



Memorandum

File #: 20-00359

Eastside Redevelopment Board

7/8/2020

ACTION ITEM

SPONSOR: Jeannie Rhoden, ERB Chairperson

SUBJECT:

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

RECOMMENDATION:

That the Eastside Redevelopment Board (ERB) recommend 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 Places. 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.

The approved project included development of a free standing surface parking lot one block away to address overflow needs at the project 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 for Chappie James overflow parking use.

At the request of the Museum and Flight Academy boards, the CRA approved using the remaining project funds to construct an outdoor classroom to meet the additional space needs of the Flight Academy, in lieu of the overflow parking lot. However, it has been determined that an outdoor facility will not be best to accommodate the sensitive electronic equipment used in the Flight Academy programs.

As an alternative to the outdoor classroom, the Flight Academy Board requests that the adjacent property to the north of the existing facility be acquired and renovated for Academy use. The current property owner is amenable to sale of the property for the purpose of housing the Flight Academy's programs.

Staff recommends that the ERB recommend the CRA approve amendment of the Phase II project scope to substitute acquisition and renovation of the property at 1610 Dr. Martin Luther King, Jr. Drive for construction of the outdoor classroom.

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.

January 13, 2020 - CRA approved amendment of the Phase 2 project scope to substitute the parking lot component with additional classroom space.

FUNDING:

Budget: \$436,969

Actual: \$436,969

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

1) Map of Property - 1610 Dr. MLK, Jr. Drive

PRESENTATION: No