



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY MINUTES

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

May 5, 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 3:42 pm.

Board Members Present: Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Jared Moore(left at 5:26pm.), Delarian Wiggins(left at 5:35pm.)

Board Members Absent: Casey Jones

Also Present: Mayor D.C. Reeves(left at 5:25 pm.)

BOARD MEMBER DISCLOSURE

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

CHAIRPERSON'S REPORT

None.

ADMINISTRATOR'S COMMUNICATIONS

Erica Grancagnolo, Economic Development Director, introduced Ann Teston, the new CRA Incentives & Land Development Program Manager. Ms. Grancagnolo stated that Ms. Teston has commercial underwriting experience and will provide

the CRA with feedback on contractual agreements.

APPROVAL OF MINUTES

1. 25-562 CRA MEETING MINUTES - 4/07/2025

Recommendation:

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

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Jared Moore, Delarian Wiggins

No: 0 None

DISCUSSION ITEMS

None.

ACTION ITEMS

Chairperson Broughton stated that Item No. 6, Item #25-560-Resolution 2025-30 CRA- Gibson School Grant Matching Funds would be moved up to Action Item No. 3.

6. 25-560 RESOLUTION 2025-30 CRA – GIBSON SCHOOL GRANT MATCHING FUNDS

Recommendation: A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CRA FUNDS TO SERVE AS MATCHING FUNDS FOR UPCOMING GRANT OPPORTUNITY FROM THE FLORIDA DEPARTMENT OF STATE FOR JOHN A. GIBSON SCHOOL IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

Deana Stallworth, Property Lease Manager, spoke to the item and gave an overview. Hilary Halford, Assistant CRA Division Manager, also spoke to the item, and staff responded accordingly to questions.

The motion passed by the following vote:

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

Board Member Bare asked Chairperson Broughton if Item #5, *Hawkshaw Redevelopment Project – Change in Ownership Interest*, could be moved up as the next item. Chairperson Broughton inquired whether a motion was needed to accommodate the request. The item was subsequently moved up.

5. 25-61 HAWKSHAW REDEVELOPMENT PROJECT - CHANGE IN OWNERSHIP INTEREST

Recommendation: That the Community Redevelopment Agency (CRA) consider approving a request for a change to the membership, management and voting control of Hawkshaw Development Group, LLC related to the redevelopment of the Hawkshaw property located at 50 South 9th Avenue and a 7th amendment to the covenants, conditions and restrictions for the property, as enumerated herein. Further, that the CRA Chairperson be authorized to take any and all actions necessary to execute and amend the contract.

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

Economic Development Director Erica Grancagnolo introduced the item. Zac Gibbs, Managing Member of Halstead, LLC/Romana & 9th, LLC, provided a presentation. Ms. Grancagnolo informed the Board that Adam Cobb, City Attorney, was distributing a revised redlined copy of the 7th Amendment agreement, which had not been included in the original agenda packet. Trip Maygarden of Moorehead Law Group discussed purchase rights and construction financing related to the agreement. Mayor Reeves answered questions regarding the options available to the CRA Board concerning the 7th Amendment and explained that the urgency of finalizing the agreement during the CRA meeting was due to a time-sensitive developer deadline. City staff also answered questions as needed.

A motion to approve the item as amended was made by Board Member Patton and seconded by Board Member Brahier. The motion to approve the amended redlined agreement included the following provisions: the buy-back that is tied to Section 2(h)(v) shall be at market value, with at least two to three appraisals conducted in connection with the closing of construction financing; commencement of construction must be agreed upon by both parties' legal counsel and the terms must be approved by the City Attorney; liquidated damages shall be set at \$50 per day, capped at \$18,000; the construction term shall be extended to 42 months instead of three years; an additional year shall be added to the appraisal-out provision; and the asset price provisions, as just read into the record by the City Attorney, which were included in Section 2, shall be incorporated.

The motion passed by the following vote:(with Board Member Moore leaving early).

Yes: 5 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Delarian Wiggins
No: 0 None

2. 25-411 CRA RECOMMENDATION - 2025 URBAN CORE CRA PLAN UPDATE, SPRING 2025

Recommendation: That the Community Redevelopment Agency (CRA) submit to City Council and recommend approval and adoption of the proposed "Urban Core CRA Plan Update, Spring 2025" (2025 Plan Update), as described herein, in accordance with Chapter 163, Part III, Florida Statutes (the Act).

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

Assistant CRA Division Manager Hilary Halford gave a brief overview of the item. Megan O'Hara of Urban Design Associates provided a presentation of the item. Staff responded accordingly to questions.

The motion passed by the following vote:(with Board Members Moore and Wiggins leaving early).

Yes: 4 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton
No: 0 None

3. 25-412 CRA RECOMMENDATION - 2025 WESTSIDE CRA PLAN UPDATE, SPRING 2025

Recommendation: That the Community Redevelopment Agency (CRA) submit to City Council and recommend approval and adoption of the proposed "Westside CRA Plan Update, Spring 2025" (2025 Plan Update), as described herein, in accordance with Chapter 163, Part III, Florida Statutes (the Act).

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

Assistant CRA Division Manager Hilary Halford gave a brief overview of the item. Staff responded accordingly to questions.

The motion passed by the following vote:(with Board Members Moore and Wiggins leaving early).

Yes: 4 Teniade Broughton, Allison Patton, Jennifer Brahier, Charles Bare
No: 0 None

4. 25-413 CRA RECOMMENDATION - 2025 EASTSIDE CRA PLAN UPDATE, SPRING 2025

Recommendation: That the Community Redevelopment Agency (CRA) submit to City Council and recommend approval and adoption of the proposed "Eastside CRA Plan Update, Spring 2025" (2025 Plan Update), as described herein, in accordance with Chapter 163, Part III, Florida Statutes (the Act).

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

Board Member Patton.

Assistant CRA Division Manager Hilary Halford gave a brief overview of the item. Staff responded accordingly to questions.

The motion passed by the following vote:(with Board Members Moore and Wiggins leaving early).

Yes:4 Teniade Broughton, Allison Patton, Jennifer Brahier, Charles Bare
No: 0 None

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

Board Member Bare asked why Action Item #6, *Resolution 2025-30 CRA Gibson School Grant Matching Funds*, was moved up on the agenda. The Assistant CRA Division Manager responded accordingly. Board Member Bare also thanked City Attorney Adam Cobb for his work in representing the City of Pensacola. Board Member Patton seconded his comments.

OPEN FORUM

None.

ADJOURNMENT

5:50pm

APPROVED

6/09/2025

