



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY MINUTES

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

July 14, 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 4:43 pm.

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

Board Members Absent: None

Also Present: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board Members Jones, 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

CRA Division Manager Victoria D'Angelo turned the item over to Shirley Baylis, CRA Program Manager. Ms. Baylis presented an overview of the SCEI Grant awarded by the National League of Cities and also provided an update on the CRA Commercial Property Improvement Program (CPIP).

APPROVAL OF MINUTES

1. 25-834 CRA MEETING MINUTES - 06/09/2025

Recommendation:

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

Due to issues within the CivicClerk system, a hand vote was taken.

The motion passed by the following vote:

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

No: 0 None

DISCUSSION ITEMS

2. 25-871 PROPOSED FY2026 CRA BUDGET PRESENTATION

Recommendation:

CRA Division Manager Victoria D'Angelo turned the item over to City Finance Director Amy Lovoy. Ms. Lovoy provided a presentation of the item. Mayor Reeves spoke to the item and staff responded to questions accordingly.

ACTION ITEMS

3. 25-831 PROPOSED DESIGN PLANS FOR GARDEN AND ALCANIZ I-110 OFF RAMP LANDSCAPING IMPROVEMENTS

Recommendation: That the Community Redevelopment Agency (CRA) approve the design and authorize CRA staff to proceed with the project to revitalize the landscaping at the I-110 off-ramp located at Alcaniz and Garden Streets.

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

CRA Division Manager Victoria D'Angelo turned the item over to Assistant CRA Division Manager Hilary Halford. Ms. Halford provided a brief overview of the item and introduced Matt Markham, representative of The Wallace Company, to discuss the item. Mr. Markham provided a presentation of the item. Mayor Reeves spoke to the item and staff responded to questions accordingly.

Due to issues within the CivicClerk system, a hand vote was taken.

The motion passed by the following vote:

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

4. 25-337 REALLOCATION OF FUNDING AND AUTHORIZATION TO BID THE NEW PALAFOX PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) authorize the reallocation of 2019 Urban Core Redevelopment Revenue Bonds from the Hashtag project to the New Palafox project in the amount of \$4,441,147.32. Further, that the CRA authorize staff to place the project out to bid.

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

CRA Division Manager Victoria D'Angelo provided an introduction to the item. Jason Frick, Design Engineering Project Manager with Baskerville-Donovan, Inc., and Brett Alexander, Landscape Architect with Jerry Pate Design, provided a presentation on the item. Mayor Reeves, City Finance Director Amy Lovoy, and City Engineer Brad Hinote spoke to the item. CRA Board Member Patton said she would make a motion only to authorize an RFP, but not reallocate funds. Staff responded accordingly to the discussion.

Public speakers:

Katie Bosso

After discussion ensued, Board Member Bare made a motion to amend the item under the recommendation, which was seconded by Board Member Patton, to strike the language stating, "That the Community Redevelopment Agency (CRA) authorize the reallocation of 2019 Urban Core Redevelopment Revenue Bonds from the Hashtag project to the New Palafox project in the amount of \$4,441,147.32. Further, that the CRA authorize staff to place the project out to bid," and replace it with, "That the Community Redevelopment Agency (CRA) authorize staff to place the project out to bid."

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Casey Jones, Jared Moore, Delarian Wiggins,
No: 1 Teniade Broughton

The motion to approve as amended passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Casey Jones, Jared Moore, Delarian Wiggins, Teniade Broughton
No: 0

5. 25-826 AWARD OF CONTRACT RFP NO. 25-030 & REALLOCATION OF FUNDING - ALICE WILLIAMS LIBRARY RENOVATION

Recommendation: That the Community Redevelopment Agency (CRA) authorize the reallocation of 2017 Westside Redevelopment Revenue Bonds from the Westside Infrastructure project to the Alice Williams Library Renovation project in the amount of \$250,000.00. Further, that the CRA recommend that City Council award a contract for RFP No. 25-030 Alice Williams Library Renovation to Sessions Contractors Group Inc. per the terms of their proposal. Finally, that the CRA authorize the CRA Chairperson to take the actions necessary to execute and administer the contract through project completion.

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

CRA Division Manager Victoria D'Angelo turned the item over to Deana Stallworth, City of Pensacola's Property Lease Manager, who provided an overview. Ms. Stallworth spoke to the item. Mayor Reeves spoke to the item and staff answered questions accordingly.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Teniade Broughton, Casey Jones,
 Jared Moore, Delarian Wiggins
No: 1 Charles Bare

6. 25-671 APPROVAL OF FIRST AMENDMENT TO COVENANTS FOR REDEVELOPMENT OF 216 NORTH "A" STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 1 to the covenants for the redevelopment of 216 North "A" Street (Parcel Identification Number 000S009010163083) including negotiated terms for the provision of a 1st extension to the construction commencement deadline as enumerated herein. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to administer the amended agreement.

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

CRA Division Manager Victoria D'Angelo provided an overview of the item. Stephanie Tucker, property owner of 216 North A Street, spoke to the item. Staff responded accordingly to questions.

The motion passed by the following vote:

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

7. 25-868 AMENDMENT NO. 2 TO MASTER REDEVELOPMENT AGREEMENT (SPRING STREETSCAPE PROJECT - GARDEN TO ROMANA)

Recommendation: That the Community Redevelopment Agency approve Amendment No. 2 to the Master Redevelopment Agreement (Spring Streetscape Project - Garden to Romana) with 200 West Garden, LLC and 97 Spring Condos LLC as enumerated herein. Further, that the CRA authorizes the CRA Chairperson to execute and take all actions necessary to carry out the agreement.

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

CRA Division Manager Victoria D'Angelo turned the item over to Ann Teston, CRA Incentives & Land Development Program Manager. Ms. Teston introduced John Buzzell, Managing Partner of Bearing Point Properties, and Calli Sivils, Development Director of Bearing Point Properties. Mr. Buzzell spoke to the item. Staff answered questions accordingly.

The motion passed by the following vote:

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

8. 25-872 APPROVE FINAL SETTLEMENT AGREEMENT WITH GULF COAST BUILDING CONTRACTOR FOR BID #24-003 - BELMONT & DEVILLIERS COMMERCIAL CORE STREETScape RESTORATION

Recommendation: That the Community Redevelopment Agency (CRA) approve the settlement agreement and mutual release with Gulf Coast Building Contractors, Inc. relating to and arising out of the contract under Invitation to Bid No. 24-003. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to execute and administer the contract.

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

CRA Division Manager Victoria D'Angelo provided an overview of the item. City Attorney Adam Cobb spoke to the item as well. Staff responded to questions accordingly.

The motion passed by the following vote:

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

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

6:50 P.M.

APPROVED

8/11/2025