



City of Pensacola

Westside Redevelopment Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

December 5, 2023, 3:30 PM

Hagler-Mason, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

DETERMINATION OF QUORUM

ELECTION OF OFFICERS

APPROVAL OF MINUTES

1. 23-1047 WRB MEETING MINUTES - 9/26/2023

Attachments: WRB MEETING MINUTES - 9/26/2023

OLD BUSINESS

NEW BUSINESS

REPORTS AND ANNOUNCEMENTS

2. 23-1043 PROJECT UPDATES

*Attachments: WRB Project List - December 2023
Westside Programs Report - December 2023*

BOARD MEMBER COMMENTS

OPEN FORUM

ADJOURNMENT

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance. The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-1047

Westside Redevelopment Board

12/5/2023

ACTION ITEM

SUBJECT:

WRB MEETING MINUTES - 9/26/2023

ATTACHMENTS:

1. WRB MEETING MINUTES - 9/26/2023



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

Meeting Minutes

September 26, 2023,

3:30PM

Hagler Mason Room

The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Davis at 3:30 P.M.

CALL TO ORDER

WRB MEMBERS PRESENT: James Gulley, Lamar Brown, C. Marcel Davis, Jennifer Brahier, Michelle Press, Karl Schwelm

WRB MEMBERS ABSENT: Doug Baldwin Sr.

APPROVAL OF MINUTES

1. [23-00733 WRB MEETING MINUTES - 6/27/2023](#)

A motion was made by Karl Schwelm, seconded by Michelle Press.

Board Member Gulley asked for corrections of the minutes and stated that 1301 W. Government St. was not a ECUA property but a United Way property.

The motion carried by the following vote:

Yes: 6 Larmer Brown, James Gulley, Jennifer Brahier, Marcel Davis, Michelle Press, Karl Schwelm

No: 0

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS & ANNOUNCEMENTS**2. 23-00704 PROJECT UPDATES**

CRA Division Manager Victoria D'Angelo gave an overview of the item. CRA Program Manager Hilary Halford spoke to the item and staff answered questions accordingly.

BOARD MEMBER COMMENTS

Board Member Gulley spoke about Palmilla apartments and the 3-storey apartments on A St. Board Members Press and Brahier discussed blighted houses in the Westside District. Staff responded accordingly to questions.

OPEN FORUM

None.

ADJOURNMENT
4:31P.M

APPROVED _____



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-1043

Westside Redevelopment Board

12/5/2023

DISCUSSION

SUBJECT:

Project Updates

ATTACHMENTS:

1. WRB Project List - December 2023
2. Westside Programs Report - December 2023

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
West Main Street Corridor Management	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2028	UCRB & WRB included this project in their recommended project lists.	Planning/Pre-Design	Caitlin Cerame, Transportation Planner	CPH Inc. was selected as the consultant for design. Staff is currently finalizing FDOT-LAP (Local Agency Program) requirements and negotiating the contract.
Jackson Street Transportation Improvements	Transportation improvements along Jackson Street to the City limit line to A Street. Improvements to be determined based on transportation master plan recommendations. Project to be performed in partnership with Escambia County.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	The final Reimagine Jackson Street Transportation Plan was approved by the CRA in August. https://www.cityofpensacola.com/3472/Reimagine-Jackson-Street . Funding is being sought to support implementation of the project.

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Connectivity to Legion Field / Global Learning: L Street (Priority 1)	L Street from Cervantes to Gregory St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, bicycle wayfinding signage, street trees/landscape, crosswalks and on-street parking (one side) from Cervantes Street to Gregory Street.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	CPH, Inc. was selected as the consultant. Staff is currently finalizing FDOT-LAP (Local Agency Program) requirements and negotiating the contract for design.
Connectivity to Legion Field / Global Learning: Gregory Street (Priority 2)	Gregory Street from Pace Blvd to I St. Construction of streetscape and corridor improvements, which may include buffered wide sidewalk, lighting, bicycle wayfinding signage, crosswalks and street trees/landscape.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	See above
Connectivity to Legion Field / Global Learning: Wright Street (Priority 3)	Wright Street from Pace Blvd to P St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, crosswalks and street trees/landscape .	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	See above

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Pace Boulevard Corridor Improvements	Corridor management of Pace Boulevard from U.S. 29 to the waterfront. Interim need to provide safety improvements along Pace Boulevard, particularly at Jackson and Wright Streets, to complete Connectivity to Legion Field / Global Learning project. Project to be managed by the Florida- Alabama Transportation Planning Organization and the Florida Department of Transportation.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	Corridor management plan listed as priority #3 on FL-AL TPO priority list and funded in FY 2025.
Cervantes Street Road Diet and Short Term Safety Improvements	Corridor improvements, including safety improvements and potential lane reduction, to West Cervantes from A Street to Dominquez St. Project managed by the Florida Department of Transportation.	Thru FY2028	WRB included this project in its recommended project list.	ST Improvements: Complete; LT Improvements: Planning	Caitlin Cerame, Transportation Planner	Safety improvements have been completed by FDOT.

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Garden Street Landscape Beautification Improvements	Landscape improvements within the Garden Street corridor. Targeted from "A" Street to "C" Street with actual boundaries determined based on cost.	Thru FY2024	WRB included this project in its recommended project list.	Planning	Brad Hinote; City Engineer	-
"A" Streetscape Revitalization	Streetscape and corridor improvements along "A" Street from Cervantes to Main.	-	UCRB & WRB included this project in their recommended project lists.	On Hold	Brad Hinote, City Engineering; Chris Mauldin, Engineering Construction Manager	-
CRA Commercial Property Improvement Program	Improvements for commercial projects and cemeteries under CRA Commercial Property Improvement Program within target areas of the Westside and Urban Core CRAs. Eligible improvements include exterior repair and enhancements necessary to restore or improve building appearance, integrity and character, and other improvements necessary to enable reuse.	Thru FY2029	UCRB & WRB included this program in their recommended project lists.	On-going	Hilary Halford, CRA Program Manager	See attached report. Hilary Halford, Program Manager will provide an update.

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Residential Property Improvement Program	Improvements for residential properties under CRA Residential Property Improvement Program within the Westside, Eastside and Urban Core CRAs.	Thru FY2029	ERB, UCRB & WRB included this program in their recommended project lists.	On-going	Hilary Halford, CRA Assistant Manager	The CRA has temporarily paused the acceptance of new RPIP applications effective November 20, 2023 in all districts to all the program to transition to a new management software and to address excessive wait times in some districts. CRA Assistant Manager, Hilary Halford will provide an update and additional information on the temporary pause. Please see progress report attached.

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Residential Resiliency Program	Improvements to residential property under CRA Residential Resiliency Program within the City’s designated Urban Core, Westside and Eastside community redevelopment areas. Eligible improvements include repair to storm-damaged structures and improvements that secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation.	Thru FY2028	ERB, UCRB & WRB included this program in their recommended project lists.	On-going	Hilary Halford, CRA Assistant Manager	CRA Assistant Manager Hilary Halford will provide updates. Screening for potential projects is conducted as part of the RPIP process. The Resiliency program will remain open during the temporary RPIP waitlist pause and those currently on the waitlist will be reviewed and if appropriate options discussed with applicants. Please see progress report attached.

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Affordable Housing Initiatives	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2029	ERB, UCRB & WRB included this initiative in their recommended project lists.	Planning	Victoria D'Angelo, CRA Manager	Victoria D'Angelo, CRA Manager, will provide an update.
Alice Williams Rehabilitation	Rehabilitation of the former Alice Williams library.	Thru FY2026	WRB included this project in its recommended project list.	Planning	Deana Stallworth, Property Lease Manager	Procurement of design services underway. Solicitation for construction services anticipated Spring 2024.
American Creosote Works (ACW) Site Acquisition and Park Redevelopment	Acquisition of former American Creosote Works (ACW) Superfund site parcels for future park redevelopment.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Deana Stallworth, Property Lease Manager	-

**City Of Pensacola Community Redevelopment Agency
Westside
Programs Status Report
December 2023**

RESIDENTIAL PRE-ELIGIBILITY APPS IN QUE:

In Review:	8
Approved with inspections pending:	5
On hold:	2
TOTAL:	15

RESIDENTIAL PROPERTY IMPROVEMENT (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation enhancement of the tax base in accordance with the public purposes authorized under Florida Statutes.

Projects invited for full application:	3
Projects pending bidding:	2
Projects under contract:	3

**TOTAL PROJECTS IN PROGRESS: 8
TOTAL PROJECTS COMPLETED: 1**

RESILIENCY PROGRAM

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

Projects invited for full application:	0
Projects pending bidding:	0
Projects under contract:	3

**TOTAL PROJECTS IN PROGRESS: 3
TOTAL PROJECTS COMPLETED: 3**

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

The Commercial Property Improvement Program is provided as part of an overall redevelopment program which assists in the elimination of blight within the City's designated community redevelopment area. This program is designed to leverage private investment and to support preservation and enhancement of commercial and non-residential buildings, increase building capacity and reuse, elimination and prevention of blight and preservation and enhancement of the tax base. (For full details please see attached program guidelines)

PRE-ELIGIBILITY APPLICATIONS IN QUEUE

In Review:	2
Approved with inspections pending:	0
On hold:	0
Projects pending bidding:	2
Projects under contract:	0

TOTAL PROJECTS IN PROGRESS: 4

TOTAL PROJECTS COMPLETED: 1