



City of Pensacola

Community Redevelopment Agency

Agenda

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

December 11, 2023, 4:30 PM

Council Chambers, 1st Floor

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.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

BOARD MEMBER DISCLOSURE

CHAIRPERSON'S REPORT

APPROVAL OF MINUTES

1. 23-1042 APPROVAL OF MINUTES: CRA MEETING MINUTES - 11/6/2023

Attachments: CRA MEETING MINUTES - 11/06/2023

ACTION ITEMS

2. 23-1017 AWARD OF CONTRACT - BID #24-001, MALCOLM YONGE GYM DEMOLITION

Recommendation: That the Community Redevelopment Agency (CRA) award this contract to Jobe's Dirt Works LLC of Baker, Florida, the lowest and most responsive and responsible bidder, for a base price of \$49,232.50 plus a 20% contingency in the amount of \$9,846.50 for a total contract of \$59,079.00. Further, the CRA authorizes the CRA Chairperson to take the actions necessary to execute and administer this contract and complete this work, consistent with the bid, contracting documents, and the CRA Chairperson's Powers as granted in the CRA Bylaws.

Sponsors: Teniade Broughton - Chairperson

Attachments: *Bid No. 24-001 Bid Tabulation*
Bid No. -24-001 Reference List

DISCUSSION ITEMS

3. 23-1020 MALCOLM YONGE REDEVELOPMENT UPDATE

Recommendation: To discuss the future redevelopment of the Malcolm Yonge parcel.

Sponsors: Teniade Broughton - Chairperson

Attachments: *None*

PRESENTATIONS

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 850-436-5640 (or TDD 850-435-1666) 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 #: 23-1042

Community Redevelopment Agency

12/11/2023

ACTION ITEM

SPONSOR:

SUBJECT:

APPROVAL OF MINUTES: CRA MEETING MINUTES - 11/6/2023

RECOMMENDATION:

SUMMARY:

PRIOR ACTION:

FUNDING:

Budget: \$_____

Actual: \$_____

\$_____ TOTAL

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

ATTACHMENTS:

1. CRA MEETING MINUTES - 11/06/2023

PRESENTATION: No



City of Pensacola

Community Redevelopment Agency

Agenda

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

November 6, 2023, 3:30 PM

Council Chambers, 1st Floor

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.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

Members Present: Delarian Wiggins, Casey Jones, Jennifer Brahier, Teniade Broughton, Charles Bare, Allison Patton, Jared Moore

Members Absent:

Also Present: Mayor Reeves

BOARD MEMBER DISCLOSURE

None.

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 23-75 APPROVAL OF MINUTES: CRA MEETING MINUTES - 9/11/2023

Recommendation: That the Community Redevelopment Agency (CRA) approve the September 11, 2023 CRA meeting minutes.

A motion to approve was made by Board Member Brahier and seconded by Board Member Bare.

The motion Passed by the following vote:

Yes: 7 Teniade Broughton, Jennifer Brahier, Allison Patton, Casey Jones, Charles Bare, Delarian Wiggins, Jared Moore

No: 0 None

PRESENTATIONS

2. 23-77 COMMUNITY POLICING UPDATE

Recommendation: N/A

CRA Division Manager Victoria D'Angelo introduced the item. Officer Partrick gave an update on the item and answered questions accordingly.

ACTION ITEMS

3. 23-167 SUPPLEMENTAL BUDGET RESOLUTION NO. 2023-167 CRA - FY 2024 ENCUMBRANCE CARRYOVER RESOLUTION

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2023-167 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve was made by Board Member Bare and seconded by Board Member Brahier.

CRA Division Manager Victoria D'Angelo introduced the item and responded accordingly to questions.

The motion Passed by the following vote:

Yes: 7 Teniade Broughton, Jennifer Brahier, Allison Patton, Casey Jones, Charles Bare, Delarian Wiggins, Jared Moore

No: 0 None

4. 23-80 DOWNTOWN IMPROVEMENT BOARD (DIB) REQUEST FOR ADDITIONAL FUNDING FOR INSTALLATION AND OPERATION OF DOWNTOWN TREE LIGHTING

Recommendation: That the Community Redevelopment Agency (CRA) provide an additional \$25,000 to fund the expansion of downtown tree lighting to add Jefferson Street, expand lighting along Palafox to Pine Street and light the tree trunks along Palafox Street from Garden to Main Street all year.

A motion to approve was made by Board Member Brahier and seconded by Board Member Patton.

CRA Division Manager Victoria D'Angelo introduced the item. Walker Wilson, Executive Director of the DIB spoke about the item. Staff answered questions accordingly.

The motion Passed by the following vote:

Yes: 7 Teniade Broughton, Jennifer Brahier, Allison Patton, Casey Jones, Charles Bare, Delarian Wiggins, Jared Moore
No: 0 None

DISCUSSION ITEMS

5. 23-99 UPDATE ON RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

Recommendation: N/A

Recommendation: CRA Division Manager Victoria D'Angelo gave a brief overview of the item. Asst. CRA Division Manager Hilary Halford spoke to the item. Staff responded accordingly to questions.

OPEN FORUM

None.

ADJOURNMENT

5:27 P.M.

APPROVED_____

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. 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.

Memorandum

File #: 23-1017

Community Redevelopment Agency

12/11/2023

ACTION ITEM**SPONSOR:** Teniade Broughton - Chairperson**SUBJECT:**

AWARD OF CONTRACT - BID #24-001, MALCOLM YONGE GYM DEMOLITION

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) award this contract to Jobe's Dirt Works LLC of Baker, Florida, the lowest and most responsive and responsible bidder, for a base price of \$49,232.50 plus a 20% contingency in the amount of \$9,846.50 for a total contract of \$59,079.00. Further, the CRA authorizes the CRA Chairperson to take the actions necessary to execute and administer this contract and complete this work, consistent with the bid, contracting documents, and the CRA Chairperson's Powers as granted in the CRA Bylaws.

SUMMARY:

In March of this year, the City closed the Malcolm Yonge Gym due to safety concerns. Subsequent to the closure, the City obtained a structural assessment of the building that confirmed it was structurally unsound and required substantial repair.

Due to the age and condition of the building, it was recommended the building be demolished and the site redeveloped. Bid #24-001 was solicited on October 6, 2023, to demolish the former gym building. The scope of work includes demolition, material removal and site cleanup. Seven (7) responsive bids were received. Jobe's Dirt Work LLC provided the lowest and best responsive bid.

PRIOR ACTION:

On September 11, 2023 – The CRA discussed the redevelopment of Malcolm Yonge gym.

FUNDING:

Budget: \$59,079.00

Actual: \$49,232.50

\$ 9,846.50

\$59,079.00

Construction Contract

Contingency (20%)

TOTAL

FINANCIAL IMPACT:

Funding in the amount of \$59,079 is available in the CRA fund under the Acquisition & Redevelopment line item and will be brought forward into FY2024 with the adoption of the Unencumbered Carryover Supplemental Budget Resolution during the January CRA and City Council meetings.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

11/22/2023

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. Bid No. 24-001 Bid Tabulation
2. Bid No. -24-001 Reference List

PRESENTATION: No

TABULATION OF BIDS

BID NO: 24-001

TITLE: MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT

Submittals Due: 11/06/2023, 2:30 P.M.	JOBE'S DIRT WORKS LLC	CROSS ENVIRONMENTAL SERVICES, INC.	CHIVERS CONSTRUCTION, INC.	A.E. NEW, JR., INC.	SHAFFER CONSTRUCTION	VIRGINIA WRECKING CO., INC.	BIGGS CONSTRUCTION COMPANY, INC.
Department: CRA	Baker, FL	Ft Walton Beach, FL	Pensacola, FL	Pensacola, FL	Pace, FL	Daphne, AL	Pensacola, FL
Base Bid	\$49,232.50	\$78,700.00	\$83,300.00	\$84,000.00	\$86,000.00	\$92,143.00	\$99,847.00

Submittal Due Date: 11/06/23

Bid No.: 24-001

FINAL VENDOR REFERENCE LIST
MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT
CRA

Vendor	Name	Address	City	St	Zip Code	SMWBE
004632	A E NEW JR INC	460 VAN PELT LANE	PENSACOLA	FL	32505	
067544	AFFORDABLE CONCRETE & CONSTRUCTION LLC	4089 E JOHNSON AVE	PENSACOLA	FL	32515	Y
046667	ALFRED BURGENDORF LLC DBA A & B DOZING LLC	2172 W NINE MILE RD PMB 158	PENSACOLA	FL	32534	
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	
036997	BELLVIEW SITE CONTRACTORS INC	3300 GODWIN LANE	PENSACOLA	FL	32526	Y
046668	BERRY CONSTRUCTION CO OF	4391 STEPHENS ROAD	PACE	FL	32571	
038068	BIGGS CONSTRUCTION CO INC	2510 NORTH PACE BOULEVARD	PENSACOLA	FL	32505	Y
063759	BILL MCBRIDE CONSTRUCTION LLC	320 WEST LLOYD STREET	PENSACOLA	FL	32501	Y
053457	BIRKSHIRE JOHNSTONE LLC	PO BOX 30580	PENSACOLA	FL	32503	
070527	BLOWERS, BENJAMIN DBA INNOVIS USA LLC	5540 LEESWAY BLVD	PENSACOLA	FL	32504	
067318	BLUE WATER CONSTRUCTION & LANDSCAPING INC	2314 S HWY 97	CANTONMENT	FL	32533	Y
026898	BONTRAGER BUILDER GROUP INC	223 W GREGORY STREET	PENSACOLA	FL	32502	
065158	BOSS LADY CONCREATE CO LLC	5801 CLEARWATER AVENUE	PENSACOLA	FL	32505	Y
073150	BROOKS REMEDIATION	2561 COVE ROAD	NAVARRE	FL	32566	
041503	BROWN, AMOS P JR DBA P BROWN BUILDERS LLC	4231 CHERRY LAUREL DRIVE	PENSACOLA	FL	32504	Y
078639	C W ROBERTS CONTRACTING INC	4375 MCCOY DRIVE	PENSACOLA	FL	32503	
042045	CHAUVERS CONSTRUCTION INC	801 VIRECENT ROAD	CANTONMENT	FL	32533	
039797	CONTAINERS INC DBA CONTAINERS INC OF N W FLORIDA	372 MILSTEAD ST	PENSACOLA	FL	32503	
058961	CONTRACTOR SERVICES LLC	3044 EAST KINGSFIELD ROAD	PENSACOLA	FL	32514	
032452	CROSS ENVIRONMENTAL SVCS INC	P O BOX 1299	CRYSTAL SPRINGS	FL	33524	
023733	D H GRIFFIN WRECKING CO INC	P O BOX 7037	PENSACOLA	FL	32534	
033554	D K E MARINE SERVICES	P O BOX 2395	PENSACOLA	FL	32513	Y
066984	DELTA CONTRACTORS	1238 FINLEY DRIVE	PENSACOLA	FL	32514	
066983	DEMOLITION PROS LLC	366-B AIRPORT BLVD	PENSACOLA	FL	32503	Y
056603	DESIGN HOMEBUILDERS INC	2460 BLUFFS CIRCLE	PENSACOLA	FL	32503	
056607	DN BOBCAT	7004 NAVARRE PARKWAY	NAVARRE	FL	32566	
086049	DPF FL LLC DBA JDOG JUNK REMOVAL & HAULING PCOLA	391 MAN'O'WAR COURT	CANTONMENT	FL	32533	
086264	ECO GARDENS LANDSCAPING INC	PO BOX 1508	GULF BREEZE	FL	32562	
049947	EMERALD COAST CONSTRUCTORS INC	9425 WANDA DR	PENSACOLA	FL	32514	
048528	EMPIRE BUILDERS GROUP INC	3217 TALLSHIP LANE	PENSACOLA	FL	32526	Y
032038	EVANS CONTRACTING INC	400 NEAL ROAD	CANTONMENT	FL	32533	
074355	GANNETT MHC MEDIA INC DBA PENSACOLA NEWS JOURNAL	2 NORTH PALAFOX ST	PENSACOLA	FL	32502	
050495	GB GREEN CONSTRUCTION MGMT & CONSULTING INC	303 MAN'O'WAR CIRCLE	CANTONMENT	FL	32533	Y
053862	GFD CONSTRUCTION INC	8771 ASHLAND AVE	PENSACOLA	FL	32514	
087176	GLE	2610 NW 43RD ST 2A	GAINESVILLE	FL	32606	
000591	GULF ATLANTIC CONSTRUCTORS INC	650 WEST OAKFIELD RD	PENSACOLA	FL	32503	Y
018636	GULF COAST BUILDING CONTRACTORS INC	1010 N 12TH AVE STE 201	PENSACOLA	FL	32501	Y

Submittal Due Date: 11/06/23

Bid No.: 24-001

**FINAL VENDOR REFERENCE LIST
MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT
CRA**

Vendor	Name	Address	City	St	Zip Code	SMWBE
074827	GULF COAST MINORITY CHAMBER OF COMMERCE INC	321 N DEVILLERS ST STE 104	PENSACOLA	FL	32501	
036662	H H H CONSTRUCTION OF NWF INC	8190 BELLE PINES LANE	PENSACOLA	FL	32526	
070385	HANTO & CLARKE GENERAL CONTRACTORS LLC	1401 EAST BELMONT STREET	PENSACOLA	FL	32501	
047672	HRC ROOFING & CONSTRUCTION INC DBA HRC CONSTRUCTION	5675 HWY 90 SUITE #B	MILTON	FL	32583	
002923	HUEY'S WORKS	1206 N "W" STREET	PENSACOLA	FL	32505	Y
074292	INFRASTRUCTURE SPECIALTY SERVICES INC	2251 NORTH E STREET	PENSACOLA	FL	32501	
084618	ISS AMERICA SOUTH INC	2251 NORTH E STREET	PENSACOLA	FL	32501	
050070	JAMES A RICH JR DBA JAMES RICH BUILDERS INC	PO BOX 17173	PENSACOLA	FL	32522	
051744	JOBE'S DIRT WORKS LLC	1158 HWY 90 WEST	HOLT	FL	32564	
053161	JONBUILT INC	PO BOX 5482	NAVARRE BEACH	FL	32566	
043857	KBI CONSTRUCTION CO INC	9214 WARING RD	PENSACOLA	FL	32534	
024819	KEENAN & SONS INC	3250 W FAIRFIELD DR	PENSACOLA	FL	32505	
044890	KLEPAC ENGINEERING & CONTRACTING, LLC	10305 BRISTOL PARK ROAD	CANTONMENT	FL	32533	
010677	LARRY HALL CONSTRUCTION INC	4740 WOODBINE ROAD	PACE	FL	32571	Y
068161	LEA, DOUGLAS C DBA L&L CONSTRUCTION SERVICES LLC	9655 SOUTH TRACE ROAD	MILTON	FL	32583	Y
060298	LESCO GROUP INC DBA LESCO ENVIRONMENTAL SERVICES	PO BOX 362	CANTONMENT	FL	32533	
051373	LUKER BUILDERS INC	5265 JOANNA PLACE	PACE	FL	32571	
058801	M & H CONSTRUCTION SVCS INC	1161 W 9 1/2 MILE RD	PENSACOLA	FL	32534	Y
059406	MADRIL BUILDERS LLC	1965 STOUT ROAD	CANTONMENT	FL	32533	
069799	MAVERICK DEMOLITION OF NW FLORIDA INC	2355 SUMMIT BLVD	PENSACOLA	FL	32503	
031023	MILLIGAN FORD UNLIMITED INC	3160 TUNNEL ROAD	PACE	FL	32571	Y
073522	MOORE BETTER CONTRACTORS, INC	1721 EAST CERVANTES STREET	PENSACOLA	FL	32501	Y
066985	NORTH STAR DEMO & REMEDIATN LP	450 VAN PELT LANE	PENSACOLA	FL	32505	
049113	O'DANIEL MARINE CONSTRUCTION INC	1165 SUNSET LANE	GULF BREEZE	FL	32563	
049009	PARRIS CONSTRUCTION CO LLC	3636 N L ST BLDG C STE D	PENSACOLA	FL	32505	Y
058953	PARSCO LLC	700 N DEVILLIERS STREET	PENSACOLA	FL	32501	
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	
073174	PERRITT, CHRIS LLC	5340 BRIGHT MEADOWS ROAD	MILTON	FL	32570	Y
033922	PHILLIPS & JORDAN	41 N JEFFERSON STE 401	PENSACOLA	FL	32502	
068488	PRO CONSTRUCTN LLC DBA FIRST ONSITE PRPTY RSTRTN/COMPLT DKI	511 WYNNEHURST STREET	PENSACOLA	FL	32503	Y
049671	RADFORD & NIX CONSTRUCTION LLC	7014 PINE FOREST ROAD	PENSACOLA	FL	32526	Y
001681	RANDALL, HENRY DBA RANDALL CONSTRUCTION	1045 S FAIRFIELD DRIVE	PENSACOLA	FL	32506	
056449	ROBERSON, ROBERT DBA R2R ENTERPRISES LLC	8290 SEDGEFIELD DRIVE	PENSACOLA	FL	32507	
046042	ROYALTY LLC DBA ROYALTY MANAGEMENT LLC	1765 E NINE MILE ROAD #1-104	PENSACOLA	FL	32514	Y
058753	SAILWIND CONSTRUCTION INC	7 GILMORE DRIVE	GULF BREEZE	FL	32561	Y
042044	SALTER/3C'S CONSTRUCTION CO	4512 TRICE RD	MILTON	FL	32571	
086686	SHAFFER CONSTRUCTION	4661 E SPENCER FIELD RD	PACE	FL	32571	

Submittal Due Date: 11/06/23

Bid No.: 24-001

**FINAL VENDOR REFERENCE LIST
MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT
CRA**

Vendor	Name	Address	City	St	Zip Code	SMWBE
024992	SNELLGROVE CONSTRUCTION INC	P O BOX 34340	PENSACOLA	FL	32507	
035108	SOUTHEASTERN CONSTRUCTION INC	504 WEST INTENDENCIA STREET	PENSACOLA	FL	32502	Y
052830	TACOMA CONSTRUCTION LLC DBA TARTAN CONSTRUCTION	4051 FLORIDATOWN RD	PACE	FL	32571	
028060	THE GREEN SIMMONS COMPANY INC	3407 NORTH W STREET	PENSACOLA	FL	32505	
062939	THREE TRADE CONSULTANTS	5690 JEFF ATES RD	MILTON	FL	32583	Y
058764	URBAN INFILL CORPORATION	P O BOX 4387	PENSACOLA	FL	32507	
025254	VIRGINIA WRECKING CO INC	P O BOX 156	STAPLETON	AL	36578	
030317	W P R INC	4175 BRIARGLEN RD	MILTON	FL	32583	Y
047084	WADDELL HOMES INC	5876 NORTH BLUE ANGEL PARKWAY	PENSACOLA	FL	32526	
032732	WALLER, DONALD DBA NORTHCOAST CONTAINER INC	2325 MID PINE CIRCLE	PENSACOLA	FL	32514	
041432	WATERS GENERAL CONTRACTORS INC	10070 SCENIC HWY	PENSACOLA	FL	32514	Y
051237	WATSON, ALFRED DBA ALFRED WATSON CONSTRUCTION LLC	4007 NORTH "W" STREET	PENSACOLA	FL	32505	Y
051855	WHITE CONSTRUCTION & RENOVATN INC	2000 MATHISON ROAD	CANTONMENT	FL	32533	

Vendors: 87

Memorandum

File #: 23-1020

Community Redevelopment Agency

12/11/2023

DISCUSSION**SPONSOR:** Teniade Broughton - Chairperson**SUBJECT:**

MALCOLM YONGE REDEVELOPMENT UPDATE

RECOMMENDATION:

To discuss the future redevelopment of the Malcolm Yonge parcel.

SUMMARY:

At the CRA's September meeting, the CRA discussed demolition and redevelopment of the Malcolm Yonge Gym due to safety concerns associated with the structural integrity of the building. It was recommended the building be demolished and the site redeveloped for housing.

Staff has conducted a preliminary review of existing site conditions and the urban form of the surrounding community to evaluate possibilities for redevelopment. This review included an analysis of zoning regulations and density requirements, and a building massing and building height study. A presentation will be provided with the results of this analysis.

It is anticipated that a solicitation for Letters of Interest (LOI) will be released in early 2024 to gauge developer interest in redevelopment of the site. Based on the results of the submittals received, a formal Request for Proposals (RFP) would be issued to select a developer. A copy of the solicitation for Letters of Interest will be brought back for approval prior to release.

PRIOR ACTION:

September 11, 2023 – The CRA discussed the redevelopment of Malcolm Yonge gym.

FUNDING:

Budget N/A

Actual: N/A**FINANCIAL IMPACT:**

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

11/22/2023

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

None

PRESENTATION: Yes