



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY MINUTES

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

April 7, 2025

3:30 PM

Hagler-Mason Conference Room,
2nd Floor

CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Chairperson Broughton at 4:26pm.

Members Present: Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Jennifer Brahier (left at 5:25pm)

Members Absent: Delarian Wiggins

Also Absent: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board members Patton and Jones disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

ADD ON ITEM

Chairperson Broughton announced that an add-on item would be brought before the CRA Board. The item called for a motion and a second to add it to the agenda as Item #10, under "Action Items."

A motion to add-on was made by Board Member Moore and seconded by Board Member Patton.

Victoria D'Angelo, CRA Division Manager, provided a brief overview stating that the

add-on item pertained to an extension to 150 South Baylen Street. She confirmed this was just a vote to add this item to the agenda.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore
No: 0 None

CHAIRPERSON'S REPORT

None.

ADMINISTRATOR'S COMMUNICATIONS

CRA Division Manager Victoria D'Angelo gave updates on the TIF expansion and Hollice T. Williams grant opportunities. She briefly discussed CRA Landscape Project Manager, Keenan Porter, who has been actively going out and assessing CRA areas, and she also provided the board with an update on the Home Builders Association work that's been going on.

APPROVAL OF MINUTES

1. 25-430 CRA MEETING MINUTES - 3/10/2025

Recommendation:

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

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore
No: 0 None

DISCUSSION ITEMS

2. 25-234 UPDATE ON RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

Recommendation: N/A

CRA Program Manager, Shirley Baylis, gave an update presentation on the Residential Property Improvement Program (RPIP). Staff answered questions accordingly.

ACTION ITEMS

3. 25-401 FY2024 COMMUNITY REDEVELOPMENT AGENCY COMPREHENSIVE FINANCIAL REPORT

Recommendation: That the Community Redevelopment Agency (CRA) accept the Community Redevelopment Agency Annual Comprehensive Financial Report for the year ended September 30, 2024, as prepared by the Financial Services Department and the Independent Auditors issued.

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

CRA Division Manager, Victoria D'Angelo, introduced Krista McAllister of Warren Averett. Ms. McAllister provided an overview of the item. Staff answered questions accordingly.

Public Speakers:

James Gulley

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Casey Jones, Jared Moore
No: 0 None

4. 25-229 APPROVAL OF DESIGN PLANS AND AUTHORIZATION TO BID - LEGION FIELD TO GLOBAL LEARNING ACADEMY MULTIMODAL IMPROVEMENTS PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) approve the 90% design plans for the Legion Field to Global Learning Academy Multi Modal Improvements project and authorize staff to proceed to bid solicitation.

A motion to approve was made by Board Member Moore and seconded by Board Member Jones.

CRA Division Manager Victoria D'Angelo gave a brief overview of the item. Jason Tool, Senior Marketing Director, and Alejandro Mejia, Project Engineer for CPH provided a presentation and spoke to the item. Staff responded accordingly to questions.

Public Speakers:

James Gulley

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Casey Jones, Jared Moore
No: 0 None

5. 25-402 APPROVAL OF DESIGN PLANS AND AUTHORIZATION TO BID – ALICE WILLIAMS LIBRARY RESTORATION PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) approve the 100% design plans for the Alice Williams Library Restoration project and authorize staff to proceed with bid solicitation.

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

CRA Division Manager Victoria D'Angelo introduced Deana Stallworth, City of

Pensacola's Property Lease Manager, to speak to the item. Staff responded accordingly to questions.

Public Speakers:

James Gulley

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Casey Jones, Jared Moore

No: 0 None

6. 25-362 AUTHORIZATION TO SUBMIT 2025 AMENDED AND RESTATED URBAN CORE REDEVELOPMENT PLAN TO PLANNING BOARD

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to submit to Planning Board the proposed 2025 Amended and Restated Urban Core Community Redevelopment Plan, as substantially enumerated herein, for review and submittal of written comments as required under Chapter 163.360(4), Florida Statutes.

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

CRA Division Manager Victoria D'Angelo gave a brief overview of the item. Rebecca Lefkowitz, Project Manager for Urban Design Associates (UDA) gave a presentation of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Casey Jones, Jared Moore

No: 0 None

7. 25-369 AUTHORIZATION TO SUBMIT 2025 AMENDED AND RESTATED WESTSIDE REDEVELOPMENT PLAN TO PLANNING BOARD

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to submit to the Planning Board the proposed 2025 Amended and Restated Westside Community Redevelopment Plan, as substantially enumerated herein, for review and submittal of written comments as required under Chapter 163.360(4),

Florida Statutes.

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

CRA Division Manager, Victoria D'Angelo, introduced Rebecca Lefkowitz, Project Manager for Urban Design Associates (UDA). Ms. Leflowitz provided a presentation of the item. Staff responded accordingly to questions.

Public Speakers:

James Gulley

The motion passed by the following vote:

Yes: 5 Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore

No: 0 None

8. 25-370 AUTHORIZATION TO SUBMIT 2025 AMENDED AND RESTATED EASTSIDE REDEVELOPMENT PLAN TO PLANNING BOARD

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to submit to Planning Board the proposed 2025 Amended and Restated Eastside Community Redevelopment Plan, as substantially enumerated herein, for review and submittal of written comments as required under Chapter 163.360(4), Florida Statutes.

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

CRA Division Manager, Victoria D'Angelo, gave a brief overview of the item. Ivette Mongalo, consultant for MonWin Consulting, provided a presentation of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

Yes: 5 Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore

No: 0 None

9. 25-84 AUTHORIZATION TO RE-SOLICIT FOR REDEVELOPMENT OF 101 W

MAIN STREET

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to re-solicit for redevelopment of 101 W Main Street via release of a Request for Proposals (RFP) as substantially enumerated herein and re-issue the corresponding Notice of Intent to Dispose (NID) pursuant to Chapter 163, Part III, Florida Statutes.

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

CRA Division Manager, Victoria D'Angelo, gave an update of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

Yes: 5 Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore
No: 0 None

10. 25-457 ADD-ON - APPROVAL OF SECOND AMENDMENT TO COVENANTS FOR REDEVELOPMENT OF 150 SOUTH BAYLEN STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve amendment no. 2 to the covenants for the redevelopment of 150 South Baylen Street including negotiated terms for the provisions of a 6th extension to the construction commencement deadline as enumerated herein.

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

CRA Division Manager, Victoria D'Angelo, gave an update of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

Yes: 5 Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore
No: 0 None

PRESENTATIONS

None.

BOARD MEMEBERS COMMENTS

Board Member Bare discussed the current state legislation regarding the future of Community Redevelopment Agencies in the State of Florida. He also discussed the budget of CRA salaries.

OPEN FORUM

Public Speakers:

James Gulley

ADJOURNMENT

5:55p.m.

APPROVED
5/05/2025