



Memorandum

File #: 17-00038

Community Redevelopment Agency

2/6/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

Appropriation of Funds - General Daniel "Chappie" James Jr. Museum & Youth Flight Academy Project

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve up to \$440,000 mainly for the development of additional parking for the General Daniel "Chappie" James Jr. Museum & Flight Academy Project and authorize any remaining balance to be transferred back to the City's General Fund for Affordable Housing Initiatives. Also, that the CRA approve a supplemental budget resolution reallocating the \$440,000 from Principal Payment to Capital Outlay.

SUMMARY:

The General Daniel "Chappie" James, Jr. Project is a public and private partnership project in the Eastside Redevelopment Area. Project activities include retrofitting the Historic General Daniel "Chappie" James, Jr. Park as a model Low Impact Development (LID) site to accommodate a museum and youth flight academy. This city-owned site is the historic home of America's first African American Four Star General, Daniel "Chappie" James, Jr. located on Martin Luther King Jr. Boulevard. The residence which is listed on the National Register of Historic Places, was constructed in 1909 by Chappie James' father, Daniel James, Sr.

The museum will be established and operated by the Chappie James Museum of Pensacola, Inc. - a not for profit organization. Science, Technology, Engineering and Mathematics (STEM) tutoring and youth flight academy workshops will be provided by the Chappie James Youth Flight Academy organization to help prepare community youth for potential careers in the field of aviation. The constructed civil features will be showcased to increase the public's awareness of how the application of low-impact Best Management Practices (BMP's) can contribute to stormwater mitigation on small sites.

The Chappie James Project was identified as the priority project for the Eastside Redevelopment Area by the Eastside Redevelopment Board in 2014. The Eastside Redevelopment Plan was amended in 2014 to add this Project and funding was approved beginning in the 2014 Eastside budget.

The CRA awarded a contract for construction of the General Daniel "Chappie" James Jr. Museum & Flight Academy Project on September 12, 2016. Additionally, at that meeting the CRA approved a loan from the City's Insurance Retention Fund of up to \$500,000 for an eight (8) year term, at an interest rate of three percent (3%) to the Eastside Tax Increment Financing District to be repaid from future Eastside Tax Increment Financing (TIF) Revenues.

When the sale of the CRA-owned property at 16 South Palafox Street was finalized, the CRA Fund received \$460,002 and the General Fund received \$440,000 which was appropriated for Affordable Housing Initiatives. However at the January 12, 2017 City Council meeting, City Council adopted a supplemental budget resolution transferring the General Fund portion of the proceeds to the principal payment in the Eastside TIF District Fund.

Given that the General Daniel “Chappie” James, Jr. Museum and Flight Academy Project will not only benefit the Eastside, but the City as a whole, it is appropriate that the City place the General Fund portion (\$440,000) generated from the sale of this property to be used mainly for the development of additional parking in support of the historical preservation and cultural tourism of the General Daniel “Chappie” James, Jr. Museum and Flight Academy Project. Upon completion of the project, any funds remaining from the \$440,000 would be returned to the City’s General fund to be used for Affordable Housing Initiatives. The existing loan of up to \$500,000 would remain and would be repaid from future Eastside Tax Increment Financing (TIF) Revenues as previously approved by CRA.

PRIOR ACTION:

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

October 27, 2005 - City Council amended, readopted and reapproved the Urban Infill & Redevelopment Plan incorporating therein the Eastside Neighborhood Plan.

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the “Chappie” James Project program element.

September 12, 2016 - CRA Board awarded a contract for construction of the General Daniel “Chappie” James Jr. Museum & Flight Academy Project as well as approved a loan from the City’s Insurance Retention Fund of up to \$500,000 to be repaid from future Eastside Tax Increment Financing Revenues.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City’s General Fund to the Community Redevelopment Agency’s (CRA’s) Eastside Tax Increment Financing District, specifically for the General Daniel “Chappie” James Jr. Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City’s General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

FUNDING:

Budget: \$0

Actual: \$440,000

FINANCIAL IMPACT:

Increase of up to \$440,000 for use for the General Daniel “Chappie” James Jr. Museum and Flight Academy will provide funding to be used mainly for the additional parking at the General Daniel “Chappie” James Jr. Museum and Flight Academy. Any remaining balance would be returned to the City’s General Fund to be used for Affordable Housing Initiatives.

CITY ATTORNEY REVIEW: Yes

1/25/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Map of Sites For Parking - General “Chappie” James, Jr. Museum & Flight Academy
- 2) Supplemental Budget Resolution
- 3) Supplemental Budget Explanation

PRESENTATION: No