



## Agenda - Final

### Westside Redevelopment Board

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Tuesday, September 27, 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. [22-00957](#) WRB MEETING MINUTES -06/28/2022

Attachments: [Draft minutes 06/28/2022](#)

#### OLD BUSINESS

#### NEW BUSINESS

#### REPORTS AND ANNOUNCEMENTS

2. [22-00961](#) PROJECT UPDATES

Attachments: [Project Updates 9.27.2022](#)  
[WESTSIDE REPORT 9.27.2022](#)

#### 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 #:** 22-00957

Westside Redevelopment Board

9/27/2022

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**SUBJECT:**

WRB MEETING MINUTES -06/28/2022



# City of Pensacola

## WESTSIDE REDEVELOPMENT BOARD

### Meeting Minutes

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June 28,2022,

3:36 P.M.

Hagler Mason Conference Room

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The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Baldwin Sr. at 3:36 P.M.

#### CALL TO ORDER

**WRB MEMBERS PRESENT:** Doug Baldwin Sr., James Gulley, C. Marcel Davis, Lamar Brown (via Teams), Delarian Wiggins (arrived at 3:42p.m.)

**WRB MEMBERS ABSENT:** Jimmie Perkins, Norman Lee Baker

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:** [cityfpensacola.com/428/Live-Meeting-Video](http://cityfpensacola.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 at 3:42 P.M.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

**Due to lack of quorum at 3:36 P.M., Reports and Announcements Item #2 was moved prior to the Approval of Minutes Item #1.**

### **REPORTS AND ANNOUNCEMENTS**

#### **2. [22-00695 PROJECT UPDATES](#)**

Chairperson Baldwin introduced the item and turned it over to staff. Assistant CRA Manager, Victoria D'Angelo, provided project updates. Hilary Halford, CRA Program Manager, provided information on CRA Residential Programs. Christine Crespo, City Housing Program Manager, provided updates on affordable housing. Deputy City Administrator, David Forte also spoke to updates. Staff answered questions accordingly.

**Due to lack of quorum at 3:36 P.M., Approval of Minutes Item #1 was moved after Reports and Announcements Item #2.**

**APPROVAL OF MINUTES**

- 1. [22-00694 WRB MEETING MINUTES - 03/22/2022](#)

**A motion was made by WRB Board Member C. Marcel Davis, seconded by WRB Board Member James Gulley.**

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

Yes: 4	Doug Baldwin, James Gulley, C. Marcel Davis, Delarian Wiggins
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No: 0	None
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**BOARD MEMBER COMMENTS**

None

**OPEN FORUM**

None

**ADJOURNMENT**

**4:46 P.M**

**APPROVED \_\_\_\_\_**



Memorandum

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**File #:** 22-00961

Westside Redevelopment Board

9/27/2022

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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 9.27.2022
- 2) Westside Report 9.27.2022

**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	See attached report. Hilary Halford, Program Manager will provide an 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	See attached report. Hilary Halford, Program Manager will provide an update.



PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	UPDATES
<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	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 / 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	See attached report. Hilary Halford, Program Manager will provide an update.
<b>West Main Street Corridor Management</b>	Urban Core / 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 FDOT Work Program for funding in FY2022. No construction funding allocated yet. City Council approved entering into a LAP agreement and accept funding for design at the May 26 <sup>th</sup> meeting in the amount of \$249,000. The City is currently working on an FDOT acceptable RFQ that will go out in the Fall.

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 was placed out to bid. The bid received so substantially over the engineers estimate and so the bid was rejected.
<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	-

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	2nd public meeting was held on May 24, 2022. Concept plan completion estimated Fall 2022.
<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	Design and construction included in FDOT Tentative 5-Year Work Program. City is entering into a LAP agreement with FDOT for design in FY 2023. The LAP agreement and resolution of support will go before Council at the September 29th public meeting.
<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	Pending funding allocation from FDOT for development of corridor management plan. Listed as priority #3 on FL-AL TPO priority list. There is currently a resurfacing project from Barrancas to Massachusetts Ave. Work is continuing for several weeks as crews work to mill and pave the roadways. In addition, pedestrians will encounter alternating sidewalk closures on Pace Boulevard, between Barrancas Avenue and North Palafox Street (U.S. 29), while crews make sidewalk and curb improvements.
<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; LT Improvements: Planning	Short term improvements underway by FDOT. Daytime single lane closures and lane shifts, between A Street and Dominguez Street, The closures will allow crews to work on the new pedestrian crossing signal, irrigation system and landscaping. No funding allocated by FDOT for road diet yet.

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 from the Florida Department of Transportation to support the project.

**City Of Pensacola Community Redevelopment Agency  
Westside  
Programs Status Report  
September 27, 2022**

**RESIDENTIAL PPROPERTY IMPROVEMENT (RPIP)**

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 enhancement of the tax base in accordance with the public purposes authorized under Florida Statutes. (For full details of the program guidelines and current Area Median Income limits please see attached.)

**TOTAL PENDING PROJECTS ON LIST: 19**

**Projects currently under contract with work in progress: 3**

**Projects out to bid: 0**

**Projects ready for bid: 5**

**Projects invited for full application: 6**

**Projects with Scopes of Work pending from Inspector: 1**

**Pre-eligibility applications approved with inspections pending: 2**

**Pre-eligibility applicants have been approved but on hold per applicant request: 2**

**Information requested (no pre-eligibility applications yet received): 3**

\*Projects appropriate for the Resiliency Program are identified through the RPIP pre-eligibility screening process. (Please see attached guidelines for complete program details)

## **COMMERCIAL FAÇADE IMPROVEMENT PROGRAM**

The Commercial Façade Improvement Program is provided as part of an overall redevelopment program which assists in the elimination of blight within the City's designated Westside community redevelopment area. This program is designed to leverage private investment to improve the exterior facades of eligible commercial, historical, and culturally significant buildings and to complement other community revitalization efforts. (For full details please see attached program guidelines)

**TOTAL PROJECTS ON THE LIST: 1**

**Projects Completed/Forgiven to date: 1**

**Projects under discussion: 1**

**Pending Closing:**

**Pending Completion: 0**

**Pending Forgiveness: 0**

## **RESILIENCY PROGRAM**

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

**TOTAL PROJECTS ON THE LIST: 4**

**Applications Received: 1**

**Inspections completed: 4 (These were because of RPIP inspections – resulting in the applicant being moved to the Resiliency Program)**

**Projects ready for bid: 1**

**Projects with applications pending: 3**

**Projects out to bid: 0**

**Projects currently under contract with work in progress: 0**

