



Agenda - Final

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, July 18, 2022

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.

CALL MEETING TO ORDER

Members: Teniade Broughton, Chairperson, Casey Jones, Vice-Chairperson, Jennifer Brahier, Ann Hill, Jared Moore, Sherri Myers, Delarian Wiggins

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. [22-00707](#) CRA MEETING MINUTES - 6/13/2022

Attachments: [Draft CRA Minutes - 6/13/22](#)

PRESENTATIONS

ACTION ITEMS

2. [22-00712](#) DIB WORK PLAN AND REPORT OF ACCOMPLISHMENTS
Sponsors: Teniade Broughton
Attachments: [DIB FY2023 Work Plan](#)
[DIB Annual Report 2021-2022](#)
3. [22-00714](#) SURPLUS PROPERTY FOR AFFORDABLE INFILL REDEVELOPMENT
Sponsors: Teniade Broughton
Attachments: [ESCPA Record & Map - 2300 W JACKSON ST A](#)
[ESCPA Record & Map - 1700 Dr. MLK Jr. Blvd.](#)
[ESCPA Record & Map - 901 W Blount St.](#)
[ESCPA Record & Map - 900 Blk. W Blount St.](#)
4. [2022 -03 CRA](#) RESOLUTION NO. 2022-03 CRA - ACQUIRING REAL PROPERTY AT 2700 DR. MARTIN LUTHER KING JR. DRIVE
Sponsors: Teniade Broughton
Attachments: [Resolution No. 2022-03 CRA](#)
[Property Appraisal - 2700 Dr. Martin Luther King, Jr. Dr.](#)
[ESCPA Record - 2700 Dr. Martin Luther King, Jr. Dr.](#)
5. [22-00709](#) AMENDMENT NO. 3 TO CONTRACT WITH SCAPE LANDSCAPE ARCHITECTURE, DPC FOR DESIGN ASSISTANCE SERVICES
Sponsors: Teniade Broughton
Attachments: [Amendment No 3 - SCAPE Contract for Design Services](#)
[Amendment No. 3 - Proposal \(Exhibit A\)](#)

DISCUSSION ITEMS

6. [22-00734](#) PROPOSED FY 2023 CRA BUDGET PRESENTATION
Sponsors: Teniade Broughton
Attachments: [CRA Budget Presentation - FY2023](#)

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 #: 22-00707

Community Redevelopment Agency 7/18/2022

SUBJECT:

CRA MEETING MINUTES - 6/13/2022



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT

Meeting Minutes

June 13, 2022,

7:26 P.M.

Hagler Mason Conference Room

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Broughton at 7:26 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Teniade Broughton, Ann Hill, Delarian Wiggins, Jared Moore, Jennifer Brahier

CRA MEMBERS ABSENT: Casey Jones, Sherri Myers

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 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.

BOARD MEMBER DISCLOSURE

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

CRA Members 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. [22-00677 CRA MEETING MINUTES - 05/09/22](#)

A motion was made by CRA Member Jared Moore, seconded by CRA Member Delarian Wiggins.

The motion carried by the following vote:

Yes: 5 Teniade Broughton, Ann Hill, Delarian Wiggins, Jared Moore, Jennifer Brahier

No: 0 None

PRESENTATIONS

None

ACTION ITEMS

2. [22-00633 AWARD OF FIVE-YEAR CONTRACT TO WARREN AVERETT, LLC FOR REQUEST FOR PROFESSIONAL AUDITING SERVICES](#)

Recommendation: That the Community Redevelopment Agency (CRA), enter into a five (5) year contract with Warren Averett, LLC for Professional Auditing Services. Further, that the CRA authorize the Chairperson to take all actions necessary to negotiate and execute the contract, as well as approve and execute the annual letters of engagement.

A motion was made by CRA Member Jennifer Brahier, seconded by CRA Member Delarian Wiggins.

Assistant CRA Manager Victoria D’Angelo gave a brief overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 5 Teniade Broughton, Ann Hill, Delarian Wiggins, Jared Moore, Jennifer Brahier

No: 0 None

3. 22-00651 "A" STREET REVITALIZATION PROJECT - STREET TREES

Recommendation: That the Community Redevelopment Agency (CRA) approve the revised landscape plans for Phase 1 of the "A" Street Revitalization Streetscape project and authorize solicitation of bids to select a contractor.

A motion was made by CRA Member Jared Moore, seconded by CRA Member Ann Hill.

Assistant CRA Manager Victoria D'Angelo gave a brief overview of the item. City Arborist Kris Stultz spoke to the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 5 Teniade Broughton, Ann Hill, Delarian Wiggins, Jared Moore, Jennifer Brahier

No: 0 None

DISCUSSION ITEMS

4. 22-00658 HAWKSHAW REDEVELOPMENT PROJECT UPDATE

Assistant CRA Manager Victoria D'Angelo gave a brief overview of the item. No updates from developer were given. Staff responded accordingly to questions.

OPEN FORUM

None

ADJOURNMENT

APPROVED _____

7:46 P.M.



Memorandum

File #: 22-00712

Community Redevelopment Agency

7/18/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

DIB WORK PLAN AND REPORT OF ACCOMPLISHMENTS

RECOMMENDATION:

That the Community Redevelopment Agency approve the Pensacola Downtown Improvement Board (DIB) Fiscal Year 2023 Work Plan.

SUMMARY:

On September 8, 2020, the Community Redevelopment Agency approved an interlocal agreement with the Pensacola Downtown Improvement Board (DIB) for the implementation of certain Urban Core Redevelopment Plan activities that are funded through the portion of Tax Incremented Financing (“TIF”) revenues derived from the Pensacola Downtown Improvement Taxing District special assessment levied within the DIB area, less \$100,000. Under the interlocal agreement the amount retained by the CRA is restricted for implementation of affordable housing initiatives.

Activities authorized for implementation include economic development, marketing, public realm enhancement and beautification, community policing innovations, and supporting the multi-modal enhancement of downtown Pensacola, as authorized by the community redevelopment plan.

Each year, during the CRA’s July meeting, the DIB must present its proposed work plan to the CRA for approval, along with an annual report of the DIB’s accomplishments and activities.

PRIOR ACTION:

July 18, 2005 - the CRA entered into an interlocal agreement with the DIB to provide for the creation of a comprehensive downtown parking strategy and for the implementation of mutual undertakings of the DIB and CRA, as outlined in the Urban Core Community Redevelopment Plan.

September 8, 2020 - The CRA entered into an interlocal agreement with the DIB for the implementation of certain Urban Core Redevelopment Plan activities that are funded through the portion of tax Incremental Financing (“TIF”) revenues derived from the Pensacola Downtown Improvement Taxing District special assessment levied within the DIB area, less \$100,000

FUNDING:

Budget: \$504,700

Actual:	\$404,700	Amount to be paid to DIB
	<u>\$100,000</u>	Affordable Housing Retainage
TOTAL	\$ 504,700	

FINANCIAL IMPACT:

Actual funding provided under the interlocal agreements is based on the property valuation as certified by Escambia County Property Appraiser on July 1, 2022.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/6/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
[Click or tap here to enter text.](#)

ATTACHMENTS:

- 1) DIB FY2023 Work Plan
- 2) DIB Annual Report - 2021 -2022

PRESENTATION: Yes



DIB CRA FY2023-24 PLAN

CLEANLINESS

DIB Ambassadors work hard to improve the appearance and maintain the cleanliness of downtown streets and sidewalks, ensuring blight is removed and safety issues are addressed. They are visible seven days a week and, during their rotation, also act as hospitality ambassadors, providing directions, answering questions and assisting visitors and merchants wherever possible. The DIB will continue to keep the downtown district clean by:

- Removing litter from downtown street, gutters and sidewalks.
- Sanitizing communal surfaces such as trash cans, handrails, benches and pay stations
- Removal of all pet and human waste.
- Weed abatement, leaf removal and light landscaping of public property.
- Deploying temporary garbage receptacles as needed.
- Removal of identified graffiti within 48-hours.
- Pressure-washing all streets within the district on a reoccurring basis.
- Keeping all City parking facilities maintained through regular sanitizing, pressure-washing and litter removal.

Litter isn't unique to Downtown Pensacola but it's a problem that continues to grow as our district expands and becomes more successful and vibrant. To encourage responsible litter disposal, the DIB will continue its downtown sustainability campaign efforts by using positive reinforcement and educational materials to address the litter problem. The DIB will also continue to work with the City and CRA to ensure the district has adequate trash receptacles on the streets.



SAFETY AND SECURITY

With a continued vision for the downtown district, **DIB is focusing on safety and security as its top priorities**, implementing projects to help augment existing infrastructure and working on public awareness campaigns to educate the community. Security needs will continue to be addressed through the maintenance of security cameras and upgraded lighting in dark areas within the downtown district while also communicating these updates to stakeholders, residents and visitors.

The DIB's mission to enhance the district's quality-of-life and economic success by creating a cleaner, safer and more enjoyable environment will continue to guide the efforts and focus areas for improving the downtown district.



MARKETING THE DOWNTOWN DISTRICT

With its eclectic range of shops, galleries and restaurants, consistent line-up of events, and historic sites and monuments, there's no shortage of reasons why people come back to Downtown Pensacola year after year. One of the DIB's primary goals is to continue marketing the downtown district. Here are some statistics from the DIB's FY2021 marketing efforts that DIB will continue to manage and grow:

- **144K Social Media Fans:** During the first half of FY2021, the average engagements per Facebook, Instagram and Twitter post increased 10 % compared to the same period in the previous year.
- **2.1 M Reached On Social Media :** The Downtown Pensacola social media channels reached far and wide in FY2021.
- **49K Unique Website Visitors:** DIB's website was very active over the past year and currently DIB is looking into building an entire new website to give the public and our merchants a better website experience.

- **57K Unique Website:** Roughly half of the website traffic to downtownpensacola.com comes from nearby drive markets, while the other half consists of local residents. Two thirds of web traffic comes from a mobile device while the remaining third comes from desktop users.



FY2023-24 PROJECTS

Managing such an active urban place can be both rewarding and challenging, and we are constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces, aggressively addressing parking challenges and improving the environment. We try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola, our downtown businesses, residents, property owners and visitors. Here are some of the planned projects for FY2023:

- **Palafox Market:** Palafox Market draws record crowds of locals and visitors each Saturday to Martin Luther King, Jr., Plaza in Downtown Pensacola to shop the bustling farmers market and patronize downtown shops, restaurants, events and galleries. Once safely reopened, the DIB will continue to execute and promote weekly Palafox Market events to attract visitors and locals to Pensacola’s urban core, supporting small, local businesses and securing downtown as a popular tourist destination. DIB will also continue to streamline back-office processes to improve the efficiency of the market. The DIB will partner with the City of Pensacola to bring to permanent restroom facilities to MLK Plaza for vendors and customers to utilize during the market.
- **Pedestrian Crossing Safety Enhancements:** In FY2023, the DIB will continue focus on implementing improvements to the safety of pedestrian crossing areas on Palafox Street between Garden and Main Streets. These measures will improve the safety of visitors and residents of downtown.
- **Creating Spaces and Enhancing Places:** The DIB will continue to seek opportunities to collaborate with the City, CRA and community to improve the use, appearance and safety of areas throughout the district while ensuring maximum and judicious use of CRA funding.

Thank you for your partnership, support and for entrusting the DIB to help make our downtown the best, brightest, safest and most Inviting place to live, work, play and visit. We hold this as our highest honor and responsibility!





DIB

MAR 2021 - MAR 2022

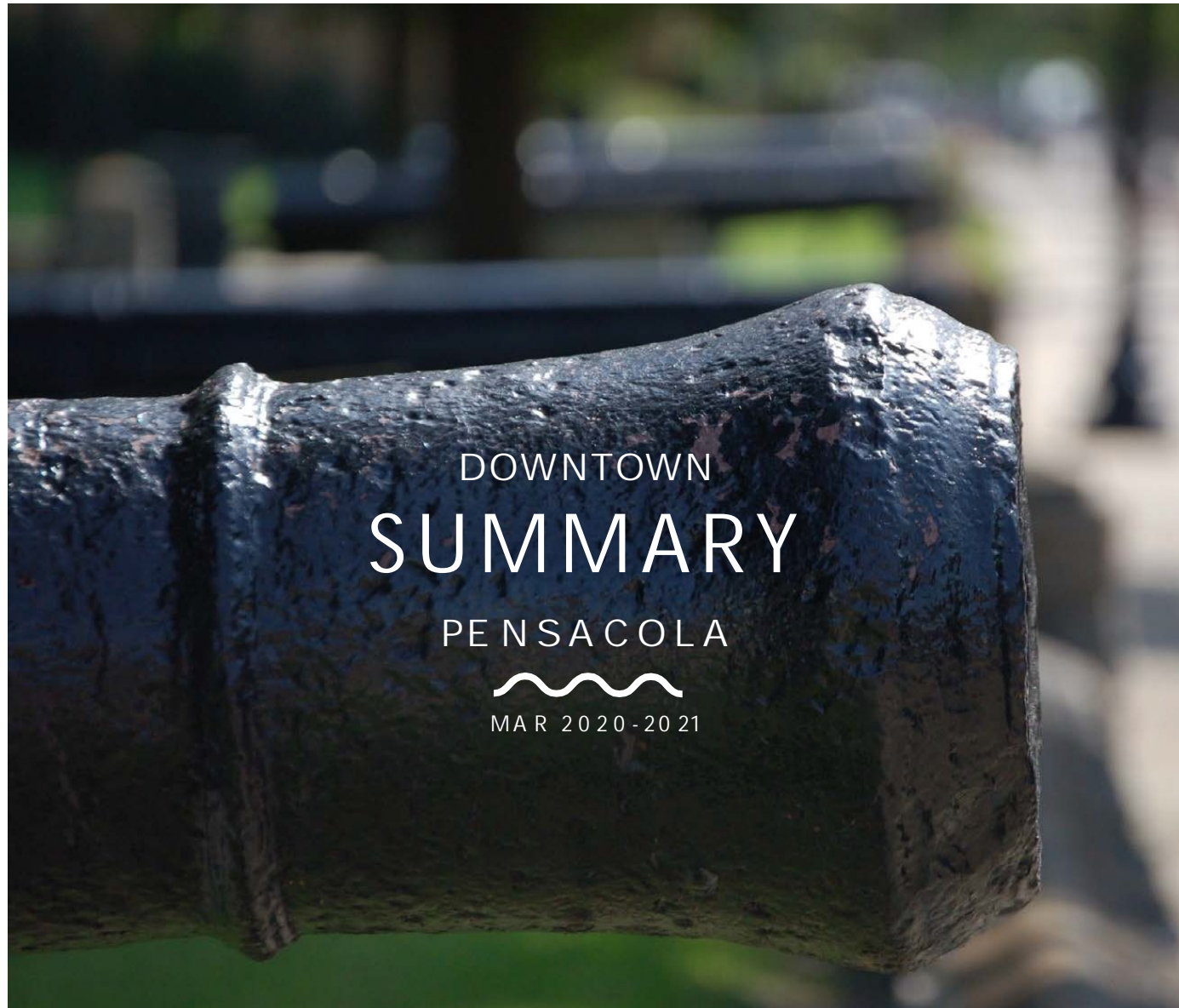
EST 1972


LOOKING BACK. LOOKING FORWARD.

When the DIB was created, local business and residential growth had moved from Pensacola's downtown core to the suburbs, leaving downtown buildings and sidewalks virtually empty. Property values had nosedived, and surveys showed that people were afraid of crime downtown. Motivated to take action, a handful of downtown property and business owners took steps to form the Downtown Improvement Board in 1972, with the purpose of developing and marketing the 44-block core of downtown Pensacola.

Looking around the DIB district today, it is hard to fathom those pre-DIB days and to grasp the true, lasting impact that the Downtown Improvement Board has had on not just downtown but all of Pensacola.


During our reporting period, March 2021-22 the DIB has taken on some changes in operations. DIB staff worked diligently to reevaluate priorities under new leadership and took aim at reducing cost. The DIB made hard but necessary changes to reduce staff & eliminate waste and in doing so was about to reduce annual expenses by 5% that can now be geared towards economic development projects or marketing local businesses.



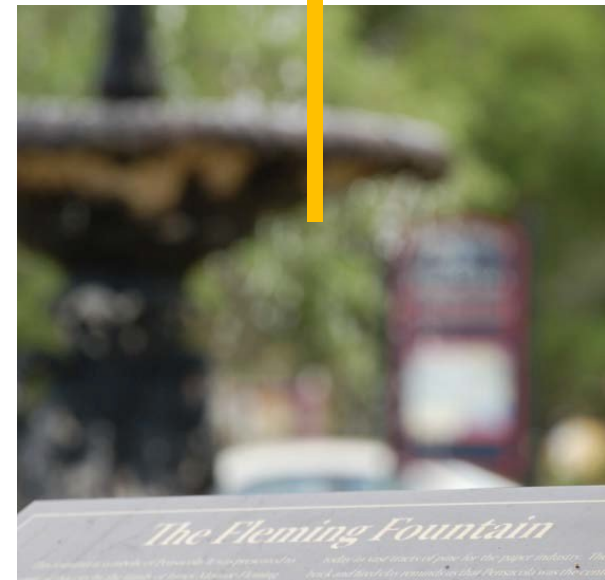
67,704 
 POUNDS OF TRASH
 REMOVED.
 ↑ 7.7% Increase over



10,100 SQ. FT. OF SIDEWALKS PRESSURE WASHED - A 23 % INCREASE ↑
 Our Downtown Cleaning Ambassadors were busy as ever this year, removing 187 instances of graffiti and cleaning 106,680 sq. ft. of parking garage surface, to name just a few of their many important accomplishments within the district. DIBs contract with StreetsPlus came to an end in February of 2022 and DIB staff put out an RFP in search for a local company willing to employ current DIB Ambassador's under new contract. At the February Board meeting the DIB Directors selected Spotless Logistics, a local minority owned business, to take over the ambassador program and keep current ambassadors on the job.

WORK ORDERS COMPLETED. 4,323 

Statistics.



Sixteen.

NEW BUSINESSES IN DOWNTOWN

Sixteen new businesses opened or re-located to downtown the district during the year, bringing additional jobs into the district in the process.

- Pearl & Horn
- Champs Nashville Hot Chicken
- Cinnaholic
- Ziro Supply
- Juan's Flying Burrito
- Buzzed Brew Coffee
- On Board Charcuterie
- Frosty World Gelato
- Millie's Garden Boutique
- Crazy Cat Creamery
- The Rex Café
- Wharton Smith
- LandrumHR
- Circulogene
- Envision Construction Management Software
- GBSI



PALAFox MARKET

Palafox Market Turns 15!

Palafox Market has most successful year ever

As DIB downsized its staff and evolved the role of the Palafox Market Manager into the C.O.O. of the DIB the Market has seen nothing but success. A rate restructuring in October of 2021 increased revenue to the Market by 46% with the promise of improvements being brought to MLK Plaza. Immediately the DIB ordered new mulch for the park and partnered with City Parks and Rec to put out. The DIB also worked with Bike Pensacola, Parks & Rec, and City Parking services to convert one on street parking into a bike parking station by installing 5 bike racks. The Market has also installed banners along N. Palafox with the Palafox Market logo and is underway on a new website for the Palafox Market with a more friendly online shopping option for our vendors to utilize.



Keeping visitors safe.

The DIB partnered with the Downtown CRA again this year to fund bike cops in the downtown core. PPDs presence was welcomed by all business owners and visitors. DIB host PPD for an update each month at their board meeting and ask PPD to provide feedback on areas that may need additional lighting or camera coverage to better keep residence and visitors safe.





PALAFAX ST. SEVILLE TOWER

Keeping the district clean.

DIB CLEANING AMBASSADORS

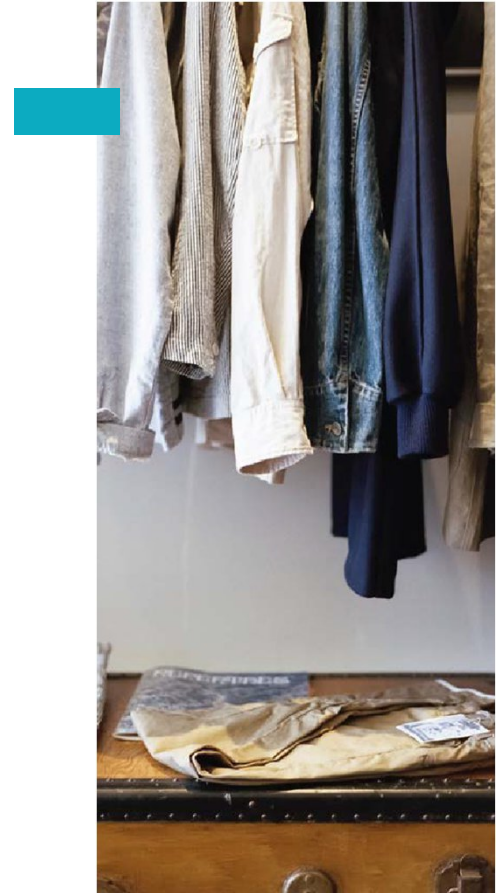
Ambassadors improve the appearance of downtown streets and sidewalks, remove instances of graffiti, ensure lights are working and safety issues are addressed and elevate the sense of security in the district. They are visible six days a week and also act as hospitality ambassadors, providing positive customer service by giving directions, answering questions and assisting visitors wherever possible. DIB was excited to announce a new vendor was selected to manage the ambassador program with Spot



MARKETING + PROMOTION

DIB continued its “I [Heart] Downtown” campaign with a landing page featuring all downtown businesses that offer gift cards, linking directly to each individual business website. The campaign included window decals for participating downtown merchants, as well as social media graphics and public relations.

I 
SUPPORTING
D O W N
DOWNTOWN MERCHANTS
T O W N





NEW PROJECT IN THE WORKS

Public Art.

Friends of Downtown was awarded a Foo Foo Festival grant to produce "Bubble Alley". This project will fill the needs of the nostalgia felt by the masses from Umbrella Sky. The Downtown Improvement Board & Friends of Downtown are working in tandem to ensure that this project will be one to remember!

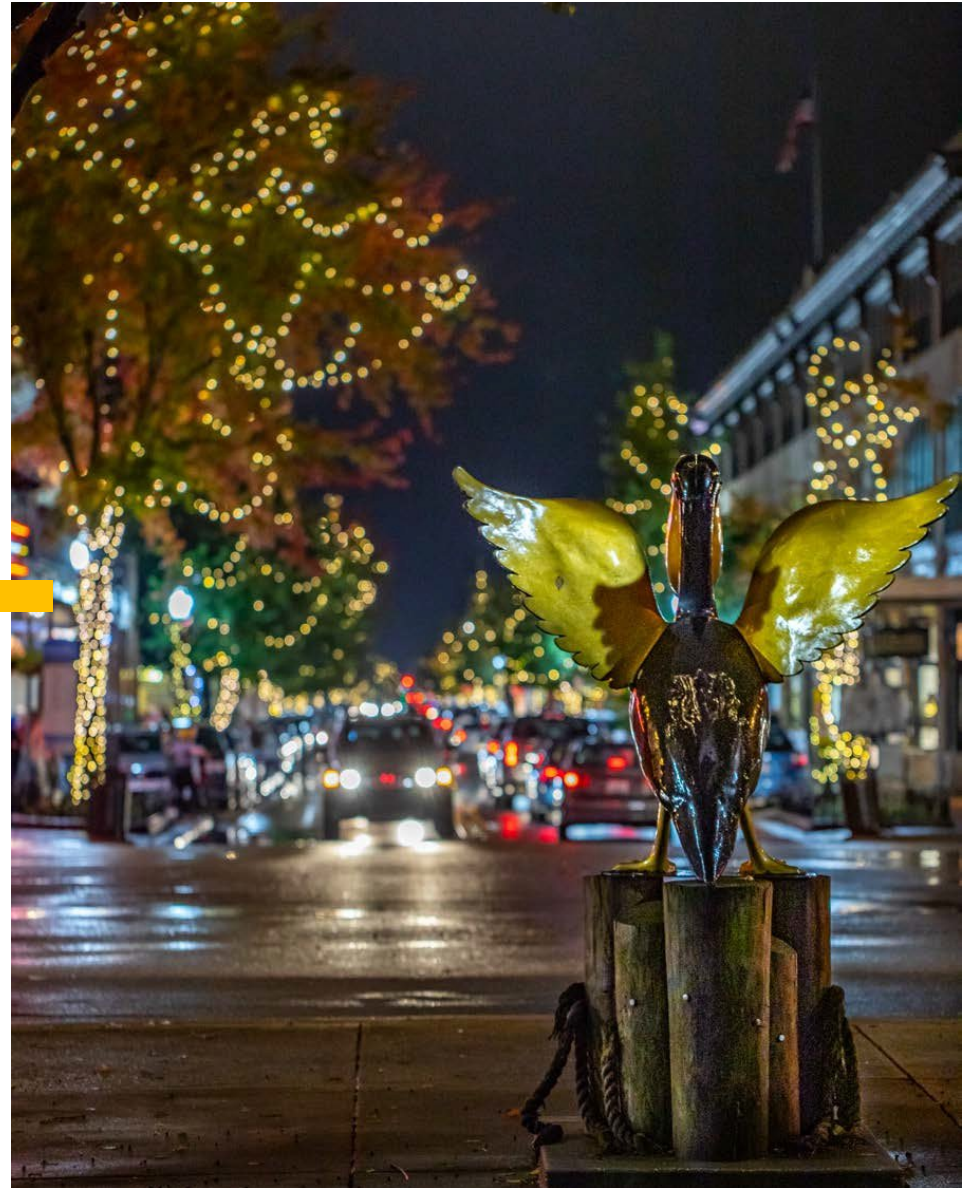
“ All I Want ”

The DIB’s “All I Want” \$1,000 holiday retail promotion returned for its 4th consecutive year in November 2021, offering shoppers a strong incentive to support local businesses during the holidays for the chance to win a \$1,000 downtown gift card prize. 500 receipts were uploaded totaling \$34,000, a 30% increase from the previous year. This upcoming year the DIB intends to work hand in hand with Downtown Merchants to enhance the program and encourage more Holiday shopping in 2022.



City lights.

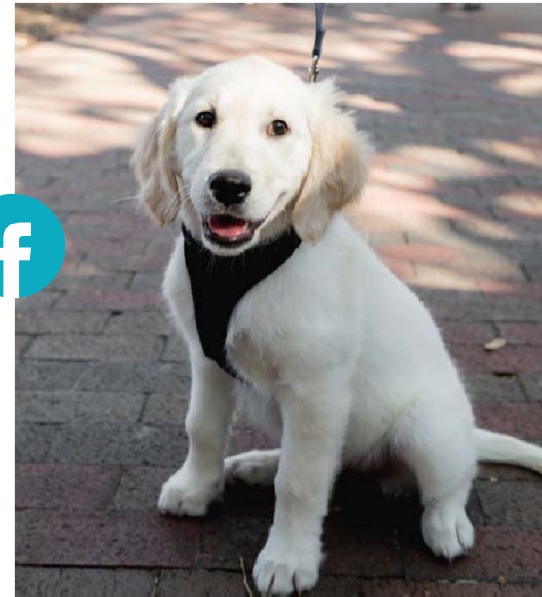
The magical experience of the First City Lights Festival kicked off on November 18th with half a million twinkling white lights.. With support from the DIB, City of Pensacola, Gulf Power & Contractors, and Quint Studer Friends of Downtown funded and executed the festival, which generates business for local restaurants, shops, hotels and attractions during the winter “shoulder” months, while bringing first-time visitors back to Pensacola throughout the year.





REPAST

Friends of Downtown, UWF Historic Trust, Regions Bank, and PLT brought back Repast this March! The event featured 10 local chefs from downtown restaurants and took our guests back in time to a night at The San Carlos Hotel in the 1920s. Thanks to the Historic Trust, our guests were able to view many pieces from the hotel that were on display in the 'Fiesta Lounge,' and PLT used their time machine to wake up the owner of the San Carlos Hotel from the 1920s to welcome out guests for a night they won't forget.



DI B MARKETING METRICS

- 144,000 SOCIAL MEDIA AUDIENCE - 10% ↑
- 2,000,000 FACEBOOK REACH - 38.5% ↓
- 198,000 INSTAGRAM REACH - 30.6% ↑
- 46,500 - FACEBOOK PAGE VISITS - 60.2% ↑
- 35,300 - INSTAGRAM PAGE VISITS - 39.2% ↑
- 5,482 NEW FOLLOWERS ON FACEBOOK - 6.58% ↑
- 3,200 NEW INSTAGRAM FOLLOWERS - 8.94% ↑
- 49,600 UNIQUE WEBSITE VISITORS - 27.28% ↑

BEHIND THE DIB

The Downtown Improvement Board is grateful to all of its staff, volunteer board and committee members, who continue to make downtown Pensacola a great place to live, work and play.

MEMBERS OF THE BOARD

Michael Carro, Board Chair

Kevin Lehman, Vice Chair

Jean-Pierre N'Dione, Treasurer

Adam Cobb (3/21-6/21)

Claire Campbell (7/21-Present)

Patti Sonnen

Robert Bender, Ex Officio

Casey Jones, Ex Officio

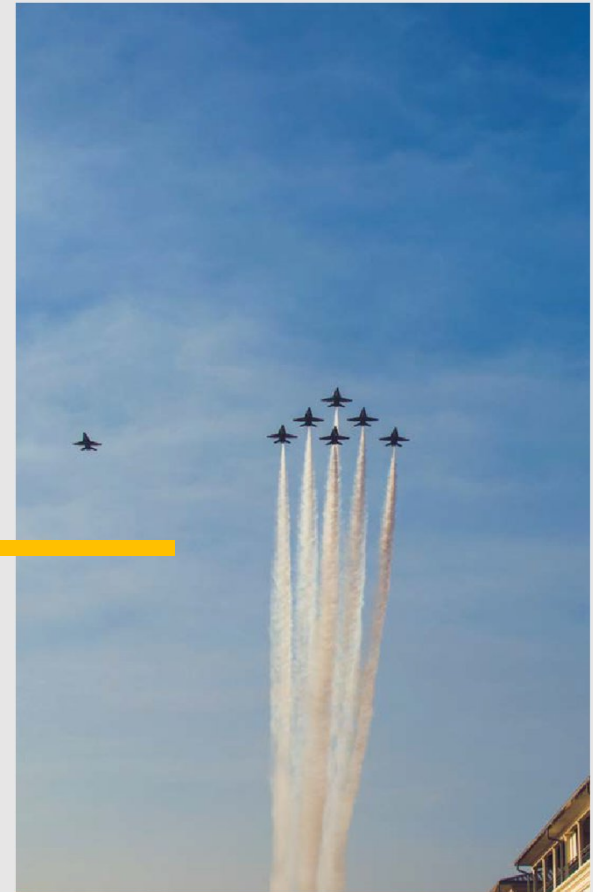
DIB Staff

Walker Wilson, Executive Director

Emily Kopas, C.O.O.

PENSACOLA, FLORIDA

THE DIB



Thank you for your support.



The DIB is constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces and improving the environment. We are grateful for your ongoing support as we try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola, our downtown businesses, residents, property owners and visitors.





DOWN TOWN PENSACOLA

Florida's Greatest Place
One of America's 10 Best Streets





Memorandum

File #: 22-00714

Community Redevelopment Agency 7/18/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

SURPLUS PROPERTY FOR AFFORDABLE INFILL REDEVELOPMENT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) declare the properties located at 2300 West Jackson Street, A (Parcel ID# 000S009060020172), 1700 Dr. Martin Luther King Jr. Drive (Parcel ID# 000S009020001101), 901 West Blount Street (Parcel ID# 000S009050016054), and 900 Block West Blount Street (Parcel ID# 000S009050009054), surplus property and available for disposition under the terms of the City of Pensacola Attainable Housing Infill Program.

SUMMARY:

In support of the affordable housing goals identified in the CRA redevelopment plans, Chapter 163, Part III, Florida Statutes and as approved in the 2022 CRA Work Plan, the CRA will provide affordable housing assistance pursuant to the City of Pensacola Attainable Housing Infill Program.

Surplus CRA-owned lots will be provided to income-qualified homebuyers at no cost along with an affordability requirement. This subsidy will aid in reducing the price of the homes sold under the Attainable Housing Infill Program. In accordance with Chapter 163, Part III, Florida Statutes, disposition of CRA property under market value, may only occur after a public hearing held by City Council. The public hearing and approval for disposition items are anticipated to be brought forth to the August City Council meeting.

Development and sale of these lots will adhere to the terms, policies and procedures of the City of Pensacola Attainable Housing Infill Program.

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 23, 2020 - 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.

December 14, 2021 - The WRB prioritized affordable housing among its top two priorities for the year.

January 25, 2022 - The UCRB prioritized affordable housing among its top two priorities for the year.

February 22, 2022 - The ERB prioritized affordable housing among its top two priorities for the year.

May 9, 2022 - The CRA approved implementation of the City of Pensacola Attainable Housing Infill Policy for infill development.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/7/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
Marcie Whitaker, Housing Director

ATTACHMENTS:

- 1) ESCPA Record & Map - 2300 W Jackson St, A
- 2) ESCPA Record & Map - 1700 Dr. MLK Jr. Dr.
- 3) ESCPA Record & Map - 901 W Blount St.
- 4) ESCPA Record & Map - 900 Blk W Blount St.

PRESENTATION: No

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information Parcel ID: 000S009060020172 Account: 151498000 Owners: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA Mail: 222 W MAIN ST PENSACOLA, FL 32502 Situs: 2300 W JACKSON ST A 32505 Use Code: VACANT RESIDENTIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$5,529</td> <td>\$0</td> <td>\$5,529</td> <td>\$5,529</td> </tr> <tr> <td>2020</td> <td>\$5,529</td> <td>\$0</td> <td>\$5,529</td> <td>\$5,529</td> </tr> <tr> <td>2019</td> <td>\$5,529</td> <td>\$0</td> <td>\$5,529</td> <td>\$5,529</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$5,529	\$0	\$5,529	\$5,529	2020	\$5,529	\$0	\$5,529	\$5,529	2019	\$5,529	\$0	\$5,529	\$5,529																																								
Year	Land	Imprv	Total	<u>Cap Val</u>																																																																		
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Extra Features None																																																																						

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

Parcel Information

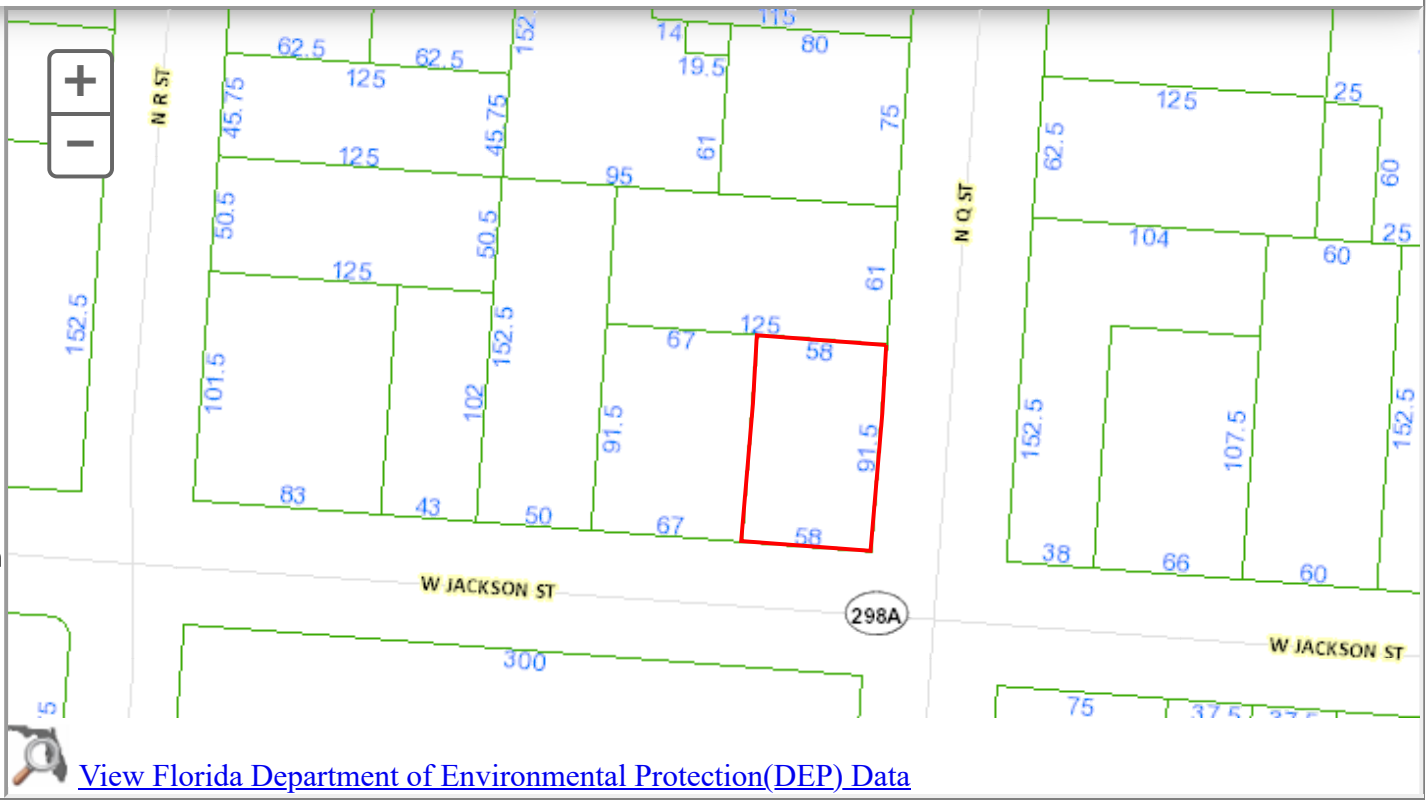
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Section Map Id:
[CA126](#)

Approx. Acreage:
0.1209

Zoned:
R-2

Evacuation & Flood Information
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Buildings

Images



5/18/2022 12:00:00 AM



5/18/2022 12:00:00 AM

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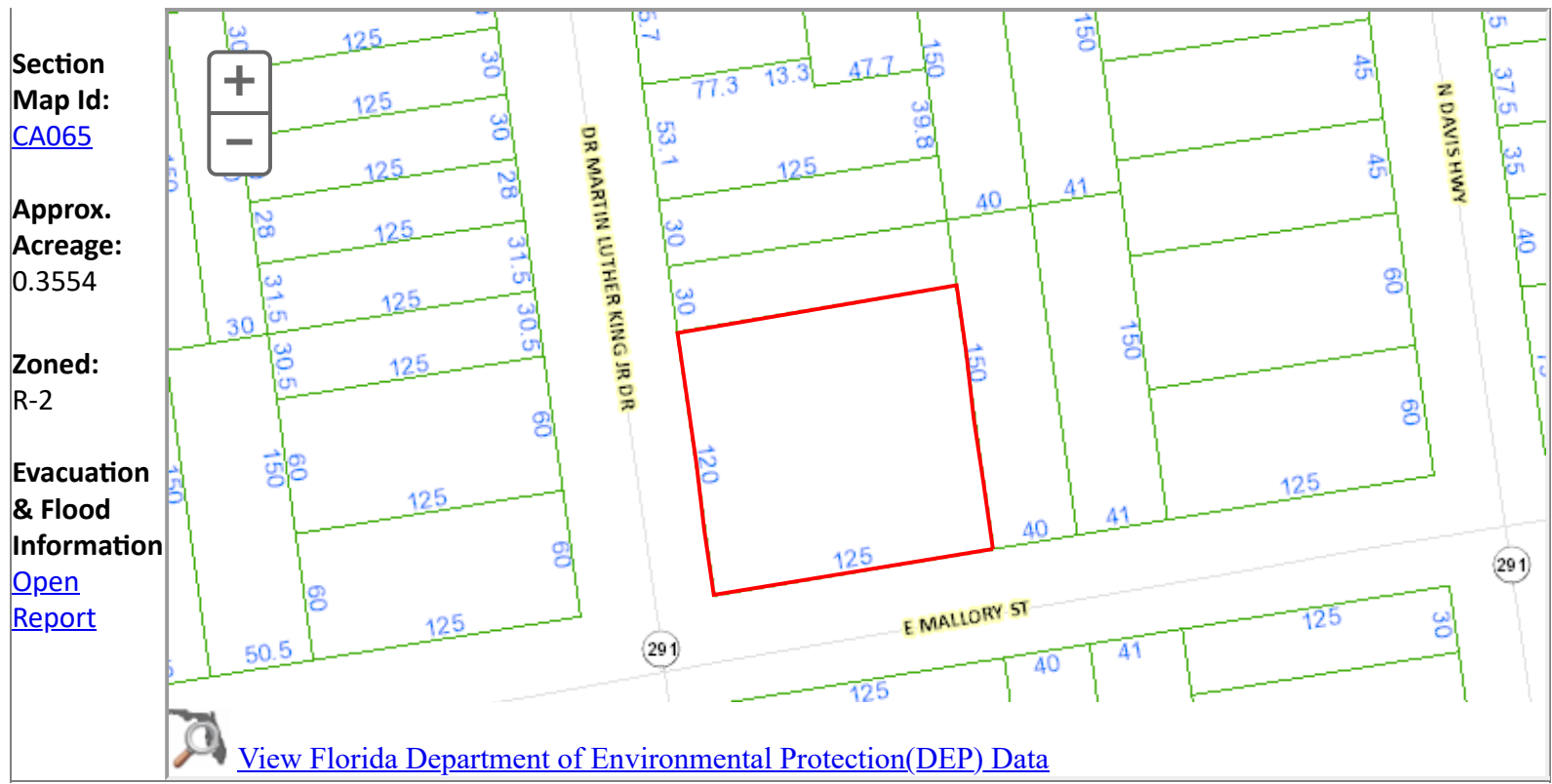
Source: Escambia County Property Appraiser

[Restore Full Version](#)

<p>General Information</p> <p>Parcel ID: 000S009020001101</p> <p>Account: 133731000</p> <p>Owners: COMMUNITY REDEVELOPMENT AGENCY OF THE PENSACOLA CITY OF</p> <p>Mail: PO BOX 12910 PENSACOLA, FL 32521</p> <p>Situs: 1700 DR MARTIN LUTHER KING JR 32503</p> <p>Use Code: SERVICE STATION</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$37,410</td> <td>\$0</td> <td>\$37,410</td> <td>\$33,000</td> </tr> <tr> <td>2020</td> <td>\$30,000</td> <td>\$0</td> <td>\$30,000</td> <td>\$30,000</td> </tr> <tr> <td>2019</td> <td>\$30,000</td> <td>\$0</td> <td>\$30,000</td> <td>\$30,000</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">Download Income & Expense Survey</p>	Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$37,410	\$0	\$37,410	\$33,000	2020	\$30,000	\$0	\$30,000	\$30,000	2019	\$30,000	\$0	\$30,000	\$30,000
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<p>Parcel Information</p>	<p>Launch Interactive Map</p>
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Section
Map Id:
[CA065](#)

Approx.
Acreage:
0.3554

Zoned:
R-2

Evacuation
& Flood
Information
[Open
Report](#)

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Buildings

Address: 1700 DR MARTIN LUTHER KING JR, Year Built: 1957, Effective Year: 1957, PA Building ID#: 19749

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-0
EXTERIOR WALL-METAL-PRE.FIN.
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-13
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1755 Total SF

BASE AREA - 1305
CARPORT FIN - 450

Images



1/5/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Source: Escambia County Property Appraiser

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<p>General Information</p> <p>Parcel ID: 000S009050016054</p> <p>Account: 144118000</p> <p>Owners: COMMUNITY REDEVELOPMENT AGENCY</p> <p>Mail: 222 WEST MAIN ST PENSACOLA, FL 32502</p> <p>Situs: 901 W BLOUNT ST 32501</p> <p>Use Code: SINGLE FAMILY RESID</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><i>Cap Val</i></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$33,750</td> <td>\$94,532</td> <td>\$128,282</td> <td>\$122,117</td> </tr> <tr> <td>2020</td> <td>\$28,125</td> <td>\$82,891</td> <td>\$111,016</td> <td>\$111,016</td> </tr> <tr> <td>2019</td> <td>\$28,125</td> <td>\$77,413</td> <td>\$105,538</td> <td>\$105,538</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	<i>Cap Val</i>	2021	\$33,750	\$94,532	\$128,282	\$122,117	2020	\$28,125	\$82,891	\$111,016	\$111,016	2019	\$28,125	\$77,413	\$105,538	\$105,538																
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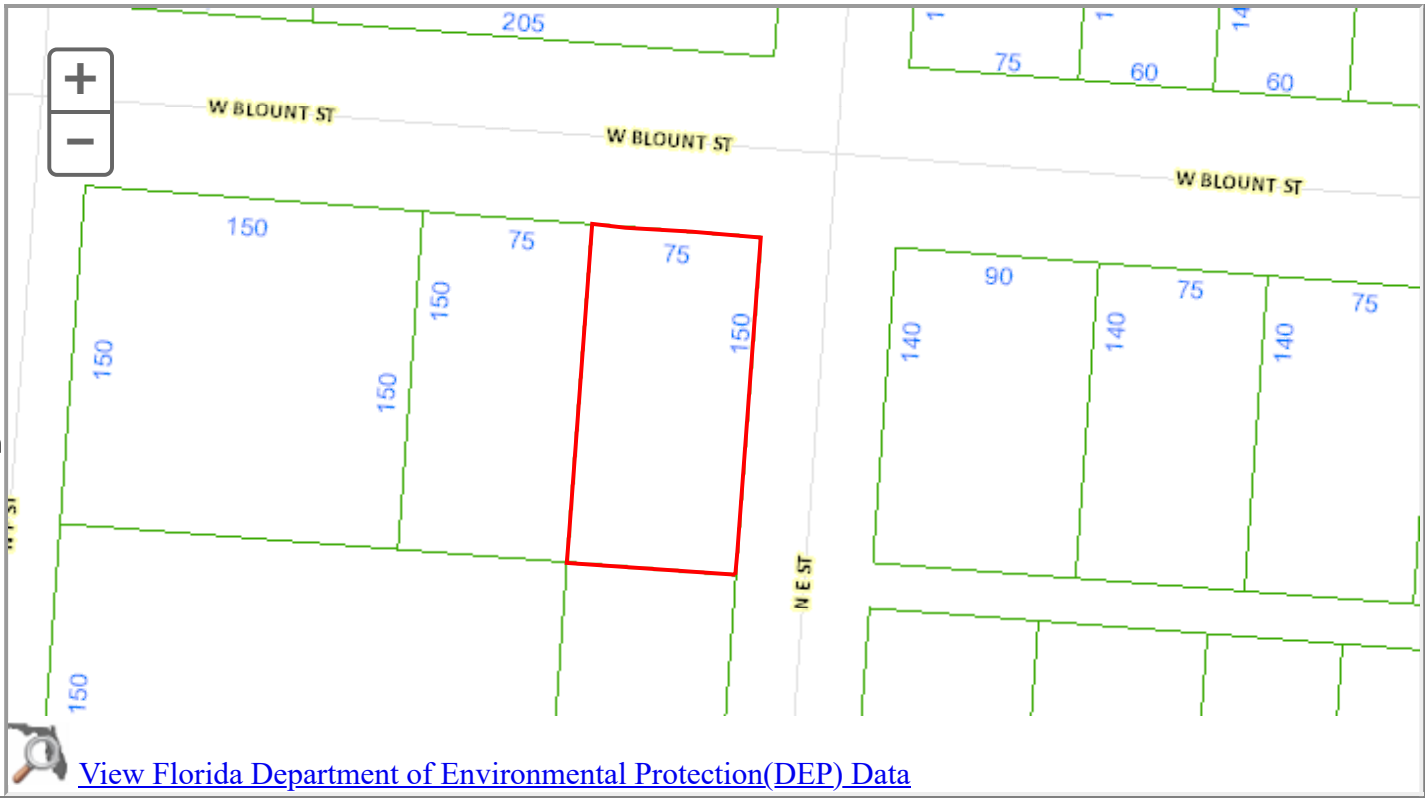
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[CA107](#)

Approx. Acreage:
0.2583

Zoned:
R-1AAA

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Buildings

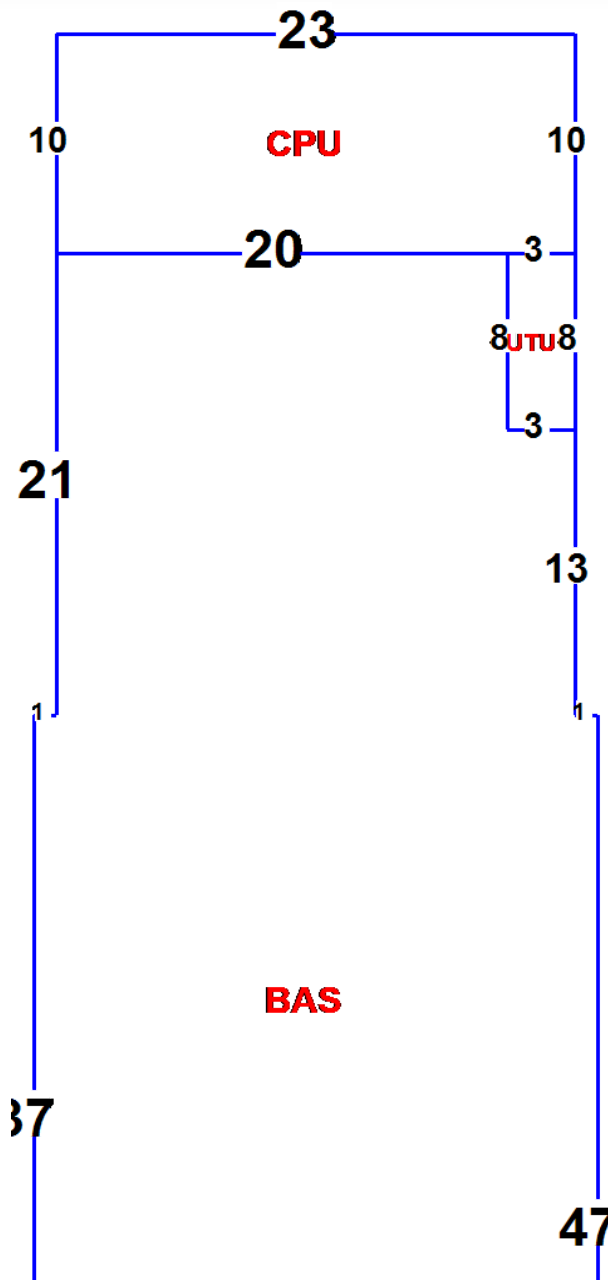
Address:901 W BLOUNT ST, Year Built: 1951, Effective Year: 1965, PA Building ID#: 24170

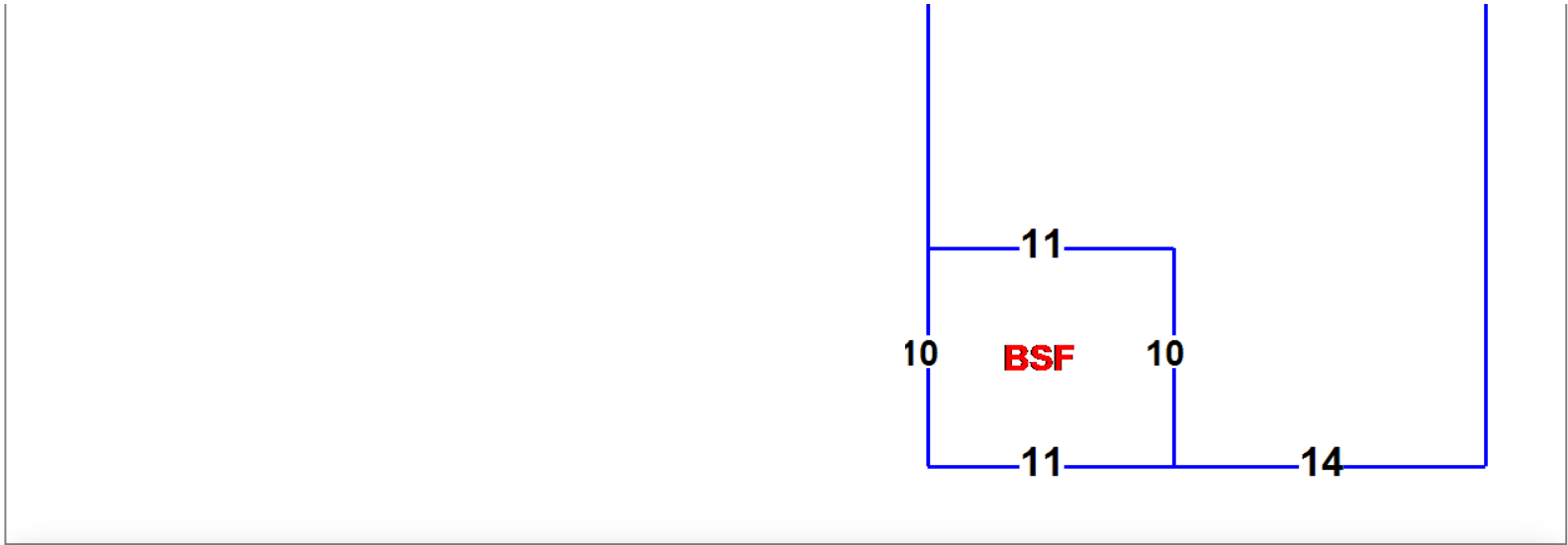
Structural Elements

- DECOR/MILLWORK**-ABOVE AVERAGE
- DWELLING UNITS**-1
- EXTERIOR WALL**-BRICK-COMMON
- FLOOR COVER**-HARDWOOD/PARQET
- FOUNDATION**-WOOD/SUB FLOOR
- HEAT/AIR**-CENTRAL H/AC
- INTERIOR WALL**-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES**-3
- NO. STORIES**-1
- ROOF COVER**-COMPOSITION SHG
- ROOF FRAMING**-HIP
- STORY HEIGHT**-0
- STRUCTURAL FRAME**-WOOD FRAME

Areas - 1888 Total SF

- BASE AREA** - 1524
- BASE SEMI FIN** - 110
- CARPORT UNF** - 230
- UTILITY UNF** - 24





Images



2/19/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

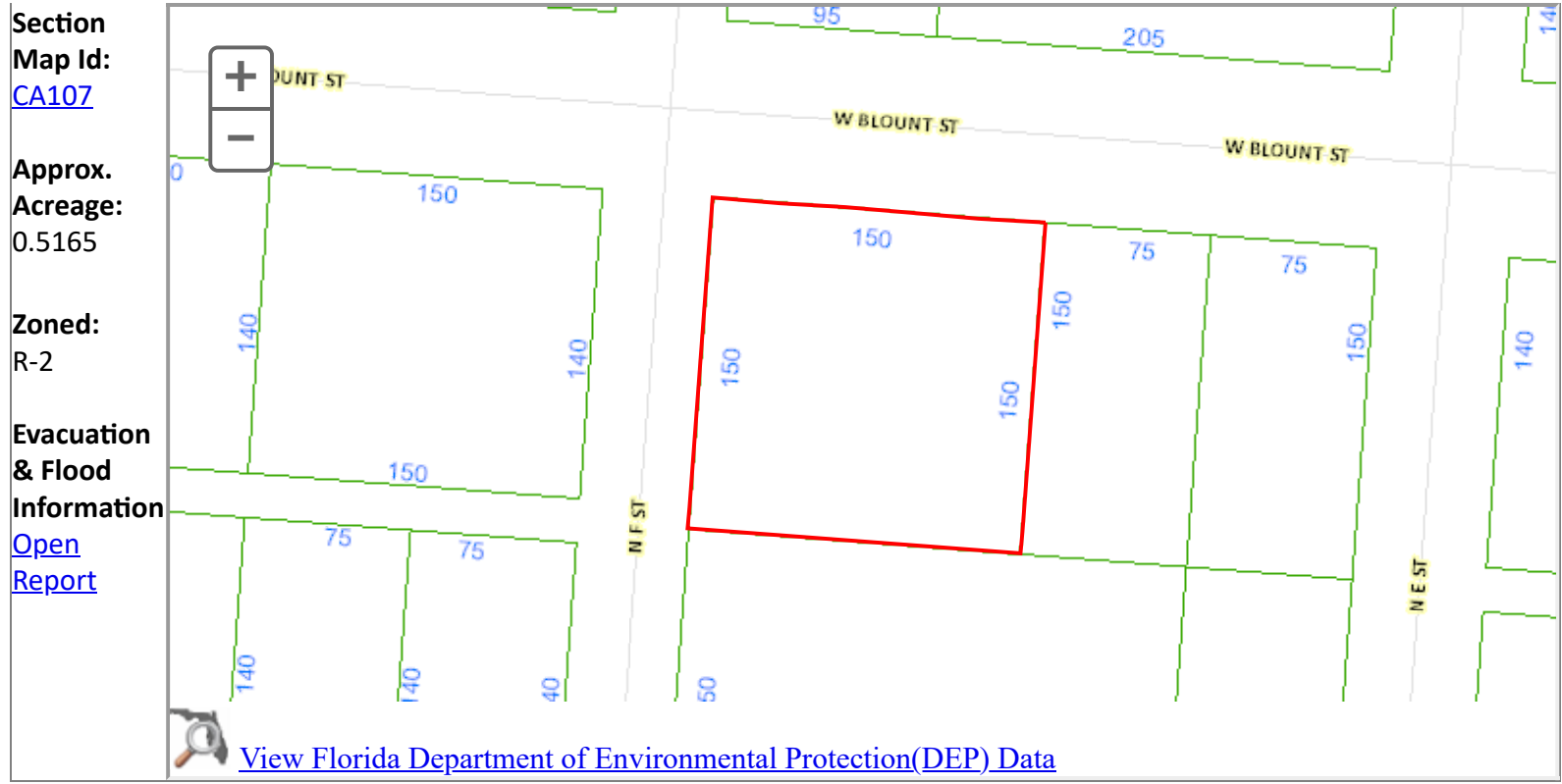
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<p>General Information</p> <p>Parcel ID: 000S009050009054</p> <p>Account: 144116000</p> <p>Owners: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA</p> <p>Mail: 222 W MAIN ST PENSACOLA, FL 32502</p> <p>Situs: 900 BLK W BLOUNT ST 32501</p> <p>Use Code: PARKING LOTS</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$27,000</td> <td>\$5,430</td> <td>\$32,430</td> <td>\$32,430</td> </tr> <tr> <td>2020</td> <td>\$27,000</td> <td>\$5,430</td> <td>\$32,430</td> <td>\$32,430</td> </tr> <tr> <td>2019</td> <td>\$27,000</td> <td>\$5,430</td> <td>\$32,430</td> <td>\$32,430</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$27,000	\$5,430	\$32,430	\$32,430	2020	\$27,000	\$5,430	\$32,430	\$32,430	2019	\$27,000	\$5,430	\$32,430	\$32,430
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<p>Parcel Information</p>	<p>Launch Interactive Map</p>
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Section
Map Id:
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Approx.
Acreage:
0.5165

Zoned:
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10/9/2015 12:00:00 AM

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Memorandum

File #: 2022 -03 CRA

Community Redevelopment Agency

7/18/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

RESOLUTION NO. 2022-03 CRA - ACQUIRING REAL PROPERTY AT 2700 DR. MARTIN LUTHER KING JR. DRIVE

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) adopt Resolution No. 2022-03 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE EASTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CITY AND CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 2700 DR. MARTIN LUTHER KING, JR. DRIVE IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE EASTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

SUMMARY:

The adopted Eastside Community Redevelopment Plan and approved Fiscal Year 2022 Community Redevelopment Agency (CRA) Work Plan identifies affordable housing redevelopment as a key redevelopment activity.

Acquisition of the property located at 2700 Dr. Martin Luther King, Jr. Drive will support the CRA and City’s affordable housing objectives, under the 500 homes in 5 years initiative, by securing land to be used for future affordable housing redevelopment.

A fair market value appraisal was performed on this property by an independent MAI certified appraiser. The appraised value is \$190,000. An offer has been made to the seller in the amount of the appraised value. The seller has accepted the offer.

Upon acquisition of the property, the property shall be utilized by the City solely for the affordable housing purposes contemplated by the adopted community redevelopment plan and Chapter 163, Part III, Florida Statutes.

PRIOR ACTION:

August 9, 2021 - The CRA approved the FY2022 CRA Work Plan for the Urban Core, Eastside and Westside community redevelopment areas.

May 9, 2022 - The CRA approved implementation of the City of Pensacola Attainable Housing Infill Policy for infill development.

FUNDING:

Budget:	\$ 91,121	2017 Eastside Bond Proceeds
	<u>108,379</u>	Eastside TIF
	199,500	

Actual:	\$ 190,000	Land Purchase
	<u>9,500</u>	Est. Closing Costs
	199,500	

FINANCIAL IMPACT:

Funds are available from the 2017 Eastside Redevelopment Bonds and the Eastside TIF Fund.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/8/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
Deana Stallworth, Property Lease Manager

ATTACHMENTS:

- 1) Resolution No. 2022-03 CRA
- 2) Property Appraisal - 2700 Dr. Martin Luther King, Jr. Dr.
- 3) ESCPA Record - 2700 Dr. Martin Luther King, Jr. Dr.

PRESENTATION: No

**RESOLUTION
NO. 2022-03 CRA**

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE EASTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CITY AND CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 2700 BLOCK DR. MARTIN LUTHER KING, JR. DRIVE IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE EASTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Constitution of the State of Florida, the Community Redevelopment Act of 1969 codified in Part III, Chapter 163, Florida Statutes (the "Act"), Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared that:

(A) On September 25, 1980, the City Council (the "City Council") of the City of Pensacola, Florida (the "City") adopted Resolution No. 55-80 which created the Community Redevelopment Agency (the "Agency") of the City of Pensacola, Florida and declared the City Council to be the Agency as provided in Section 163.357, Florida Statutes.

(B) Pursuant to Ordinance No. 46-00 and Ordinance No. 47-00, each enacted on October 26, 2000, the City Council designated the boundaries and found and determined that an area designated therein as the "Urban Infill and Redevelopment Area" is a blighted area as therein described.

(C) On February 12, 2004, the City Council approved an "Eastside Neighborhood Plan" for an area located within the boundaries of the Urban Infill and Redevelopment Area (as amended from time to time, including as amended pursuant to Ordinance No. 20-17 of the City Council enacted on July 13, 2017, and together with the redevelopment plan adopted for the Urban Infill and Redevelopment Area, the "Redevelopment Plan").

(D) Pursuant to Resolution No. 41-05 adopted by the City Council on October 13, 2005, the City Council found and determined that such area, designated therein as the Eastside Neighborhood Redevelopment Area (the "Redevelopment Area"), is a blighted area and that the rehabilitation, conservation and redevelopment of such area, including the development of affordable housing therein, is necessary and that such area is appropriate for redevelopment projects.

(E) On October 13, 2005, pursuant to Section 163.387, Florida Statutes, the City Council enacted Ordinance No. 16-05 which created and established the Eastside Neighborhood Redevelopment Trust Fund (the "Trust Fund"), which ordinance was further amended on July 13, 2017 by Ordinance No. 21-17 providing for an extension of the Trust Fund.

(F) On August 28, 2014, the City Council enacted Ordinance No. 32-14 which amended and readopted the Eastside Neighborhood Plan element of the Redevelopment Plan adding priority elements.

(G) On August 10, 2017, the City Council adopted Resolution No. 17-43 which authorized issuance of the City's Eastside Redevelopment Revenue Bond, Series 2017 (the "Series 2017 Bond") to finance community redevelopment projects in the Redevelopment Area, in furtherance of the Redevelopment Plan, and provided that the Series 2017 Bond would be payable from and secured by tax increment revenues paid into the Trust Fund and conveyed by the Agency to the City for payment of the Bond pursuant to interlocal agreement between the Agency and the City.

(H) The City and Agency have jointly established a program known as the Attainable Housing Infill Program for purposes of providing financial and other assistance to facilitate construction of affordable housing in the Redevelopment Area and other areas of the City.

(I) Such financial assistance includes the provision of residential lots upon which affordable housing will be constructed, without charge, through a grant or donation.

(J) The provision of affordable housing in the Redevelopment Area is contemplated by and is an objective of the Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

(K) Fellowship Prayer Temple Inc. (the "Seller") owns a parcel of real property located in the Redevelopment Area, at 2700 Block Dr. Martin Luther King, Jr. Drive, Pensacola, Florida, Parcel ID# 000S009020180146 (the "Property") and has agreed to sell the Property to the City for the appraised value of \$190,000.

(L) The Agency hereby determines that acquisition of the Property will facilitate the goals and objectives of the Attainable Housing Infill Program, the Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

SECTION 3. PURCHASE OF THE PROPERTY AUTHORIZED.

(A) The Agency hereby determines that it is necessary and in the best interests of the health, safety and welfare of the City, the Redevelopment Area and the inhabitants thereof to acquire the Property, that such acquisition shall advance the community redevelopment objectives of the Redevelopment Plan and shall constitute and serve the purposes of "community redevelopment" within the meaning of and in accordance with the Act, and such acquisition is hereby authorized.

(B) The cost to acquire the Property shall be paid with City funds consisting of proceeds of the Series 2017 Bond and CRA funds consisting of Trust Fund revenues.

(C) Upon acquisition of the Property, the Property shall be utilized by the City solely for the affordable housing purposes contemplated herein. Any conveyance of the Property, or portion thereof, by the City to a third party for such affordable housing purposes shall be solely by grant or donation and not for monetary consideration; provided, however, that the instrument(s) effectuating such conveyance may include restrictions upon, and covenants, conditions, and obligations assumed by, the third party to ensure that the Property is developed and/or used for

affordable housing purposes.

(D) The Chairperson of the Agency is hereby authorized and directed to take all actions necessary to effectuate the provisions of this Resolution.

SECTION 4. SEVERABILITY. If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or shall for any reason whatsoever be held invalid by a court of competent jurisdiction, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

SECTION 5. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the Charter of the City.

[SEAL]

Adopted: _____, 2022

Approved: _____
Teniade Broughton, Chairperson

ATTEST:

Ericka L. Burnett, City Clerk

RESTRICTED APPRAISAL REPORT

OF A

VACANT LAND PARCEL

LOCATED IN THE

2700 BLOCK OF DR. MARTIN LUTHER KING, JR. DRIVE
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32503

EXCLUSIVELY FOR

CITY OF PENSACOLA

AS OF

MAY 6, 2022

BY

CHARLES C. SHERRILL, JR., MAI
STATE - CERTIFIED GENERAL APPRAISER #RZ1665

2803 EAST CERVANTES STREET, SUITE C

PENSACOLA, FLORIDA

32503

RESTRICTED APPRAISAL REPORT

The subject property consists of a vacant land parcel that is located in the 2700 Block of Dr. Martin Luther King, Jr. Drive in Pensacola. The property is currently listed for sale with a real estate broker, and the client is interested in the purchase of the subject property at a yet-undetermined price.

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Vacant land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of subject improvements, the Cost Approach was not applicable to this appraisal. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

The subject property is comprised of a vacant land parcel with no lease encumbrances. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has clearly identified and explained the scope of work for this assignment within this appraisal report.

Furthermore, this is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include detailed or complete discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. It should be emphasized that the rationale for how the appraiser arrived at the opinions and conclusions that are set forth in this report may not be properly understood without the additional information in the appraiser's work file. The appraiser is not responsible for unauthorized use of this report.

Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. However, as of the effective date of this appraisal, the subject property value is not considered to have been impacted by the coronavirus.

CLIENT: City of Pensacola
Attention: Ms. Deana Stallworth
Property Lease Manager
222 West Main Street
Pensacola, Florida 32502

APPRAISER: Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665
Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, FL 32503

APPRAISAL FILE NUMBER: N222-0046

PROPERTY LOCATION: 2700 Block of Dr. Martin Luther King, Jr. Drive,
Pensacola, Escambia County, Florida, 32503

PROPERTY TYPE/CURRENT USE: Vacant Land Parcel

REPORTED PROPERTY OWNER: Fellowship Prayer Temple, Inc.

OCCUPANT: Not Applicable

SALES HISTORY: The subject property is currently owned by Fellowship Prayer Temple, Inc. According to the public records, the subject property was acquired by the current owner prior to 2010. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. However, the subject property is being marketed for sale by Coldwell Banker Realty at a price of \$233,750. A copy of the current listing data sheet of the subject is presented in the addendum of this appraisal report. The client is interested in the purchase of the subject property.

LEGAL DESCRIPTION: A legal description of the subject property obtained from the Escambia County Property Appraiser's Office is presented in the addendum of this appraisal report.

TAX ACCOUNT NUMBER: 13-4477-000

PARCEL IDENTIFICATION NO.: 00-0S-00-9020-180-146

PROPERTY DESCRIPTION: The subject property is located at the northwest corner of Dr. Martin Luther King, Jr. Drive and East Cross Street. The corner parcel is rectangular in shape. The site apparently has approximately 169 feet of frontage on the west side of Dr. Martin Luther King, Jr. Drive and 125 feet of frontage on the north side of East Cross Street. The western boundary of the property adjoins the right-of-way of the elevated Interstate 110. Some traffic noise can be heard at the subject property from this well-travelled roadway, but its elevated characteristic is considered to reduce a majority of this noise.

According to the Escambia County Property Appraiser's Office, the property contains 0.4843 acre. This equates by calculation to a land area of 21,096 square feet. The parcel is comprised of six individual platted lots within Block 146 of the East King Tract. Five of these lots have a size of 30 feet by 125 feet (3,750 square feet of land area), and the sixth is approximately 19 feet by 125 feet.

The property is level and cleared, and it appears to have satisfactory drainage. Public sanitary sewer service is reported to be available to the subject. The public utilities available to the site are considered to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0380G).

Dr. Martin Luther King, Jr. Drive is a two-laned roadway with singular-directional traffic (south-bound) in front of the subject. East Cross Street is a two-laned roadway with two-way traffic. Overall access and visibility of the property are concluded to be adequate. The average daily traffic count on Dr. Martin Luther King, Jr. Drive in the vicinity of the subject of approximately 3,000 vehicles is considered to be relatively moderate.

The property is zoned R-NC; Residential/Neighborhood Commercial under the zoning ordinances of the City of Pensacola. Permitted land uses within the subject zoning district include single-family residential, multiple-family residential, offices, retail, liquor package store, restaurants, churches, banks, motels, appliance repair shops, gasoline service stations, and automobile service garages which perform minor repairs. The property has a Future Land Use Classification of R.N.C.; Residential Neighborhood Commercial.

CURRENT PROPERTY

TAX ASSESSMENT:

38,250; It should be noted that the current property owner is exempt from paying real estate taxes based upon its religious/church status.

ZONING CLASSIFICATION:

R-NC; Residential/Neighborhood Commercial

FUTURE LAND USE

CLASSIFICATION:

R.N.C.; Residential Neighborhood Commercial

HIGHEST AND BEST USE AS

VACANT:

Residential

HIGHEST AND BEST USE AS

IMPROVED:

Not Applicable

ESTIMATED EXPOSURE TIME: 6 to 9 Months

ESTIMATED MARKETING TIME: 6 to 9 Months

TYPE AND DEFINITION OF VALUE: The purpose of this appraisal is to estimate the market value of the subject property as defined by federal financial institutions regulatory agencies as well as the Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C.

INTENDED USER OF APPRAISAL REPORT: City of Pensacola; No other party is entitled to rely upon this report without written consent of the appraiser.

INTENDED USE OF REPORT: For the sole purpose of assisting the client, City of Pensacola, in internal business decisions concerning the possible purchase of the subject property.

PROPERTY INTEREST VALUED: Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

DATE OF PROPERTY INSPECTION: May 6, 2022

EFFECTIVE DATE OF VALUE: May 6, 2022

DATE OF APPRAISAL REPORT: June 15, 2022

MARKET VALUE CONCLUSION: \$190,000 (Value of property as vacant, subject to the appraisal assumptions and limiting conditions that are presented in the addendum of this appraisal report)

SCOPE OF WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Vacant land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of subject improvements, the Cost Approach was not applicable to this appraisal. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the appraisal problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject property, conducted a telephone interview with both the designated property contact (client) and the listing real estate agent, and researched and analyzed comparable land sales and offerings of comparable properties in the local area. This information was applied in the Sales Comparison Approach to valuation, and it was given sole consideration in the market value conclusions. This particular scope of appraisal work is considered to be sufficient to achieve credible assignment results.

This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include detailed or complete discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. It should be emphasized that the rationale for how the appraiser arrived at the opinions and conclusions that are set forth in this report may not be properly understood without the additional information in the appraiser's work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for unauthorized use of this report.

ATTACHMENTS:

Attached are a summary of the Sales Comparison Analysis, the assumptions and limiting conditions of this appraisal, the certification of the appraiser, subject photographs, location maps, a site plan, a plot plan, a copy of an aerial photograph, a legal description, the Multiple Listing Data Sheet for the subject, a wetlands map, a flood zone map, zoning maps, a contour map, a summary of the comparable land sales, site plans and aerial photographs of the comparable sales, a corresponding comparable location map, and the appraiser's professional qualifications.

SUMMARY OF LAND VALUATION ANALYSIS:

A summary of the data pertaining to vacant land sales and offerings considered to be similar to the subject is presented below. Summary information pertaining to each of these comparables, site plans and aerial photographs, and a location map are presented at the conclusion of this appraisal report. It should be noted that the current listing of the subject property has been included in this analysis.

<u>COMP RECORD</u> <u>NO.</u>	<u>NO.</u>	<u>LOCATION</u>	<u>DATE OF</u> <u>SALE</u>	<u>SALE</u> <u>PRICE</u>	<u>SQ. FT.</u>	<u>PRICE/</u> <u>SQ. FT.</u>
1	601966	1016 North D Street	01/26/22	\$54,900	7,732	\$7.10
2	587633	2625 North 8 th Avenue	06/31/21	\$70,000	9,361	\$7.48
3	602869	1115 North B Street	02/18/22	\$63,000	5,841	\$10.79
4	1398	2700 Block of Dr. Martin Luther King, Jr. Drive (Current Offering – Subject)	05/06/22	\$233,750	21,096	\$11.08

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 5,841 to 21,096, square feet, which is generally smaller than the size of the subject. All are suitable for a residential type of use, and they range in size from 1.5 to 6 home sites. Each is located throughout the general subject area. These comparables range in price from \$54,900 to \$233,750, which equates to a unit price of \$7.10 to \$11.08 per square foot. However, the current offering of the subject reflects the upper end of this indicated unit price range.

In this analysis, price adjustments were considered for such dissimilarities as property rights conveyed, atypical financing, conditions of the sale, market conditions (time), location, land size, shape, access/exposure, topography, utilities availability, and zoning. After these necessary price adjustments were made for dissimilarities, when compared to the subject, a unit value of \$8.25 to \$11.08 per square foot results for the subject. When placing least emphasis on the current offering of the subject (Comparable No. 4), a more narrow value range of \$8.25 to \$10.87 per square foot results for the subject.

In placing equal weight on each of the three sales, a unit value towards the middle to lower end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$9.00 per square foot is estimated for this valuation. This concluded unit value is well-bracketed by both the adjusted and the unadjusted unit price ranges of the comparables, is considered to be reasonable based upon property characteristics and current market conditions.

The estimated value of the subject property from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

$$21,096 \text{ SQ. FT.} \quad \times \quad \$9.00/\text{SQ. FT.} \quad = \quad \$189,864$$

ROUNDED: \$190,000

The above total land value estimate is well within the total sales price range of \$54,900 to \$233,750 that is indicated by the above comparables. This is concluded to be reasonable based upon the overall characteristics of the subject property, along with the current market conditions. Furthermore, it equates to \$31,667 per allowable home site. This is considered to be reasonable based upon the above comparable sales and the overall characteristics of the subject parcel. The comparable sales have an indicated price per lot which ranges from \$25,000 to \$40,000.

c21-0046L

SUMMARY OF LAND SALES ADJUSTMENTS
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	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	601966	587633	6002869	1398
Total Sales Price	\$54,900	\$70,000	\$63,000	\$233,750
Square Feet	7,732	9,361	5,841	21,096
Price Per Square Foot	\$7.10	\$7.48	\$10.79	\$11.08
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$7.10	\$7.48	\$10.79	\$11.08
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$7.10	\$7.48	\$10.79	\$11.08
Conditions of Sale	0%	0%	-5%	0%
Adjusted Unit Price	\$7.10	\$7.48	\$10.25	\$11.08
Market Conditions (Time)	1%	3%	1%	0%
Adjusted Unit Price	\$7.17	\$7.70	\$10.35	\$11.08
<u>Adjustments- Physical Characteristics</u>				
Location	10%	--	--	--
Size of Site	-10%	-10%	-15%	--
Shape of Site	--	--	--	--
Access/Road Frontage	--	5%	5%	--
Topography	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	15%	15%	15%	--
Other Features	--	--	--	--
Cumulative (Net) Adjustments	15%	10%	5%	0%
Adjusted Price Per Square Foot	\$8.25	\$8.47	\$10.87	\$11.08
				(Subject Listing)

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Vacant land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of subject improvements, the Cost Approach was not applicable to this appraisal. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.
2. This is a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include detailed or complete discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. It should be emphasized that the rationale for how the appraiser arrived at the opinions and conclusions that are set forth in this report may not be properly understood without the additional information in the appraiser's work file. The appraiser is not responsible for unauthorized use of this report.
3. The client is the party who engages an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identifies them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report. Responsible ownership and competent property management are assumed unless otherwise stated in this report. Typical mortgage loan encumbrances and utility easements are assumed to exist.
5. If the property is improved, it is assumed that the structural and mechanical components of the building are in good condition and operating properly, unless reported otherwise.

6. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover such conditions.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
13. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.
17. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than the **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
21. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
23. The appraiser certifies that he has no debt relationship with the **City of Pensacola**.

24. This valuation is contingent upon there being no contamination of the soil due to any source, including but not limited to underground tanks, if any.
25. This appraisal is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to indicate the subject property to be basically the same as described in this appraisal report.
26. The appraisal does not include Furniture, Fixtures, or Equipment (F F & E).
27. Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. However, as of the effective date of this appraisal, the subject property value is not considered to have been impacted by the coronavirus. The appraiser has reviewed available market surveys and performed on-going interviews recently with various knowledgeable market participants (such as real estate brokers, owners, developers, and lenders) to closely monitor this issue.

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

There are no extraordinary assumptions of this appraisal.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property (as vacant land) that is the subject of this appraisal report.
- I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs for designated members of the Appraisal Institute, and of the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "Charles C. Sherrill, Jr.", with a stylized flourish extending to the right.

Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665



Ron DeSantis, Governor

Julie I. Brown, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHERRILL, CHARLES C JR PA

2803 EAST CERVANTES STREET SUITE C
PENSACOLA FL 32503

LICENSE NUMBER: RZ1665

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property (From Dr. Martin Luther King Jr. Drive)



Side of Subject Property (From East Cross Street)

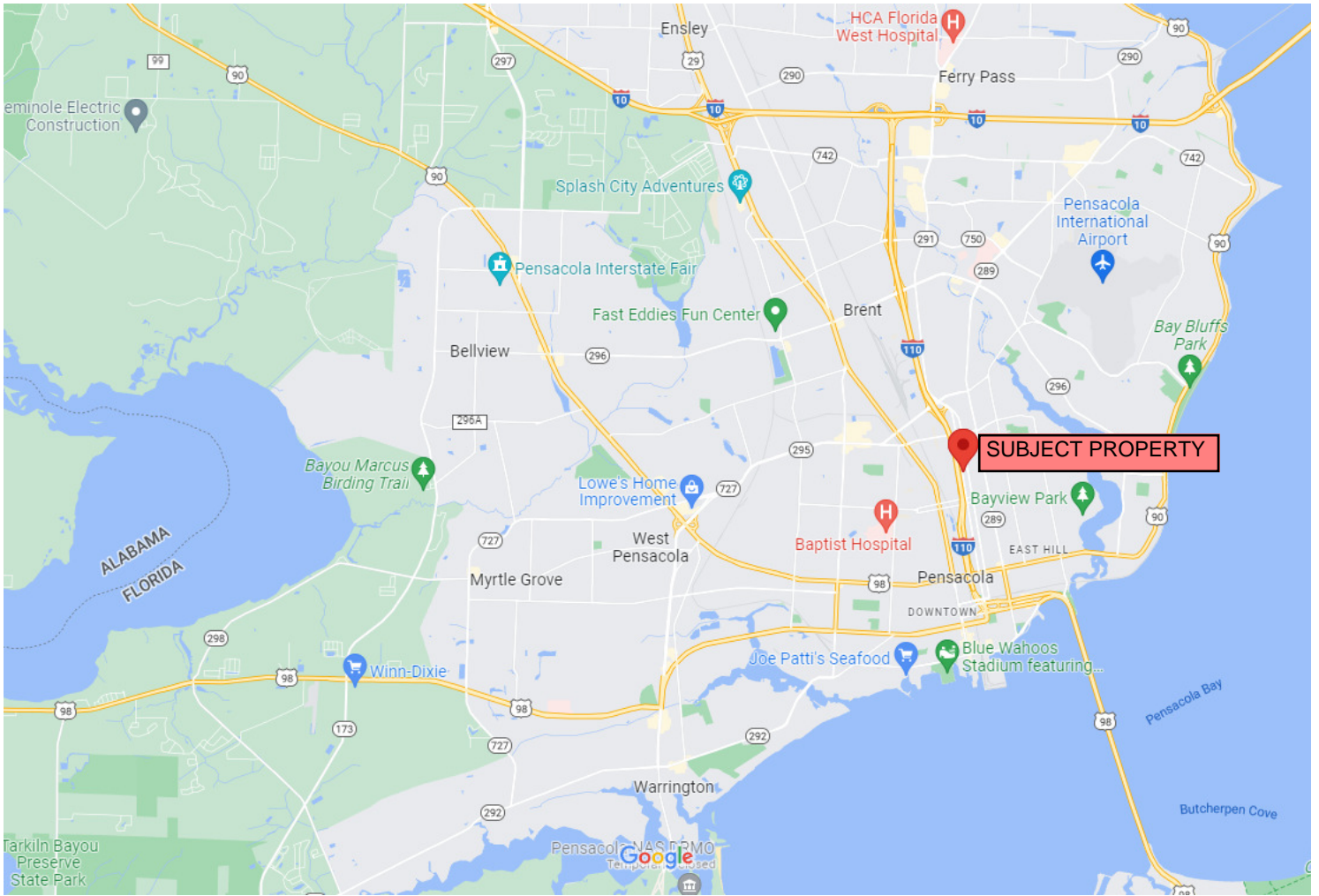
PHOTOGRAPHS OF SUBJECT PROPERTY

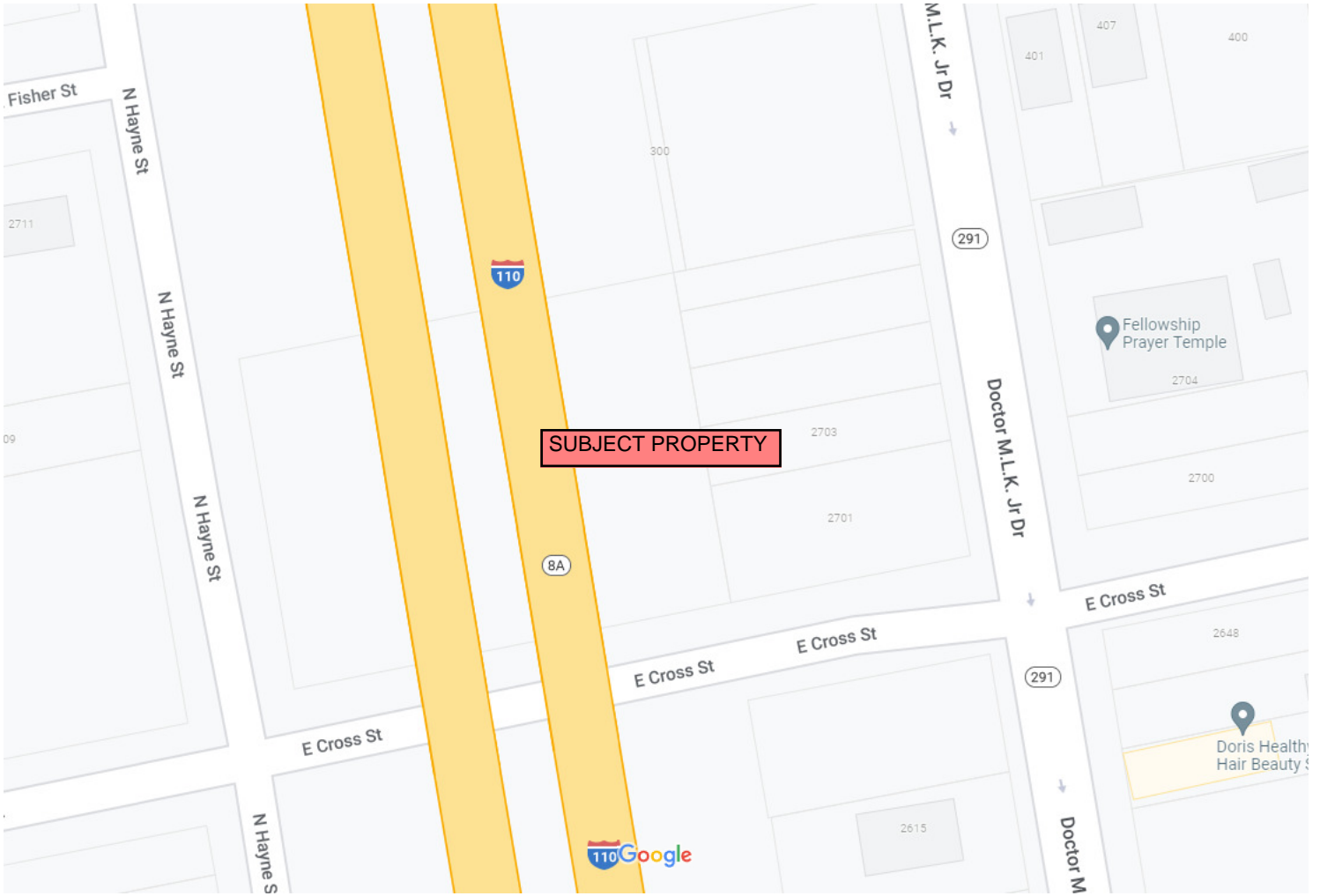


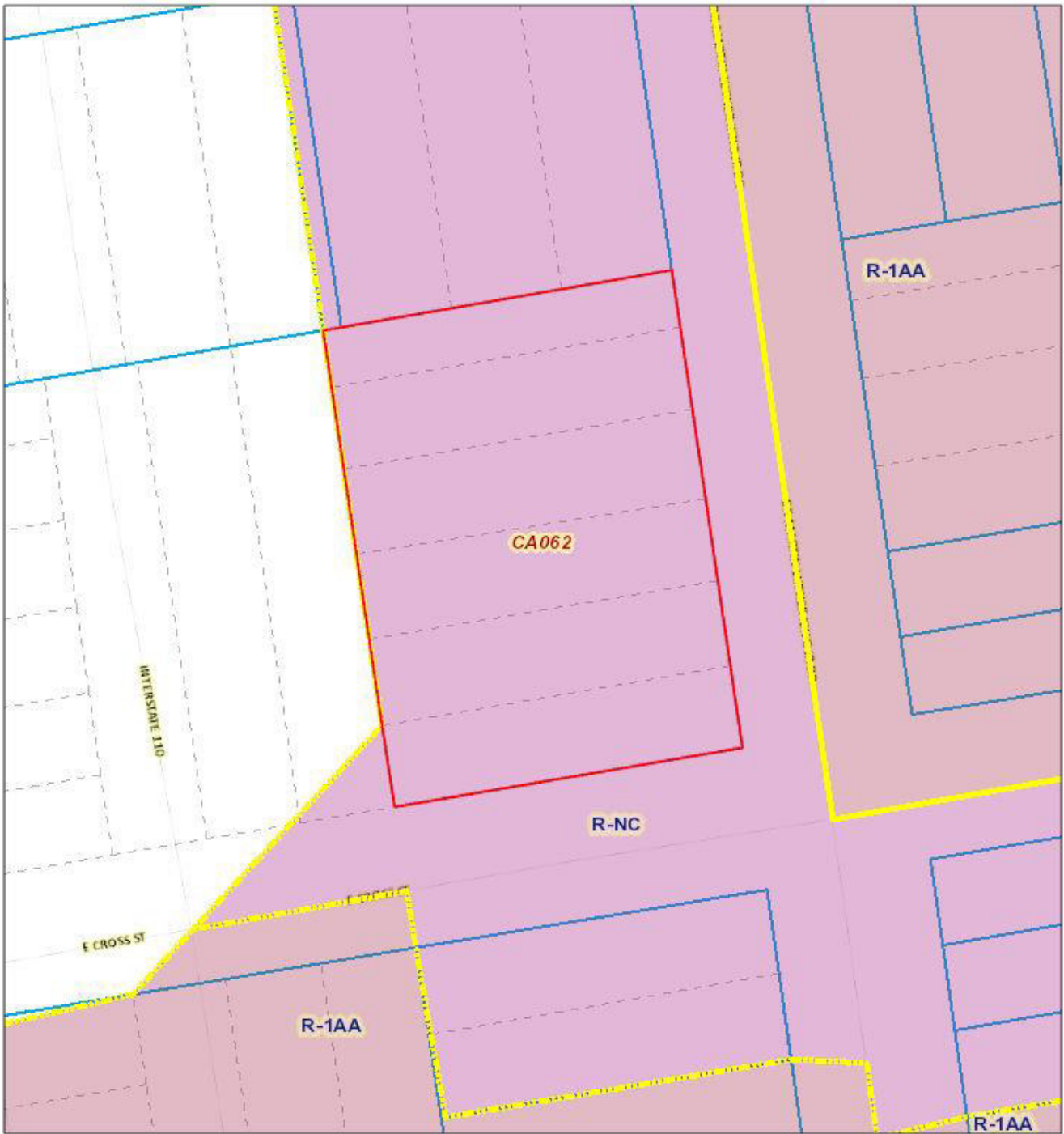
View of Interior of Subject Parcel



Subject Street Scene From Dr. Martin Luther King Jr. Drive

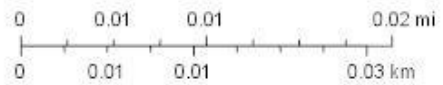
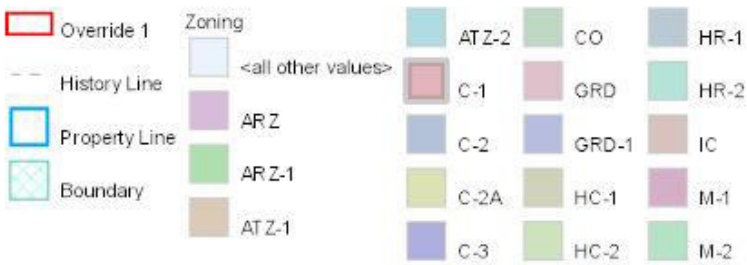






June 13, 2022

1:595

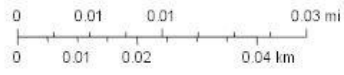




May 10, 2022

1:906

- Override 1
- Boundary
- Property Line
- Map Grid
- Right of Way



[Restore Full Version](#)

General Information Parcel ID: 000S009020180146 Account: 134477000 Owners: FELLOWSHIP PRAYER TEMPLE INC Mail: 2710 DR MARTIN L KING JR DR PENSACOLA, FL 32503 Situs: 2700 BLK DR MARTIN LUTHER KING JR 32503 Use Code: VACANT RESIDENTIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> <tr> <td>2020</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> <tr> <td>2019</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	Cap Val	2021	\$38,250	\$0	\$38,250	\$38,250	2020	\$38,250	\$0	\$38,250	\$38,250	2019	\$38,250	\$0	\$38,250	\$38,250										
Year	Land	Imprv	Total	Cap Val																																
2021	\$38,250	\$0	\$38,250	\$38,250																																
2020	\$38,250	\$0	\$38,250	\$38,250																																
2019	\$38,250	\$0	\$38,250	\$38,250																																
Sales Data MLS Listing #591288 <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/19/2009</td> <td>6429</td> <td>57</td> <td>\$35,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/23/2008</td> <td>6411</td> <td>211</td> <td>\$6,643</td> <td>WD</td> <td></td> </tr> <tr> <td>01/28/2008</td> <td>6283</td> <td>145</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>02/2004</td> <td>5353</td> <td>904</td> <td>\$45,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/19/2009	6429	57	\$35,000	WD		12/23/2008	6411	211	\$6,643	WD		01/28/2008	6283	145	\$100	CJ		02/2004	5353	904	\$45,000	WD		2021 Certified Roll Exemptions RELIGIOUS Legal Description LT 18 19 20 21 22 & 23 BLK 146 EAST KING TRACT OR 5353 P 904 OR 6429 P 57 CA 62 Extra Features None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																															
02/19/2009	6429	57	\$35,000	WD																																
12/23/2008	6411	211	\$6,643	WD																																
01/28/2008	6283	145	\$100	CJ																																
02/2004	5353	904	\$45,000	WD																																

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
[CA062](#)

Approx. Acreage:
0.4843

Zoned:
R-NC

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)



Scott Lunsford, CFC • Escambia County Tax Collector

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facebook.com/ECTaxCollector



twitter.com/escambiatc

2021

REAL ESTATE

TAXES



SCAN TO PAY ONLINE

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-4477-000	16		0005009020180146

FELLOWSHIP PRAYER TEMPLE INC
 2710 DR MARTIN L KING JR DR
 PENSACOLA, FL 32503

PROPERTY ADDRESS:
 2700 BLK DR MARTIN LUTHER KING JR

EXEMPTIONS:
 RELIGIOUS

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	38,250	38,250	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	38,250	38,250	0	0.00
BY STATE LAW	3.6950	38,250	38,250	0	0.00
PENSACOLA	4.2895	38,250	38,250	0	0.00
WATER MANAGEMENT	0.0294	38,250	38,250	0	0.00
M.S.T.U. LIBRARY	0.3590	38,250	38,250	0	0.00
ESCAMBIA CHILDRENS TRUST	0.5000	38,250	38,250	0	0.00
TOTAL MILLAGE	17.4514				
				AD VALOREM TAXES	\$0.00

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 18 19 20 21 22 & 23 BLK 146 EAST KING TRACT OR 5353 P 904 OR 6429 P 57 CA 62			
			NON-AD VALOREM ASSESSMENTS
			\$0.00

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$0.00

If Paid By	May 31, 2022				
Please Pay	\$0.00				

RETAIN FOR YOUR RECORDS

2021 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	May 31, 2022
	0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
13-4477-000
PROPERTY ADDRESS
700 BLK DR MARTIN LUTHER KING JR

FELLOWSHIP PRAYER TEMPLE INC
 2710 DR MARTIN L KING JR DR
 PENSACOLA, FL 32503

LAND

Agent Full - For Agent's Only. Do Not Distribute to Clients.

MLS # 591288 Prop Type: RESIDENTIAL LOTS List Price: \$233,750
Status: Active Last Change: 2/16/2022 List Date: 6/10/2021
Address: 2700 BLK DR MARTIN LUTHER KING JR ... Lot Size: 180x125
PENSACOLA FL 32503 Acreage: 0.484000
County: ESCAMBIA Price Per Acre: \$486,979.17
Subdivision: NONE Approx Sqft:

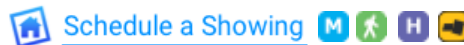


Client Hit Ct: 15 Water Frontage:
Parcel # 000S009020180146 NumLots: Road Front Feet:
Elem: OJ SEMMES Middle: WORKMAN High: WASHINGTON Front Foot Price
Dir: Northwest corner of the intersection of Dr Martin Luther King Jr Dr. and Cross St.

Legal: Escambia County Parcel ID# 000S009020180146 Brief Legal Description LT 18 19 20 21 22 & 23 BLK 146 EAST KING TRACT OR 5353 P 904 OR 6429 P 57 CA 62

Virtual Tour:

Media:



Property Description

For sale is a prime corner lot located at the interseciton of Cross St and Dr. Martin Luther King Jr Drive. This property is well located for infill residential development; however, the R-NC zoning allows a variety of uses. Mostly cleared and level, this property can be divided into 6 residential lots based on the historical lot lines or developed for Neighborhood Commercial uses.

Agent Notes Vacant lot. Show and sell.

ACCESS/SURFACE CITY STREET

WATER PUBLIC WATER
SEWER PUBLIC SEWER
ZONING COMMERCIAL, RES MULTI, RES SINGLE

County Zoning:

SPECIAL SALE TYPE: N/A

Land Lease per Year:

Mtg Amt Offered:

Interest Rate:

Assignment of Interest: N

Seller Terms:

1st Mort Amount:

1st Mtg Mo Pymt:

1st Mtg Incl:

Equity:

FEES INCLUDE:

Contingency Reason:

ACCEPT FINANCING: CASH, CONVENTIONAL

LstOff: Coldwell Banker Realty - OFC: 850-432-5300

LstAgt: BEN MANGRUM - CELL: 850-341-3730

LstAgt Email: ben.mangrum@cbrealty.com

Co-Off: Coldwell Banker Commercial NRT - OFC: 850-432-5320

Co-Agt: MICHAEL MANGRUM - CELL: 850-748-2264

BuyAgt: 3.0%

TrnsBrk: 3.0%

NonRep: 0.0%

Dual/Var?: Y

Bonus Amt:

Bonus Terms:

List Type: EXCLUSIVE RIGHT OF SALE

Agency Relationship: TRANSACTION BROKER

Sellers: Fellowship Prayer Temple

SHOWING: SEE AGENT NOTES, VACANT

Bonus Exp Date:

LtdServ: N

Sellers Ph:

Sold Price:

Closed Date:

Contract Date:

Sale Factors:

DOM/CDOM: 330 / 330

DUC:

Contingency Reason:

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Mortgage Type:

SellingOff:

CoSellOff:

SellAgt:

CoSellAgt:

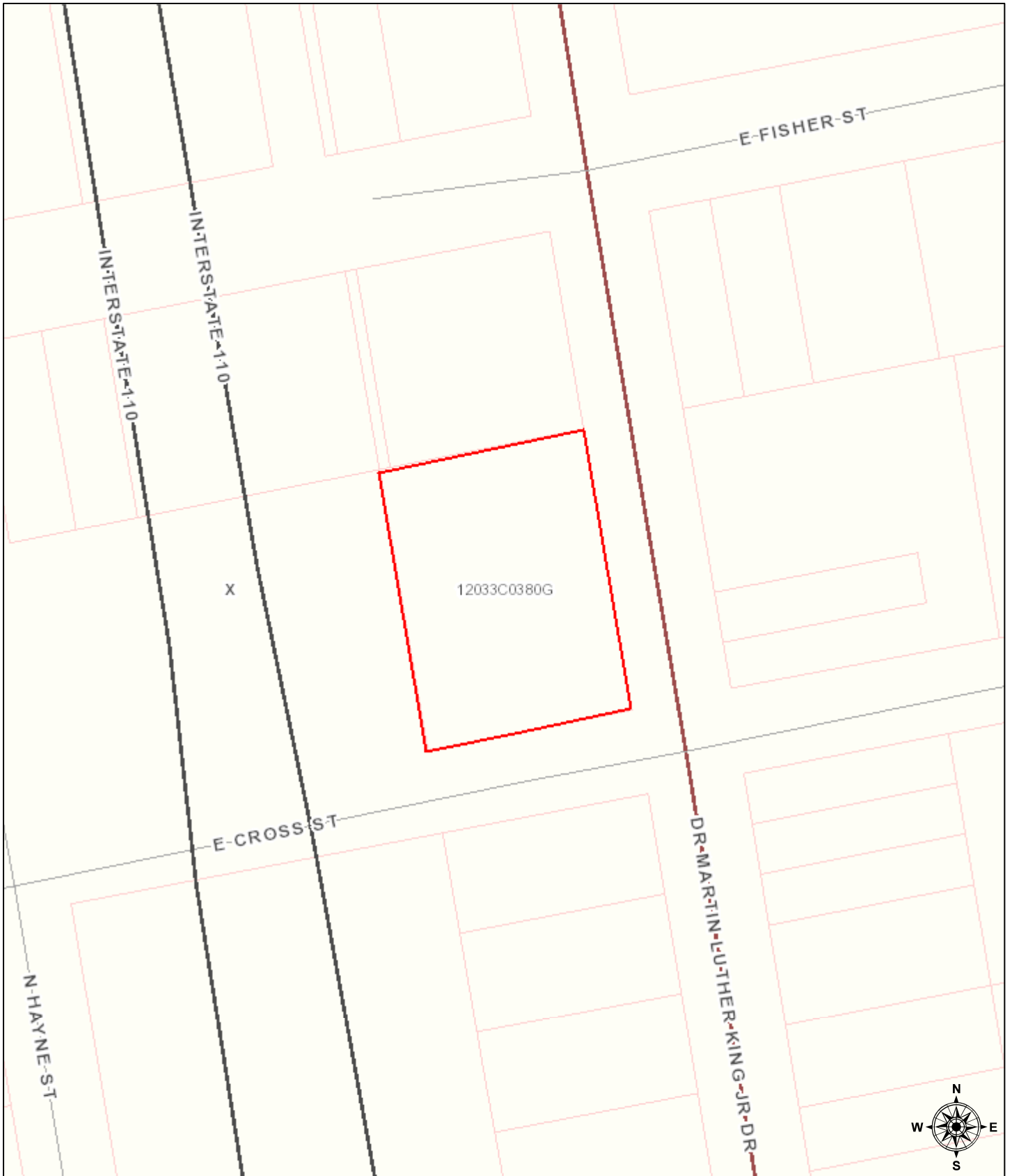
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Prepared by: CHARLES SHERRILL

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05/06/2022 04:09 PM

FLOOD MAP



May 10, 2022

polygonLayer

Override 1

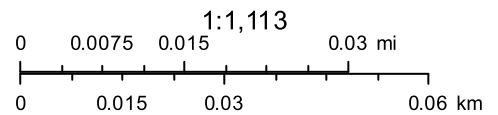
Streets

PRINCIPAL ARTERIAL

MINOR ARTERIAL

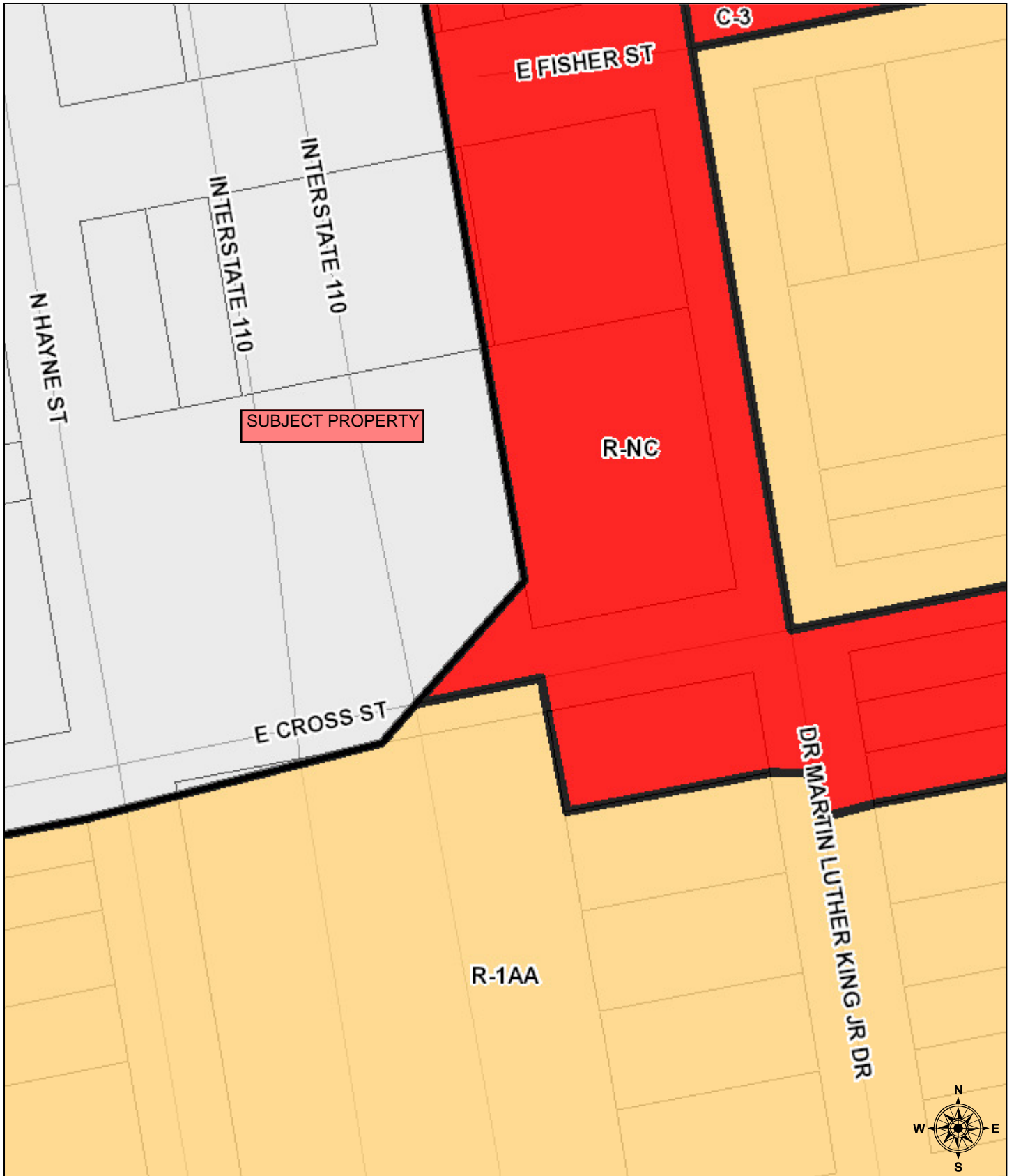
LOCAL ROAD

Parcels

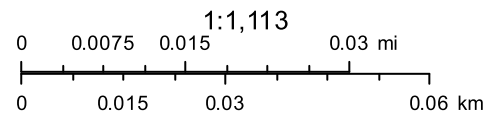


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

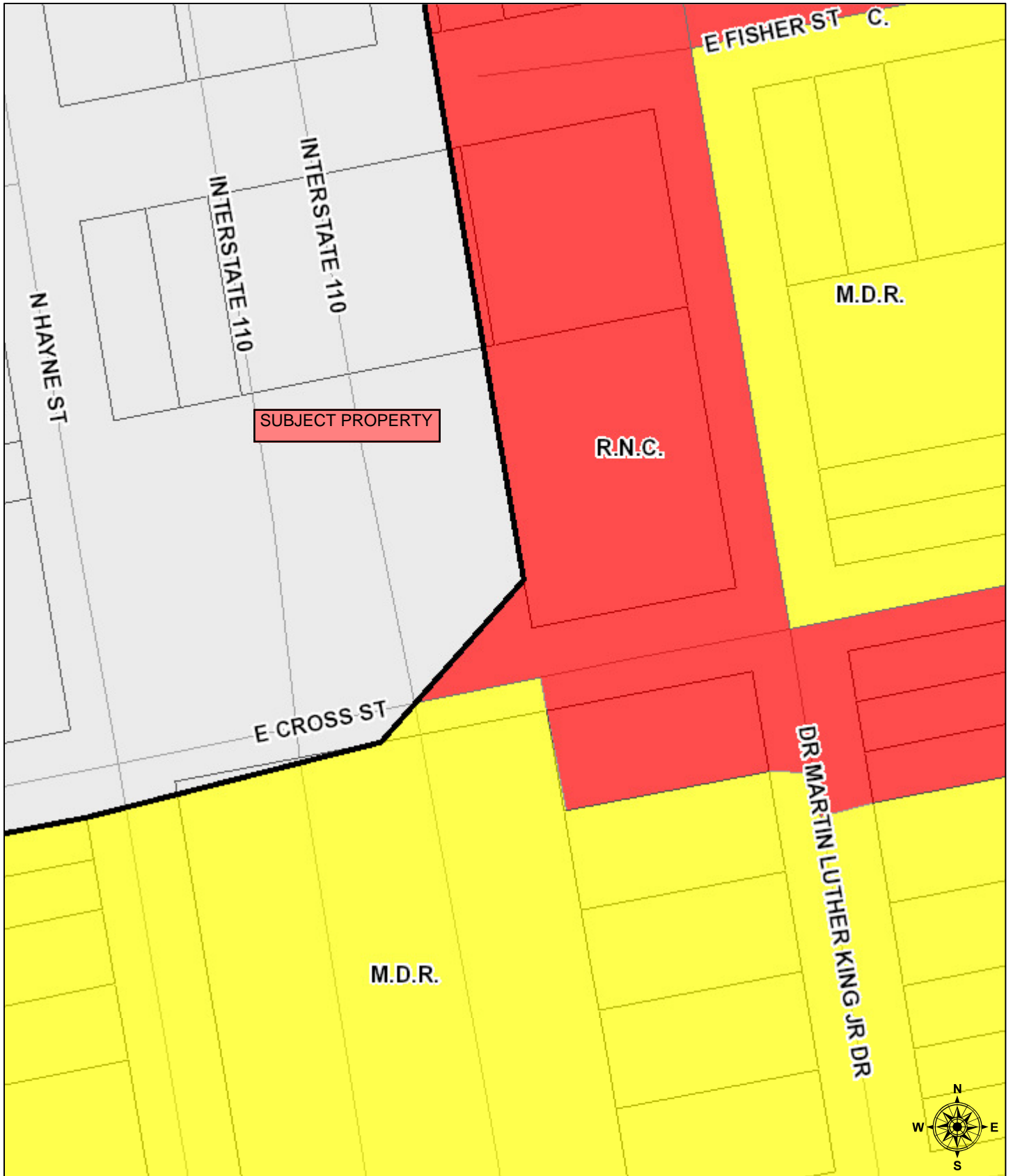
ZONING - CITY



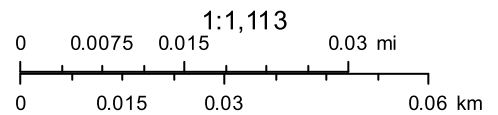
May 10, 2022



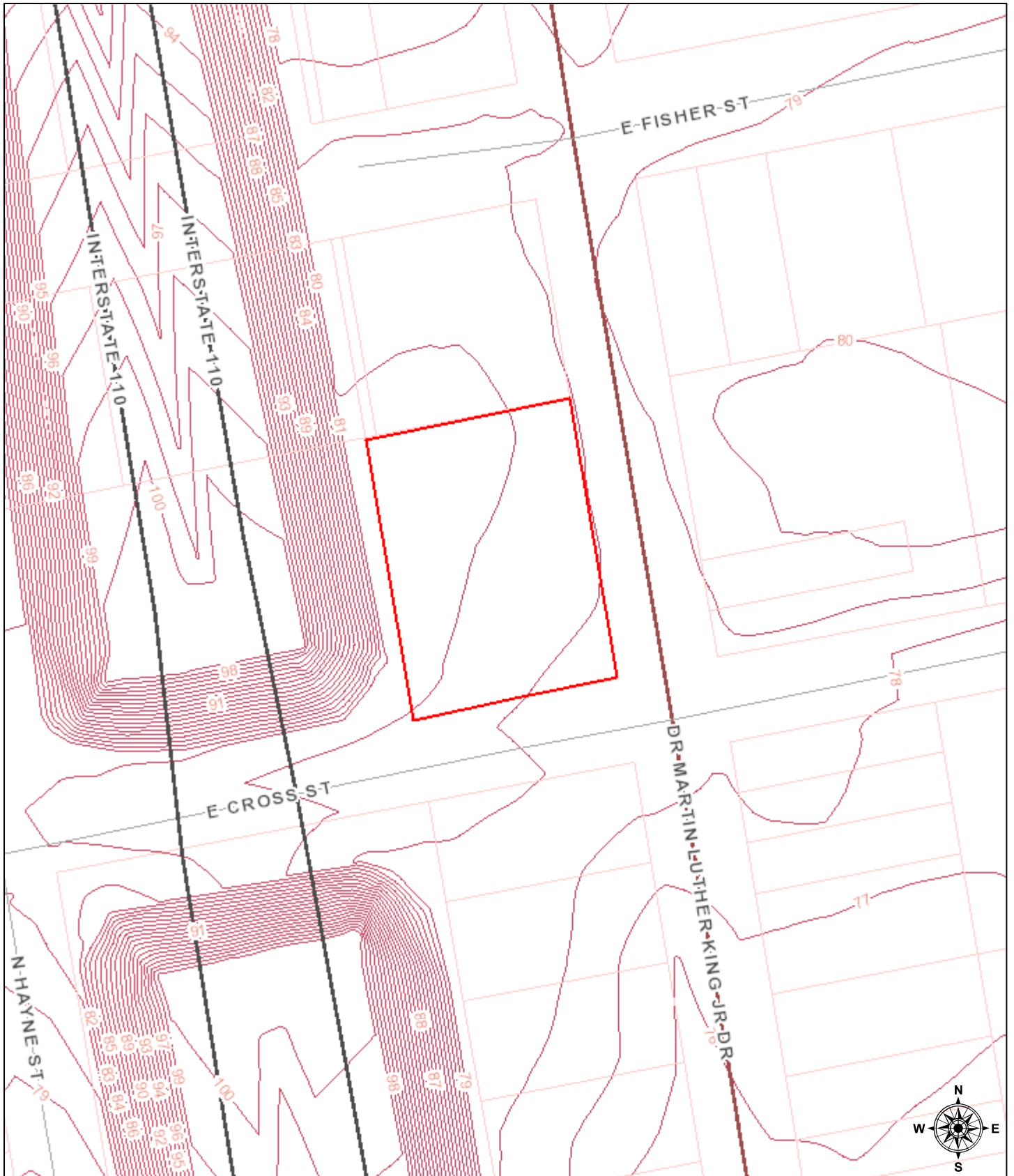
FUTURE LAND USE



May 10, 2022



CONTOURS



May 10, 2022

polygonLayer

Override 1

Streets

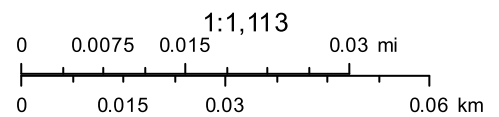
PRINCIPAL ARTERIAL

MINOR ARTERIAL

LOCAL ROAD

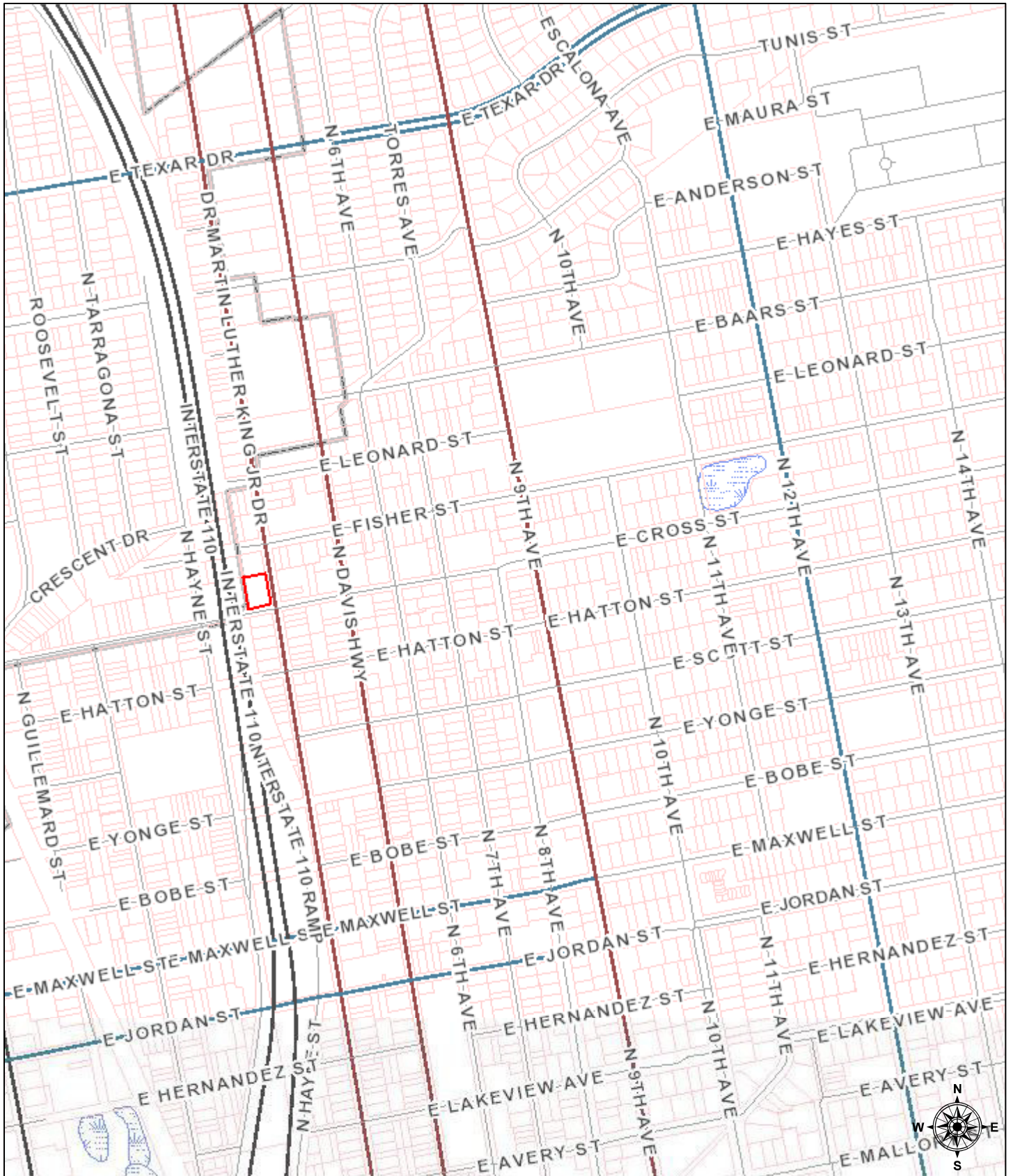
Parcels

Contours - Elevation



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

WETLANDS



May 10, 2022

polygonLayer

Override 1

Streets

PRINCIPAL ARTERIAL

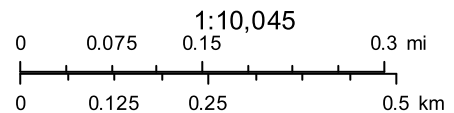
MINOR ARTERIAL

LOCAL ROAD

Parcels

Wetlands

County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

LAND**Agent Full - For Agent's Only. Do Not Distribute to Clients.****MLS #** 601966**Prop Type:** RESIDENTIAL LOTS**List Price:** \$54,900**Status:** Sold**Last Change:** 1/31/2022**List Date:** 1/6/2022**Address:** 1016 N D ST**Lot Size:** 61x125

PENSACOLA

FL 32501

Acreage: 0.177500**County:** ESCAMBIA**Price Per Acre:** \$305,000.00**Subdivision:** NONE**Approx Sqft:****Client Hit Ct:** 6**Water Frontage:****Parcel #** 0005009060009028**NumLots:****Road Front Feet:****Elem:** GLOBAL LEA **Middle:** WARRINGTON **High:** PENSACOLA **Front Foot Price****Dir:** From Cervantes turn north onto D St lot will be on the Southeast corner of D st and Gonzalez.**Legal:** LTS 9 10 BLK 28 WEST KING TRACT CA 106 OR 6364 P 437 OR 6623 P 363 OR 6623 P 365 OR 6623 P 367 OR 6623 P 369 OR...**Virtual Tour:****Media:****Property Description**

The subject parcel is categorized as a single-family residential lot situated at the southeast corner of North "D" Street and West Gonzalez Street. The subject market area is located northwest of the historic neighborhood known as the Belmont-DeVilliers district in the City of Pensacola, Florida. The immediate area is in the early stages of revitalization. Improved properties immediately surrounding the subject site are a large variety of older residential structures ranging in size, age, and use. According to the Escambia County Property Appraiser's website, the dimensions of the subject parcel are roughly 61' of road frontage on North "D" Street (western boundary) by roughly 125' along West Gonzalez Street (northern boundary) by 61' (eastern boundary) by 125' (southern boundary) and contains approximately 0.1750 acres or 7,625 SF. The overall site has good visibility with average and typical utility. The site is predominantly cleared and level with a slight slope from north to south. One large, mature Oak tree remains on the north side in the approximate center of the site [inside setback]. According to the City of Pensacola's Development Code, the subject site has a zoning classification of R-1A, Medium Density Residential One & Two Family dwelling units. Minimum building setbacks are: Front, 20'; side 6'; and 25' rear. The minimum side yard for a corner lot shall not be less than ten feet from the street right-of-way line.

Agent Notes Vacant land go and show.

WATER PUBLIC WATER
SEWER PUBLIC SEWER
ZONING RES SINGLE

County Zoning:**SPECIAL SALE TYPE:** N/A**Land Lease per Year:****Mtg Amt Offered:****Interest Rate:****Assignment of Interest:** N**1st Mort Amount:****1st Mtg Mo Pymt:****1st Mtg Incl:****Seller Terms:****FEES INCLUDE:****Equity:****Contingency Reason:****ACCEPT FINANCING:** CASH, CONVENTIONAL**LstOff:** Connell & Company Realty Inc. - OFC: 850-478-4141**BuyAgt:** 2.5%**List Type:** EXCLUSIVE RIGHT OF SALE**LtdServ:** Y**LstAgt:** GARRETT D MCGINNIS - CELL: 256-348-4146**TrnsBrk:** 2.5%**Agency Relationship:** TRANSACTION BROKER**Sellers Ph:****LstAgt Email:** gmcginnis24@gmail.com**NonRep:** 2.5%**Sellers:** Huff**Co-Off:** Connell & Company Realty Inc. - OFC: 850-478-4141**Dual/Var?:** N**SHOWING:** SEE AGENT NOTES**Co-Agt:** G. JEFFREY WHITE - CELL: 850-712-6003**Bonus Amt:****Bonus Exp Date:****Bonus Terms:****Sold Price:** \$54,900**DOM/CDOM:** 1 / 1**Buyer Name:** Lovewood Estate LLC**Closed Date:** 1/31/2022**DUC:****Mortgage Type:** CASH**Contract Date:** 1/8/2022**Contingency Reason:****Sale Factors:****SellingOff:** Covewood Estates LLC - OFFICE: 850-380-8585**SellAgt:** MARK HABERLE - CELL: 850-380-8585**CoSellOff:****CoSellAgt:**

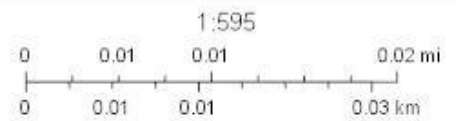
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Prepared by: CHARLES SHERRILL**Confidential: Agent Only. Do not Distribute to Client.****06/13/2022 09:42 AM**

COMP NO. 1



June 13, 2022



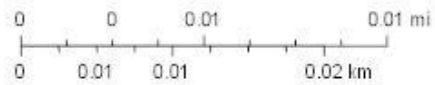
COMP NO. 1



June 13, 2022

1:452

-  Override 1
-  Property Line
-  Boundary
-  Map Grid



LAND

Agent Full - For Agent's Only. Do Not Distribute to Clients.

MLS # 587633 Prop Type: RESIDENTIAL LOTS List Price: \$70,000
Status: Sold Last Change: 6/3/2021 List Date: 4/7/2021
Address: 2625 N 8TH AVE Lot Size: 110x85
PENSACOLA FL 32503 Acreage: 0.214900
County: ESCAMBIA Price Per Acre: \$333,333.33
Subdivision: EAST KING TRACT Approx Sqft:
Client Hit Ct: 10 Water Frontage:
Parcel # 0005009020160096 NumLots: Road Front Feet:
Elem: OJ SEMMES Middle: WORKMAN High: WASHINGTON Front Foot Price
Dir: Traveling West on Cervantes, take a right onto 8th Ave. Parcel is located just North of Hatton on Left side street.
Legal: S 25 FT OF LT 16 AND ALL LTS 17 18 BROOKS S/D BLK 96 EAST KING TRACT OR 6533 P 941 CA 62



Virtual Tour:

Media:

Property Description

R-1A zoned residential lots in East King Tract neighborhood. 85ft of frontage on 8th Ave. This parcel is space for two new homes, townhomes, perhaps a duplex, if you're feeling frisky. With new construction popping up all over town, this could be your chance to get in on the action! Please contact me if you've ever wanted to build a home for yourself, as there are 0% down construction financing option available to you!

Agent Notes All info pulled from property appraiser website. When submitting offer, please list "seller" as PLVS VLTRA LLC. Seller is a licensed real estate agent. Closing to take place at Clear Title (22 N Tarragona St).

WATER PUBLIC WATER
SEWER PUBLIC SEWER
ZONING CITY

County Zoning:

SPECIAL SALE TYPE: N/A

Land Lease per Year:

Mtg Amt Offered:

Interest Rate:

Assignment of Interest:

Seller Terms:

1st Mort Amount:

1st Mtg Mo Pymt:

1st Mtg Incl:

Equity:

FEES INCLUDE:

Contingency Reason:

ACCEPT FINANCING:

LstOff: Voyage Real Estate LLC - OFFICE: 850-733-7444

LstAgt: JENNA N GRIFFIN - CELL: 850-505-3332

LstAgt Email: jenna@voyagegulfoast.com

Co-Off:

Co-Agt:

BuyAgt: \$1500

TrnsBrk: \$1500

NonRep: \$0

Dual/Var?: N

Bonus Amt:

Bonus Terms:

List Type: EXCLUSIVE RIGHT OF SALE

Agency Relationship: SINGLE AGENT

Sellers: PLVS VLTRA LLC

SHOWING: VACANT

Bonus Exp Date:

LtdServ: N

Sellers Ph:

Sold Price: \$70,000

Closed Date: 5/31/2021

Contract Date: 4/9/2021

Sale Factors:

DOM/CDOM: 2 / 2

DUC:

Contingency Reason:

Buyer Name: Hardgrave

Mortgage Type: CASH

SellingOff: KELLER WILLIAMS REALTY GULF COAST - OFFICE: 850-308-16...

CoSellOff:

SellAgt: THE HANSEN TEAM - CELL: 850-741-1410

CoSellAgt:

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Prepared by: CHARLES SHERRILL

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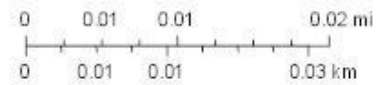
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COMP NO. 2



June 13, 2022

1:728



Override 1	ARZ	C-2	GRD-1	IC
Property Line	ARZ-1	C-2A	HC-1	M-1
Boundary	ATZ-1	C-3	HC-2	M-2
Zoning	ATZ-2	CO	HR-1	OEHC-1
<all other values>	C-1	GRD	HR-2	OEHC-2

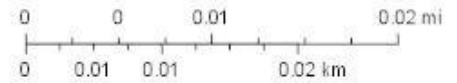
COMP NO. 2



June 13, 2022

1:505

-  Override 1
-  Property Line
-  Boundary
-  Map Grid



LAND**Agent Full - For Agent's Only. Do Not Distribute to Clients.**

MLS # 602869 **Prop Type:** RESIDENTIAL LOTS **List Price:** \$65,000
Status: Sold **Last Change:** 3/3/2022 **List Date:** 1/26/2022
Address: 1115 N B ST **Lot Size:** .14
PENSACOLA FL 32501 **Acreage:** 0.140000
County: ESCAMBIA **Price Per Acre:** \$450,000.00
Subdivision: WEST KING TRACT **Approx Sqft:**



Client Hit Ct: 9 **Water Frontage:**
Parcel # 0005009060160012 **NumLots:** 1 **Road Front Feet:** 4,575
Elem: GLOBAL LEA **Middle:** WARRINGTON **High:** PENSACOLA **Front Foot Price:**
Dir: Heading West on Hwy 90/Hwy 98, take a right onto B St. The lot will be on your left three blocks North.

Legal: S1/2 OF LT 16 ALL LT 17 BLK 12 WEST KING TRACT OR 8573 P 1272 CA 106

Virtual Tour:

Media:

Property Description

Vacant land for sale in the City of Pensacola. The lot is cleared and ready to build on with views of North Hill. Zoned R-1A. Sewer tap fee and water tap fee was paid by previous owners with gravity sewer. The survey was completed in August of 2021 by Merrill Parker Shaw and hard copies are available.

Agent Notes Agent related to seller. Seller to pay closing costs and use Boston National Title.

TYPE USE	RESIDENTIAL	WATER	TAP FEE PAID
ACCESS/SURFACE	CITY STREET	SEWER	TAP FEE PAID
IMPROVEMENTS	CLEARED		
MISCELLANEOUS	SURVEY AVAIL		

County Zoning:

SPECIAL SALE TYPE: N/A

Land Lease per Year:

Mtg Amt Offered:

Interest Rate:

Assignment of Interest: N

Seller Terms:

1st Mort Amount:

1st Mtg Mo Pymt:

1st Mtg Incl:

Equity:

FEES INCLUDE: WATER/SEWER

Contingency Reason:

ACCEPT FINANCING:

LstOff: DANLEY REALTY, INC. - OFC: 850-623-4689

LstAgt: HOLLY BAKER - CELL: 850-293-6561

LstAgt Email: bakerhomes@bellsouth.net

Co-Off:

Co-Agt:

BuyAgt: 5%

TrnsBrk: 5%

NonRep: 5%

Dual/Var?: N

Bonus Amt:

Bonus Terms:

List Type: EXCLUSIVE RIGHT OF SALE

Agency Relationship: TRANSACTION BROKER

Sellers: Ashton S Baker and Alexander J G...

SHOWING: VACANT

Bonus Exp Date:

LtdServ: N

Sellers Ph:

Sold Price: \$63,000

Closed Date: 2/18/2022

Contract Date: 1/30/2022

Sale Factors:

DOM/CDOM: 4 / 4

DUC:

Contingency Reason:

Buyer Name: Powell

Mortgage Type: CASH

SellingOff: Berkshire Hathaway HomeServices PenFed Realty - OFC: 850-...

CoSellOff:

SellAgt: ELIZABETH WILLIAMS - CELL: 850-462-8290

CoSellAgt:

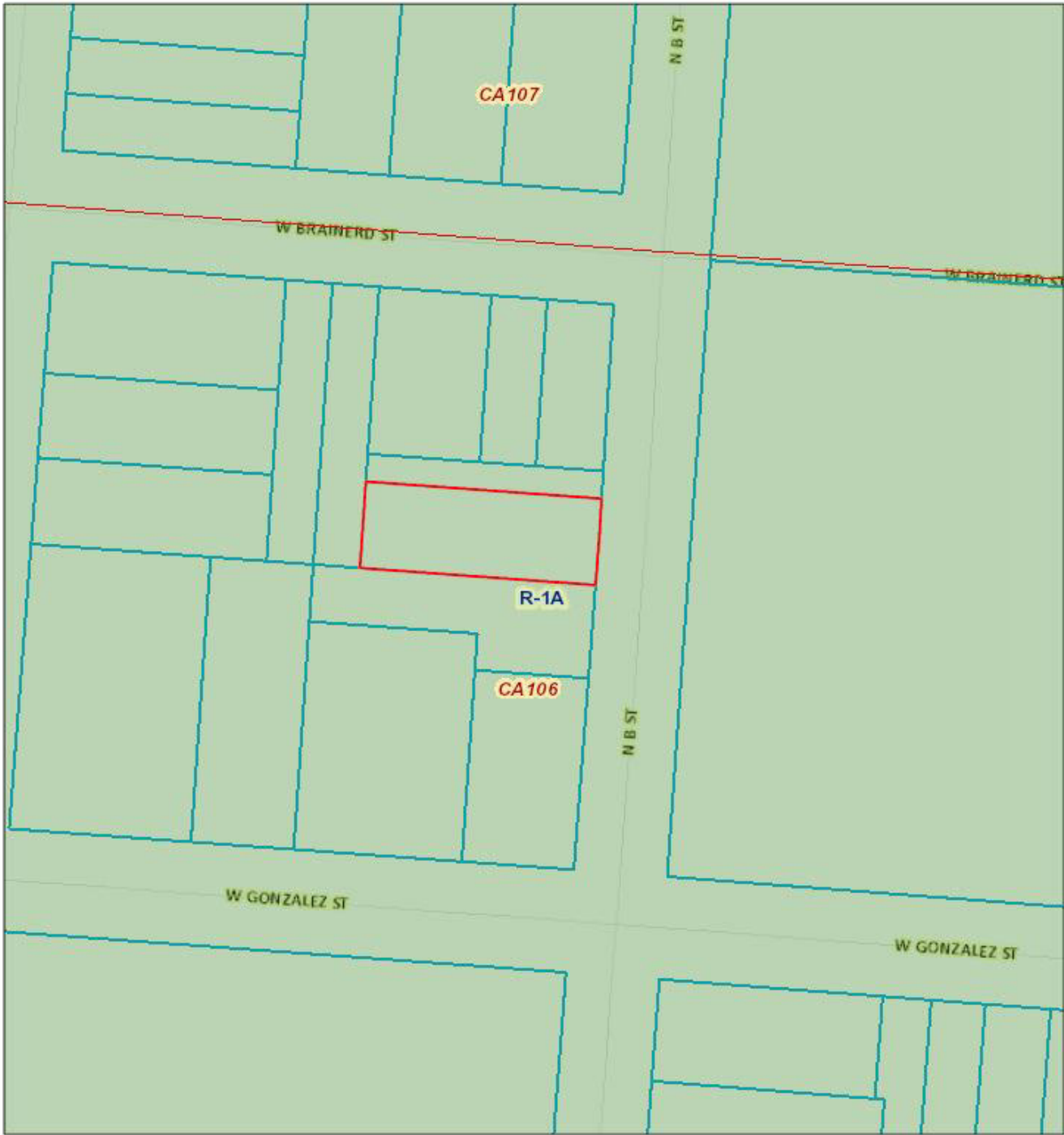
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Prepared by: CHARLES SHERRILL

Confidential: Agent Only. Do not Distribute to Client.

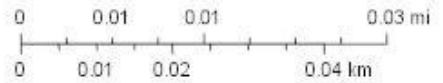
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COMP NO. 3



June 13, 2022

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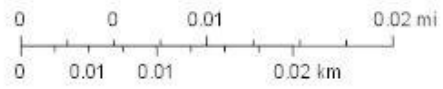
COMP NO. 3



June 13, 2022

1:505

-  Override 1
-  Property Line
-  Boundary
-  Map Grid



LAND

Agent Full - For Agent's Only. Do Not Distribute to Clients.

MLS # 591288 **Prop Type:** RESIDENTIAL LOTS **List Price:** \$233,750
Status: Active **Last Change:** 6/9/2022 **List Date:** 6/10/2021
Address: 2700 BLK DR MARTIN LUTHER KING JR ... **Lot Size:** 180x125
 PENSACOLA FL 32503 **Acreage:** 0.484000
County: ESCAMBIA **Price Per Acre:** \$486,979.17
Subdivision: NONE **Approx Sqft:**



Client Hit Ct: 15 **Water Frontage:**
Parcel # 000S009020180146 **NumLots:** **Road Front Feet:**
Elem: OJ SEMMES **Middle:** WORKMAN **High:** WASHINGTON **Front Foot Price**
Dir: Northwest corner of the intersection of Dr Martin Luther King Jr Dr. and Cross St.

Legal: Escambia County Parcel ID# 000S009020180146 Brief Legal Description LT 18 19 20 21 22 & 23 BLK 146 EAST KING TRACT OR 5353 P 904 OR 6429 P 57 CA 62

Virtual Tour:

Media:



Property Description

For sale is a prime corner lot located at the interseciton of Cross St and Dr. Martin Luther King Jr Drive. This property is well located for infill residential development; however, the R-NC zoning allows a variety of uses. Mostly cleared and level, this property can be divided into 6 residential lots based on the historical lot lines or developed for Neighborhood Commercial uses.

Agent Notes Vacant lot. Show and sell.

ACCESS/SURFACE CITY STREET

WATER PUBLIC WATER
SEWER PUBLIC SEWER
ZONING COMMERCIAL, RES MULTI, RES SINGLE

County Zoning:

SPECIAL SALE TYPE: N/A

Assignment of Interest: N

Seller Terms:

Land Lease per Year: **Mtg Amt Offered:**
1st Mort Amount: **1st Mtg Mo Pymt:**

Interest Rate:
1st Mtg Incl:

Equity:

FEES INCLUDE:

Contingency Reason:

ACCEPT FINANCING: CASH, CONVENTIONAL

LstOff: Coldwell Banker Realty - OFC: 850-432-5300
LstAgt: BEN MANGRUM - CELL: 850-341-3730
LstAgt Email: ben.mangrum@cbrealty.com
Co-Off: Coldwell Banker Commercial NRT - OFC: 850-432-5320
Co-Agt: MICHAEL MANGRUM - CELL: 850-748-2264

BuyAgt: 3.0%
TrnsBrk: 3.0%
NonRep: 0.0%
Dual/Var?: Y
Bonus Amt:
Bonus Terms:

List Type: EXCLUSIVE RIGHT OF SALE
Agency Relationship: TRANSACTION BROKER
Sellers: Fellowship Prayer Temple
SHOWING: SEE AGENT NOTES, VACANT
Bonus Exp Date:

LtdServ: N
Sellers Ph:

Sold Price: **DOM/CDOM:** 368 / 368
Closed Date: **DUC:**
Contract Date: **Contingency Reason:**
Sale Factors:

Buyer Name:
Mortgage Type:

SellingOff:
CoSellOff:

SellAgt:
CoSellAgt:

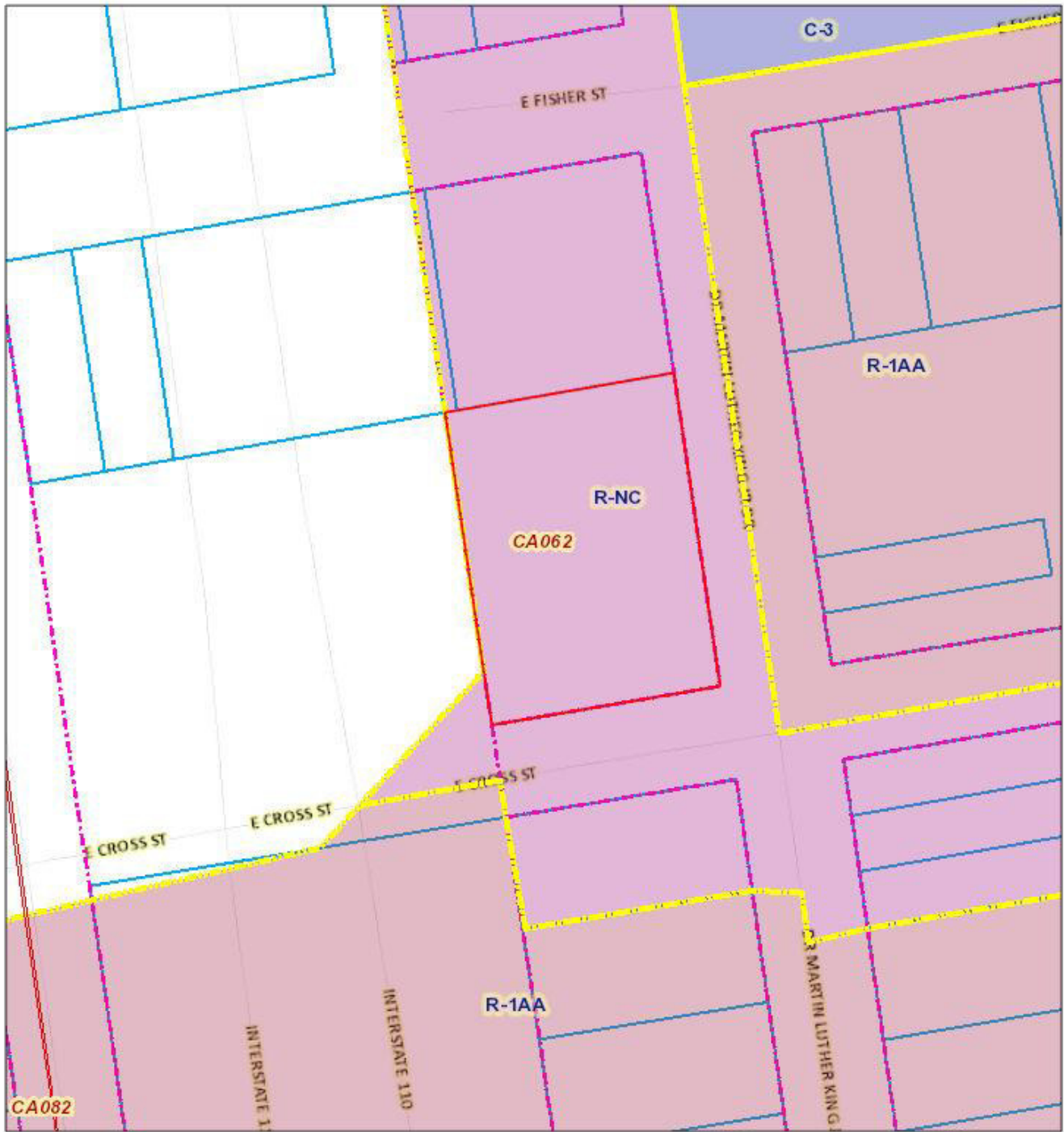
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Prepared by: CHARLES SHERRILL

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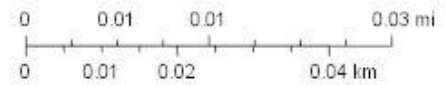
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COMP NO. 4 (SUBJECT)



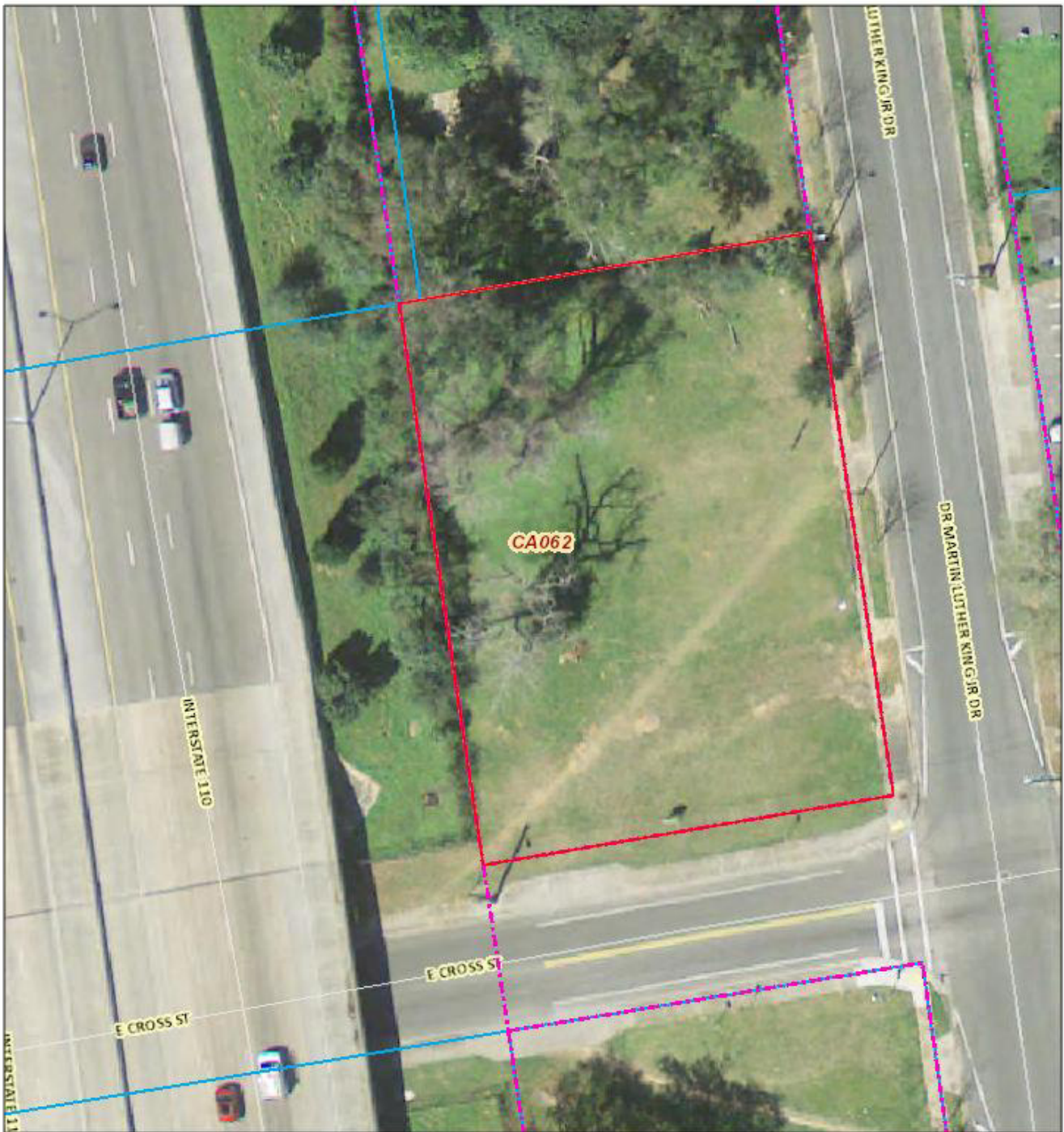
June 13, 2022

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Override 1	ARZ	C-2	GRD-1	IC
Property Line	ARZ-1	C-2A	HC-1	M-1
Right of Way	ATZ-1	C-3	HC-2	M-2
Zoning	ATZ-2	CO	HR-1	OEHC-1
<all other values>	C-1	GRD	HR-2	OEHC-2

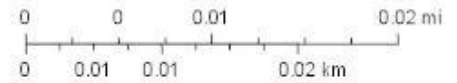
COMP NO. 4 (SUBJECT)



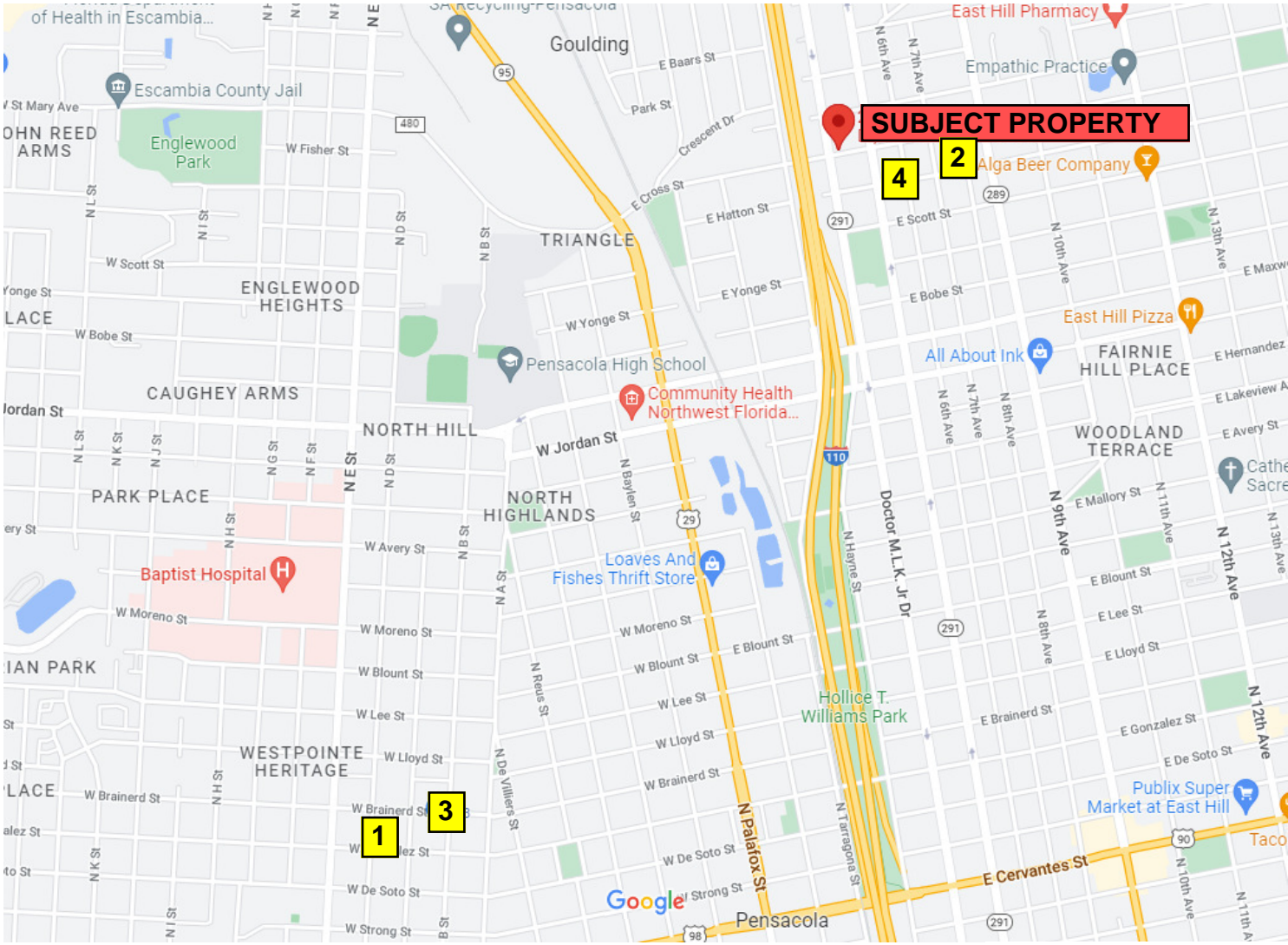
June 13, 2022

1:505

-  Override 1
-  Property Line
-  Right of Way
-  Map Grid



COMPARABLE LOCATION MAP



APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI
TITLE: President
OFFICE ADDRESS: Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, Florida 32503
EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

- Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
- Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
- Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
- Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
- Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
- Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
- Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

- Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

- Eminent Domain and Condemnation
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Analyzing Operating Expenses
- Appraising from Blueprints and Specifications
- Feasibility, Market Value, and Investment Timing
- Analyzing Distressed Real Estate
- Hotel/Motel Valuation
- Effective Appraisal Report Writing
- FHA Homebuyer Protection Plan and The Appraisal Process
- Standards of Professional Practice - Part C
- Standards of Professional Practice - Part A
- Fair Lending and the Appraiser
- Appraisal of Retail Properties
- Standards of Professional Practice - Part B
- Understanding Limited Appraisals and General Reporting Options - General
- Accrued Depreciation
- Depreciation Analysis
- Rates, Ratios, and Reasonableness
- Comprehensive Appraisal Workshop
- Real Estate Risk Analysis
- New Technologies for Real Estate Appraisers
- Fundamentals of Appraising Apartment Properties

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

USPAP Updates
 Florida Appraisal Laws and Regulations
 Appraisal of 2-4 Family and Multi-Family Properties
 Challenging Assignments for Residential Appraiser's
 Foreclosure Basics for Appraiser's
 Florida Appraiser Supervisor/Trainee Rules
 Neighborhood Analysis
 Communicating the Appraisal
 Appraisal Principles
 Sales Comparison Approach
 Income Capitalization Approach
 Cost Approach
 Real Estate, Mortgages, and Law
 Essential Elements of Disclosures and Disclaimers
 Mold, A Growing Concern
 Construction Details – from Concept to Completion
 Environmental Hazards Impact on Value

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
 Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
 Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
 Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
 Past Member, Escambia County Value Adjustment Board (2008 – 2012)
 Member, Pensacola Association of Realtors
 Member, Florida Association of Realtors
 Member, National Association of Realtors
 Member, Truist Local Advisory Board of Directors (formerly Branch Banking and Trust Company)

CIVIC ACTIVITIES:

Graduate, Leadership Pensacola (Class of 1999)
 Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
 Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
 Past Board Member, Pensacola Sports Foundation
 Past Secretary/Past Treasurer, Fiesta of Five Flags Association Board of Governors
 Past Board Member and Trustee, Pensacola Historical Society Foundation
 Past Board Member and Executive Committee Member, Pensacola State College Board of Governors
 Past Board Director & Past Executive Committee Member, Pensacola YMCA
 Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
 Past President, Booker T. Washington High School Baseball Booster Club Board of Directors

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, Manna Food Bank, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Aegon Realty Advisors Company	Florida Department of Transportation
Aetna Realty Advisors	Gulf Coast Community Bank
Bank of America	Hancock Bank
Bank of Boston	Harvesters Federal Credit Union
Bank of Pensacola	Holley-Navarre Water
Bank South N. A.	Lakeview Center
Baptist Health Care Corp.	Lasalle Realty Advisors
Barnett Banks, Inc.	Liberty Bank
BBVA Compass	Midway Water Company
Beach Community Bank	Metropolitan Life Insurance Company
Branch Banking & Trust (BB&T)	National Bank of Commerce (Alabama)
Canadian Imperial Bank of Commerce	National Asset Management Group
Catholic Church Diocese	Navy Federal Credit Union
Centennial Bank	Pen Air Federal Credit Union
CenterState Bank	Pensacola Area Chamber of Commerce
Chase Manhattan Mortgage Corp.	Pensacola Government Credit Union
Charter Bank	Pensacola Historical Society
Chicago Title Company	Pensacola State College
Citicorp Real Estate	Pensacola Preservation Board (State of Florida)
City of Fort Walton Beach	PHH Relocation and Real Estate
City of Milton	PNC Bank
City of Pensacola	Port of Pensacola
Clarity Appraisal Management	Premier Bank (Louisiana)
Coastal Bank and Trust	Presbytery of Florida
Colonial Bank of Alabama	RBC Bank
Community Bank Of Mississippi	Recoll Management Corporation Insurance Co.
Cumberland Bank (Kentucky)	Regions Bank
Dart Appraisal Management Company	Sacred Heart Hospital
Dollar Bank	Saltmarsh, Cleaveland & Gund
Dusco Property Management	Santa Rosa County
Emerald Coast Utilities Authority	ServisFirst Bank
Episcopal Church Diocese	Smart Bank
Equity Valuation Partners	SouthState Bank
Escambia County, Florida	Southern Company
Escambia County Employees' Credit Union	SunTrust Banks, Inc.
Farm Credit of Northwest Florida	Synovus Financial
Fairfield Communities, Inc.	Travellers Realty Investment Company
Federal Aviation Administration	Trustmark Bank
Federal Deposit Insurance Corporation	Tyndall Federal Credit Union
First Alabama Bank	United Bank (Alabama)
First American Bank	Valuation Management Group
First City Bank of Fort Walton Beach	Vanguard Bank & Trust Company
First Coast Community Bank	Various Estates, Attorney's, Accountants, Insurance
First National Bank of Commerce (Louisiana)	Companies, Churches, & Property Owners
First National Bank of Florida	Wachovia Corporation
First National Bank of Georgia	Waterfront Rescue Mission
First Navy Bank	Wells Fargo Bank
Fisher Brown Insurance Company (Cost Analysis)	Whitney National Bank
Ford Motor Company	WSRE Television

Source: Escambia County Property Appraiser

[Restore Full Version](#)

<p>General Information</p> <p>Parcel ID: 000S009020180146</p> <p>Account: 134477000</p> <p>Owners: FELLOWSHIP PRAYER TEMPLE INC</p> <p>Mail: 2710 DR MARTIN L KING JR DR PENSACOLA, FL 32503</p> <p>Situs: 2700 BLK DR MARTIN LUTHER KING JR 32503</p> <p>Use Code: VACANT RESIDENTIAL</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> <tr> <td>2020</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> <tr> <td>2019</td> <td>\$38,250</td> <td>\$0</td> <td>\$38,250</td> <td>\$38,250</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$38,250	\$0	\$38,250	\$38,250	2020	\$38,250	\$0	\$38,250	\$38,250	2019	\$38,250	\$0	\$38,250	\$38,250
Year	Land	Imprv	Total	<u>Cap Val</u>																	
2021	\$38,250	\$0	\$38,250	\$38,250																	
2020	\$38,250	\$0	\$38,250	\$38,250																	
2019	\$38,250	\$0	\$38,250	\$38,250																	

Sales Data [MLS Listing #591288](#)

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/19/2009	6429	57	\$35,000	WD	
12/23/2008	6411	211	\$6,643	WD	
01/28/2008	6283	145	\$100	CJ	
02/2004	5353	904	\$45,000	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2021 Certified Roll Exemptions

RELIGIOUS

Legal Description

LT 18 19 20 21 22 & 23 BLK 146 EAST KING TRACT OR 5353 P 904 OR 6429 P 57 CA 62

Extra Features

None

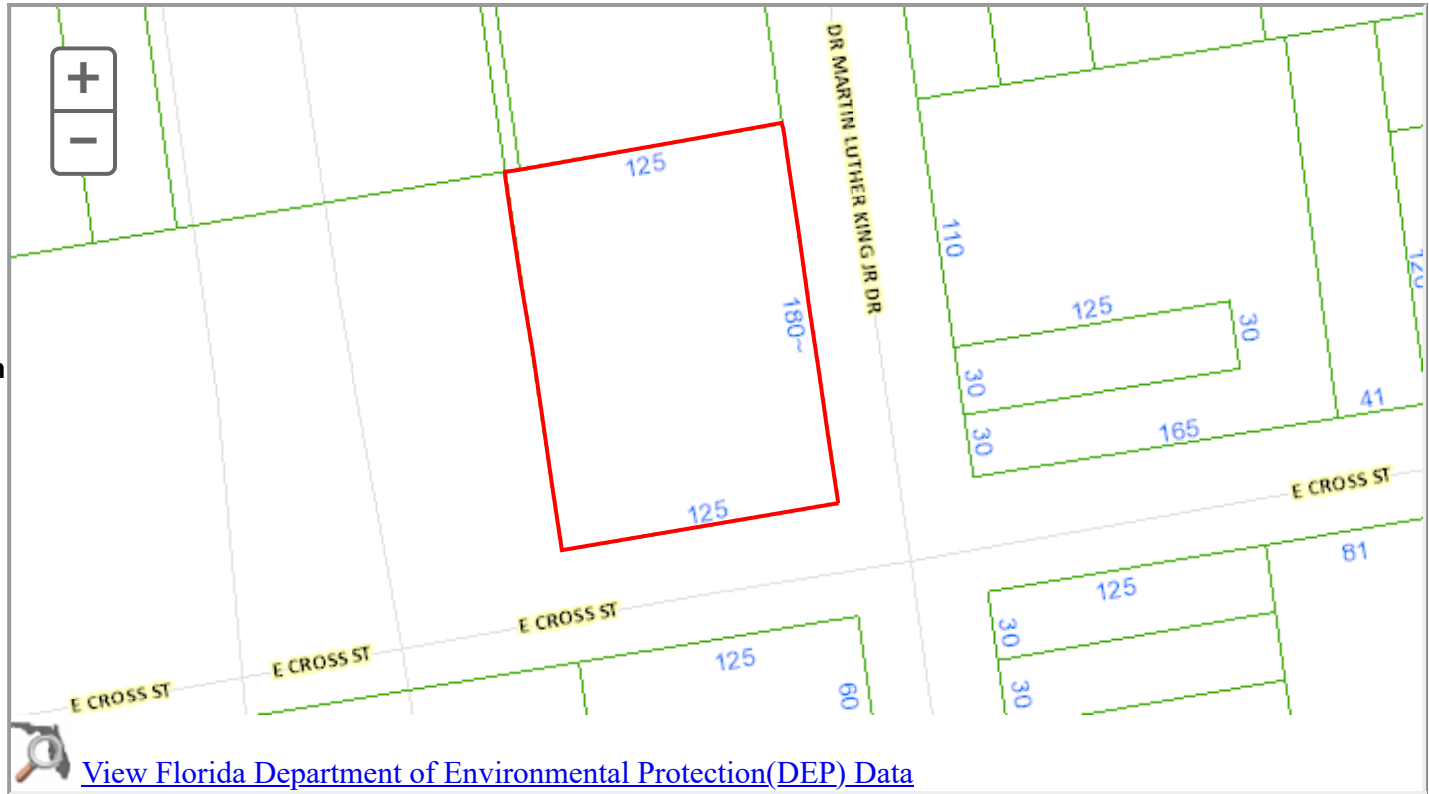
<p>Parcel Information</p> <p>Section Map Id: CA062</p>	<p>Launch Interactive Map</p>
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**Approx.
Acreage:**
0.4843

Zoned:
R-NC

**Evacuation
& Flood
Information**

[Open
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings
Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Memorandum

File #: 22-00709

Community Redevelopment Agency 7/18/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

AMENDMENT NO. 3 TO CONTRACT WITH SCAPE LANDSCAPE ARCHITECTURE, DPC FOR DESIGN ASSISTANCE SERVICES

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve Amendment No. 3 to the contract with SCAPE Landscape Architecture, DPC for design assistance services for the Hashtag and Bruce Beach Waterfront Connector Project. Further, that the CRA accept the scrivener’s error in the board memo approving Amendment No. 2 of the contract, adjusting the total funding authorized by Amendment No. 2 to an amount, not to exceed \$196,000. Finally, that the CRA authorize the CRA Chairperson to take all actions necessary to execute the contract amendment.

SUMMARY:

On October 5, 2020, the Community Redevelopment Agency (CRA) approved a contract with SCAPE Landscape Architecture to assist with design consistency and community engagement services for the Hashtag and Bruce Beach waterfront connector projects.

Amendment No. 3 of the contract with SCAPE is recommended to extend the firm’s participation on the Bruce Beach Phase 2 project through 100% design completion and during CRA meetings at 60% and 90% milestones.

In addition, a scrivener’s error has been identified in the funding section of the board memo approving Amendment No. 2 of the contract on September 20, 2021. Although the board’s action authorized the full scope of work shown in the proposal, the funding section of the memo reflected an error in the full amount of the contract, as amended. The full scope of work authorized by approval of Amendment No. 2 equates to an amount not to exceed \$196,000, as opposed to the \$188,000 figure shown on the September 20, 2021 memo. The CRA is asked to accept the scrivener’s error pertaining to the funding amount.

PRIOR ACTION:

October 5, 2020 - The CRA approved a contract for design services with SCAPE Landscape Architecture DPC in an amount not to exceed \$75,000.

July 12, 2021 - The CRA approved an amendment to the contract with SCAPE expanding the scope of services and increasing the contract amount by \$75,000 for a total contract amount not to exceed \$150,000.

September 20, 2021 - The CRA approved Amendment No. 2 to the contract with SCAPE to extend their participation on the project to provide consistency review through 90% design completion, including an additional public engagement meeting.

FUNDING:

Budget: Not to exceed \$202,500

Actual: Not to exceed \$202,500

FINANCIAL IMPACT:

Approval of Amendment No. 3 will add \$6,500 and acceptance the Amendment No. 2 scrivener's error will add \$8,000, for a total contract amount of \$202,500.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/8/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
[Click or tap here to enter text.](#)

ATTACHMENTS:

- 1) Amendment No. 3 - SCAPE Contract for Design Services
- 2) Amendment No. 3 - Proposal (Exhibit A)

PRESENTATION: No

**CONTRACT BETWEEN CITY OF PENSACOLA COMMUNITY REDEVELOPMENT
AGENCY AND SCAPE LANDSCAPE ARCHITECTURE DPC**

AMENDMENT NO. 3

THIS AMENDMENT NO. 3 TO THE Contract Between City of Pensacola Community Redevelopment Agency and SCAPE Landscape Architecture DPC ("Amendment No. 3") made and entered into this _____ day of ____ 2022, by and between the City of Pensacola Community Redevelopment Agency, hereinafter referred to as "CRA" and SCAPE Landscape Architecture DPC, hereinafter referred to as "Contractor"

WITNESSETH:

WHEREAS, the CRA and the Contractor entered into the Contract Between City of Pensacola Community Redevelopment Agency and SCAPE Landscape Architecture DPC dated November 17, 2020 ("Original Contract") to provide Consistency Review Services for the Hashtag and Bruce Beach Waterfront Connectivity Projects ("Original Services"); and

WHEREAS, the parties now desire to amend the Original Contract to provide for Additional Services as defined below;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is agreed that the Original Contract shall be hereby amended as follows:

1. The term of the Original Contract shall be extended to December 31, 2024.
2. The Contractor shall perform all work and additional services described in and in accordance with the Proposal for Additional Services ("Additional Services"), attached hereto as Exhibit A. Those Additional Services shall be performed in accordance with Section 2 of the Original Contract.
3. Payment for the Additional Services will be in accordance with the fee schedule and payment terms described in Exhibit A. All other provisions of Section 4 of the Original Contract shall apply.
4. The Contractor shall commence and complete all Additional Services in accordance with the schedule contained in Exhibit A.
5. In compliance with the provisions of F.S. 448.095, the parties to this Amendment No. 2 and any subcontractors engaged in the performance of this contract hereby certify that they have registered with and shall use the E-Verify system of the United States Department of Homeland Security to verify the work authorization status of all newly hired employees, within the meaning of the statute.

6. All other terms and conditions of the Original Contract not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 3 to the Contract between City of Pensacola Community Redevelopment Agency and SCAPE Landscape Architecture DPC on the date first above written.

CONTRACTOR

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA, FLORIDA**

SCAPE Landscape Architecture DPC
(Contractor's Name)

Chairperson, Teniade Broughton

By _____
President

City Clerk, Ericka L. Burnett

(Printed President's Name)

Approved As To Substance:

Attest _____
Corporate Secretary

CRA Manager

Legal in form and valid as drawn:

(CORPORATE SEAL)

City Attorney

EXHIBIT A

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

T 212 462 2628 SCAPESTUDIO.COM

PROPOSAL FOR ADDITIONAL SERVICES

Design Consistency Review Services for Bruce Beach

June 24, 2022

Helen Gibson

Community Development Agency of the City of Pensacola
222 W Main St.
Pensacola, FL 32502

As requested in the email received from Victoria D'Angelo on 6/13/2022, SCAPE is pleased to submit the following request for additional services. This document outlines our additional scope and fee to develop the following services:

BRUCE BEACH

- Participation in CRA meeting at the completion of 60% design
- Participation in CRA meeting at the completion of 90% design
- Design consistency review services between 90% and 100% construction documents and support in the bidding process

SCAPE assumes our work will commence on 8/1/2022 and will run concurrently with the HDR design schedule. We assume a 3-week schedule for the review services between 90% and 100%.

Based on the conversations with CRA, SCAPE proposed the scope of services and fee outlined in the following pages.

SCOPE OF SERVICES

CRA MEETINGS: SCAPE will prepare for and participate in CRA meetings to assist in the presentation of design development and the evaluation of the design’s consistency with the framework plan and catalytic project vision. SCAPE will provide input on the justification of any changes from the framework plan due to site constraints or other considerations. SCAPE assumes participation in the CRA meetings will be done remotely over Zoom.

DESIGN CONSISTENCY REVIEW FROM 90% TO 100% DESIGN DOCUMENTS:

SCAPE will review construction documents provided by HDR and provided written comments. As relevant, SCAPE will provide detail sketches to assist in the communication and illustration of SCAPE design vision and intent to HDR and CRA teams. We assume up to one (1) meeting with HDR during this phase to discuss the comments and review any clarification questions.

FEES FOR PROFESSIONAL SERVICES

Project Task	Duration	Fee	Payment Term
Design consistency review services from 90% to 100%	3 weeks	\$4,000	Fixed Fee
Preparation and participation in CRA meetings at 60% and 90% milestones	Two (2) meetings	\$2,500	Fixed Fee
TOTAL FEE FOR PROFESSIONAL SERVICES		\$6,500	

PAYMENT TERMS:

Fixed Fee: Fixed fee phases shall be invoiced monthly based on the percentage of work completed within the billing period.

Reimbursable Expenses (estimate): Project expenses include travel expenses for one in-person public meeting. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. SCAPE will add a 10% mark-up on all reimbursable project expenses.

HOURLY BILLING RATES

Services outlined under the Scope of Services are based on our hourly billing rates. Any Additional Services shall be provided on an hourly basis computed with the same rates, as follows:

Founder	\$300/Hour
Principal	\$250/Hour
Director	\$200/Hour
Senior Associate	\$180/Hour
Associate	\$140/Hour
Senior Designer	\$120/Hour
Designer	\$100/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Services outlined under the Scope of Services shall be provided per the Fees and Terms in the Agreement for Professional Services.

SIGNATURE PAGE

SCAPE requires a signed proposal, a Notice-to-Proceed to start work. Upon acceptance of this proposal, this scope for additional services will be under the already existing terms and agreement between SCAPE and the Client team.

Landscape Architect

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Helen Gibson / Community
Redevelopment Agency of the City of
Pensacola



By: Alexis Landes
Title: Managing Principal
Date: 6/24/2022

By: _____
Title _____
Date: _____



Memorandum

File #: 22-00734

Community Redevelopment Agency

7/18/2022

PRESENTATION ITEM

FROM: Teniade Broughton, Chairperson

SUBJECT:

PROPOSED FY 2023 CRA BUDGET PRESENTATION

REQUEST:

That the Community Redevelopment Agency (CRA) receive a presentation on the proposed Fiscal Year 2023 CRA Budget.

SUMMARY:

The City of Pensacola’s Fiscal Year 2023 Annual Budget includes budgets for each of the City’s three (3) Tax Incremental Financing (TIF) districts, which include the Urban Core TIF, the Eastside TIF and the Westside TIF. Budgets associated with the administration of these districts comprise the CRA budget.

TIF funds are generated through the incremental growth of taxable property values within the respective district boundaries compared to the year the TIF fund was established or reset, otherwise known as the “base year”. In accordance with Chapter 163, Part III, Florida Statutes, activities undertaken with TIF funds must be contained within the respective district’s adopted community redevelopment plan. The Community Redevelopment Agency (CRA) considers projects and activities for implementation on an annual basis through the review and approval of the annual CRA Work Plan Budget. The CRA Work Plan for Fiscal Year 2023 will be presented to the CRA, along with the final budget at the August 2022 meeting. Activities contained with the proposed work plan are reflected in the proposed FY 2023 CRA budget.

A presentation on the proposed FY 2023 CRA budget will be provided by the City of Pensacola’s Finance Director, Amy Lovoy.

PRIOR ACTION:

None

STAFF CONTACT:

Kerrith Fiddler, City Administrator
David Forte - Deputy City Administrator

Sherry Morris - Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, Assistant CRA Manager
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) CRA FY 2023 Budget Presentation

PRESENTATION: Yes

Community Redevelopment Agency (CRA)

**FY 2023 Budget Presentation
July 18, 2022**

URBAN CORE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2014	3,787,966.47	-0.01%	349,610,292	3.13%
2015	4,075,806.24	7.60%	375,281,442	7.34%
2016	4,427,770.79	8.64%	408,078,328	8.74%
2017	4,794,186.67	8.28%	443,582,162	8.70%
2018	5,260,081.18	9.72%	486,791,518	9.74%
2019	5,898,476.18	12.14%	545,035,362	11.96%
2020	6,837,207.36	15.91%	623,187,299	14.34%
2021	7,508,830.58	9.82%	683,578,510	9.69%
2022	8,083,602.75	7.65%	736,057,251	7.68%
2023 *	9,101,500.00	12.59%	829,743,658	12.73%

* Based on July 1st Estimates from Property Appraiser

URBAN CORE TIF & CRA REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	FY 2022 BEGINNING BUDGET	FY 2023 PROPOSED BUDGET
	<u> </u>	<u> </u>
APPROPRIATED FUND BALANCE	\$ -	-
REVENUES:		
Revenue (City, County, DIB)	8,083,800	9,101,500
Other Revenues	<u>16,000</u>	<u>16,000</u>
TOTAL REVENUES	<u>8,099,800</u>	<u>9,117,500</u>
TOTAL REVENUES AND FUND BALANCE	<u>8,099,800</u>	<u>9,117,500</u>

URBAN CORE TIF & CRA EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	FY 2022 BEGINNING BUDGET	FY 2023 PROPOSED BUDGET
	<hr/>	<hr/>
TOTAL EXPENDITURES		
2017 Urban Core Redevelopment Revenue Bond (Thru 2028)	314,800	311,500
2019 Urban Core Redevelopment Revenue Bond (Thru 2043)	3,784,700	3,742,200
ECUA/WWTP Payment (Thru 2027)	1,300,000	1,300,000
CRA Personal Services & Operating	622,800	725,300
TIF Payment to DIB	357,600	404,700
Landscape Maintenance	396,800	586,500
Allocated Overhead	142,000	232,500
Community Policing	100,000	100,000
Residential Property Improvement	140,000	140,000
Redidential Resiliency Program	-	45,000
Affordable Housing & Redevelopment	391,100	861,700
Commercial Façade Program	50,000	50,000
Parks & Public Spaces	50,000	50,000
Sidewalk Repairs	300,000	300,000
Devilliers Streetscape Reconstruction	-	268,100
Complete Streets	150,000	-
TOTAL EXPENDITURES	<u>\$ 8,099,800</u>	<u>\$ 9,117,500</u>

EASTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2014	67,008.83	-1.38%	6,467,597	1.87%
2015	79,721.27	18.97%	7,694,583	18.97%
2016	90,192.02	13.13%	8,705,205	13.13%
2017	104,409.72	15.76%	10,077,478	15.76%
2018	120,496.38	15.41%	11,630,139	15.41%
2019	159,236.82	32.15%	15,369,311	32.15%
2020	207,996.60	30.62%	19,500,265	26.88%
2021	238,104.00	14.47%	22,627,377	16.04%
2022	294,629.00	23.74%	28,437,174	25.68%
2023 *	377,100.00	27.99%	36,387,908	27.96%

* Based on July 1st Estimates from Property Appraiser

EASTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	FY 2022 BEGINNING BUDGET	FY 2023 PROPOSED BUDGET
	<u> </u>	<u> </u>
APPROPRIATED FUND BALANCE	\$ -	-
REVENUES:		
TIF Revenue (City & County)	<u>294,700</u>	<u>377,100</u>
TOTAL REVENUES	<u>294,700</u>	<u>377,100</u>
 TOTAL REVENUES AND FUND BALANCE	 <u><u>294,700</u></u>	 <u><u>377,100</u></u>

EASTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	FY 2022 BEGINNING BUDGET	FY 2023 PROPOSED BUDGET
	<hr/>	<hr/>
TOTAL EXPENDITURES		
2017 Eastside Redevelopment Revenue Bond (Thru 2037)	89,500	89,800
CRA Personal Services & Operating	81,800	93,400
Allocated Overhead	14,500	8,200
Affordable Housing & Redevelopment	78,900	155,700
Complete Streets	15,000	15,000
Interest Expense (Thru 2046)	15,000	15,000
TOTAL EXPENDITURES	<hr/> <hr/> 294,700	<hr/> <hr/> 377,100

WESTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2014	(205,871.06)	-8.48%	(19,870,381)	-12.05%
2015 **	67,468.84	132.77%	6,511,996	132.77%
2016	92,274.47	36.77%	8,906,200	36.77%
2017	194,901.85	111.22%	18,811,649	111.22%
2018	307,042.12	57.54%	29,635,268	57.54%
2019	432,179.67	40.76%	41,713,266	40.76%
2020	636,518.53	47.28%	61,435,861	47.28%
2021	813,589.39	27.82%	78,526,489	27.82%
2022	1,202,192.24	47.76%	116,033,882	47.76%
2023 *	1,602,200.00	33.27%	154,629,361	33.26%

* Based on July 1st Estimates from Property Appraiser

** Base Year Reset

WESTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	FY 2022 BEGINNING BUDGET	FY 2023 PROPOSED BUDGET
REVENUES:		
TIF Revenue (City & County)	1,202,300	1,602,200
TOTAL REVENUES	<u>1,202,300</u>	<u>1,602,200</u>

WESTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2023 Proposed Budget

	<u>BUDGET</u>	<u>BUDGET</u>
TOTAL EXPENDITURES		
2017 Westside Redevelopment Revenue Bond (Thru 2037)	279,000	279,500
CRA Personal Services & Operating*	105,600	144,700
Allocated Overhead	8,300	4,800
Complete Streets	300,000	335,000
Affordable Housing & Redevelopment	399,400	613,200
Residential Property Improvement	70,000	140,000
Residential Resiliency Program	-	45,000
Façade Grants	40,000	40,000
TOTAL EXPENDITURES	<u>1,202,300</u>	<u>1,602,200</u>

Questions?