



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00017

Community Redevelopment Agency 1/13/2020

ACTION ITEM

SPONSOR: Jared Moore, Chairperson

SUBJECT:

AMENDMENT OF PHASE II PROJECT SCOPE - GENERAL DANIEL "CHAPPIE" JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve amendment of the General Daniel "Chappie" James, Jr. Museum and Flight Academy Phase II Project Scope.

SUMMARY:

Funding for the General Daniel "Chappie" James, Jr. Museum and Flight Academy Project has been a priority project of the CRA for the Eastside Redevelopment Area. The historic home site of America's first African American Four Star General, Daniel "Chappie" James, Jr. is located on Dr. Martin Luther King Jr. Boulevard and listed on the National Register of Historic Place. The museum is 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 are provided at the site by the Chappie James Youth Flight Academy organization to help prepare community youth for potential careers in the field of aviation.

Phase II of the approved project included development of a free standing surface parking lot one block away to address periodic overflow parking needs at the Chappie James site. Recently, however, the shared use of nearby existing parking lots was identified as a more appropriate alternative to constructing an additional surface parking lot in the neighborhood.

In lieu of the parking lot, the Museum and Flight Academy boards have requested that Phase 2 of the project be amended to include construction of an outdoor classroom to expand available space for the two programs. The groups have also requested additional site and right of way improvements, should remaining funds be sufficient, including one or more of the following: fencing at the site and sidewalk repair and street lighting along E. Moreno Street.

Staff recommends the CRA approve amendment of the project scope to substitute these improvements for construction of the stand-alone parking lot, to the extent remaining project funding will allow. It is understood that the remaining funds may not be sufficient to complete all identified items.

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 approved a supplemental budget resolution transferring \$440,000 from the CRA’s proceeds of the sale of 16 S. Palafox Street to the City’s General Fund.

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.

February 6, 2017 - CRA adopted a funding resolution to approve bond financing for the project, including the parking lot construction.

February 9, 2017 - City Council adopted a funding resolution to approve bond financing for the project, including the parking lot construction.

FUNDING:

Budget: \$ 436,969

Actual: \$ 436,969

FINANCIAL IMPACT:

Funding in the amount of \$436,969 for the “Chappie” James Jr. Museum and Flight Academy project is available in the CRA Series 2017 Project Fund, carried forward on supplemental Budget Resolution No. 2019-70.

CITY ATTORNEY REVIEW: Yes

12/23/2019

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Map of MFC Parking - General Chappie James, Jr. Museum & Flight Academy
- 2) Map of MCDC Parking - General Chappie James, Jr. Museum & Flight Academy

PRESENTATION: No