of application or within 90 days of project completion. Referral to Section 8 can be provided. Rents may not increase more than 3% each year and monthly rent amounts may not exceed the affordability rent limits published annually by the Florida Housing Finance Corporation. The lease must be provided to establish eligibility.

**Vacant Property:** Vacant property must be occupied within 90 days of project completion or immediately listed for sale upon project closeout and conveyed in accordance with the terms of the affordability period covenants described below.

In instances where property will be sold immediately upon improvement, requirements shall be the same as rental property.

## **ELIGIBLE IMPROVEMENTS**

Eligible improvements include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting and limited landscape and pavement.
- Other improvements necessary to enhance the street face of the property and provide for safe and decent living conditions.

Priority will be given to exterior features that are visible from the public realm.

## **PROJECT TYPE**

Terms for this program are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner, and actual project costs. The project type shall correlate with the affordability period requirements described under “Affordability Period Covenants” below.

- **Moderate Rehabilitation**  
Cost Range: Up to \$28,000                      Affordability Period: 5 years  
Cost Range: \$28,001 - \$40,000              Affordability Period: 7 years
- **Major Rehabilitation**  
Cost Range: \$40,001 - \$70,000              Affordability Period: 10 years
- **Substantial Reconstruction**  
Cost Range: \$70,001 - \$105,000            Affordability Period: 15 years

\* Should an owner wish to remove the affordability period covenants after 5 years of good and faithful compliance with the program, he or she may repay the amount of the program assistance minus a forgiveness benefit of 70% of the actual project costs paid by the program, up to \$28,000. Forgiveness is calculated daily of the 5-year period.



## AFFORDABILITY PERIOD COVENANTS

To meet the CRA's goal of increasing and preserving affordable housing within the redevelopment districts, this program will apply covenants, secured by a lien agreement, upon the property during the "affordability period" described under "Rehabilitation Needs" above. The covenants will not require repayment of the assistance amount if the property is retained for affordable housing or transferred to an eligible relative, as defined in the program policy, and the home is not intentionally demolished and/or rebuilt.

If the property is not transferred to an eligible relative during the Affordability Period, and the owner decides to sell the property, the property must either be

- a. Sold to an owner-occupant whose household income is at or below 120% AMI or
- b. Sold to a landlord who will rent the home to a household at or below 120% AMI within 90 days of acquisition.

**City of Pensacola  
Community Redevelopment  
Agency**  
222 W. Main Street, Pensacola FL  
32502  
[www.cityofpensacola.com/cra](http://www.cityofpensacola.com/cra)

**Administered By:**  
Emerald Coast Regional Council  
**Garett Griffin, Program  
Administrator**  
(850) 332-7976, ext. 205

*Program subject to funding availability and full terms described in the program policy and affiliated agreements.*