



City of Pensacola

Westside Redevelopment Board

Agenda

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

December 16, 2025, 3:30 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER

ADMINISTRATION OF OATH

ROLL CALL/DETERMINATION OF QUORUM

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 25-1597 WRB MEETING MINUTES 9/23/2025

Attachments: **WRB MEETING MINUTES 9/23/2025**

DISCUSSION ITEMS

2. 25-1596 WESTSIDE PROJECT PRIORITIES AND IMPLEMENTATION PLAN UPDATES

Recommendation:

Sponsors:

Attachments: **WRB Project List and Implementation Plan Status Report - 12.2025**
Westside RPIP/Resiliency Managers Report December 2025
Westside CPIP Managers Report December 2025

ACTION ITEMS

PRESENTATIONS

BOARD MEMBERS 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 #: 25-1597

Westside Redevelopment Board

12/16/2025

ACTION ITEM

SUBJECT:

WRB MEETING MINUTES 9/23/2025

ATTACHMENTS:

1. WRB MEETING MINUTES 9/23/2025



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

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

September 23, 2025

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Board Member Davis at 3:37 P.M.

ADMINISTER OATHS

Ericka Burnett, City Clerk, administered the oath of office to Board members Hayes, Langford, Davis, and Lennon.

DETERMINATION OF QUORUM

Members Present: C. Marcel Davis, Joe Lennon, Jennifer Brahier, Leah Langford, Michael Hayes

Members Absent: Andrea Greer, Michelle Press

Quorum was present at 3:41 P.M.

ELECTION OF OFFICERS

Board Member Davis called for nominations for the position of Chairperson of the Westside Redevelopment Board.

Board Member Davis was nominated by Board Member Brahier and seconded by Board Member Hayes.

The nomination passed by the following vote:

Yes: 5 C. Marcel Davis, Jennifer Brahier, Joe Lennon, Leah Langford, Michael Hayes

No: 0 None

Board Member Davis was elected as Chairperson of the Westside Redevelopment Board.

Chairperson Davis called for nominations for Vice-Chairperson of the Westside Redevelopment Board.

Board Member Lennon was nominated by Board Member Brahier and seconded by Board Member Langford.

The nomination passed by the following vote:

Yes: 5 C. Marcel Davis, Jennifer Brahier, Joe Lennon, Leah Langford, Michael Hayes

No: 0 None

Board Member Lennon was elected as Vice-Chairperson of the Westside Redevelopment Board.

APPROVAL OF MINUTES

1. 25-1276 WRB MEETING MINUTES- 06/24/2025

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

The motion passed by the following vote:

Yes: 5 C. Marcel Davis, Jennifer Brahier, Joe Lennon, Leah Langford, Michael Hayes

No: 0 None

DISCUSSION

2. 25-1247 WESTSIDE PROJECT PRIORITIES AND IMPLEMENTATION PLAN UPDATES

CRA Programs Officer, Hilary Halford, provided an introduction to this item. Discussion ensued. CRA Program Coordinator, Amanda Childers, provided an update on the Residential Property Improvement and Resiliency Programs. CRA Program Manager, Shirley Baylis gave an update on the Commercial Property Improvement program. Hilary Halford, discussed the Affordable Housing Initiatives

and introduced the Small Scale Rental and Pre-development programs. Board Member Hayes asked for addresses to be added to the project list. Hilary Halford recommended that Caitlin Cerame, Transportation Manager, be contacted for questions regarding the West Main Street Corridor. A brief overview of the Sunshine law was given. The board was notified that CRA is planning a workshop to provide training to board members. Hilary Halford, provided an update of all items on the current project list. Staff answered questions accordingly.

3. 25-1249 GARDEN STREETLIGHT POLE BANNERS

Shirley Baylis, CRA Program Manager, provided an overview of this item. Discussion ensued. Public speaker, Angela Carter Rosier, business owner of Unique Boutique, spoke to show support for the banners and for anything that helps to bring awareness. Shirley Baylis will follow up on a request from Chairperson Davis to ask the Department of Transportation to provide an electric sign that will let the public know that businesses in the area are open during construction. Chairperson Davis made a request that the Mayor make a public statement notifying the public that businesses are still open. Staff answered questions accordingly.

PRESENTATIONS

None

ACTION ITEMS

None

OPEN FORUM

None

ADJOURNMENT

4:46 P.M.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1596

Westside Redevelopment Board

12/16/2025

DISCUSSION

SPONSOR:

SUBJECT:

WESTSIDE PROJECT PRIORITIES AND IMPLEMENTATION PLAN UPDATES

SUMMARY:

The Board will receive updates on projects identified under its recommended project list and implementation plan.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

Anna Kate Baygents, Economic Development Assistant Director
Hilary Halford, CRA Programs Officer

ATTACHMENTS:

1. WRB Project List and Implementation Plan Status Report - 12.2025
2. Westside RPIP/Resiliency Managers Report December 2025
3. Westside CPIP Managers Report December 2025

PRESENTATION: No

	A	B	C	D	E	F	G	H
	PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
1								
2	"A" Street Traffic and Connectivity Strategy (formerly "A" Streetscape Revitalization) Identified as Priority #1A, Connectivity (A Street) on 3/25/25.	Urban Core/ Westside	Conduct a study to analyze traffic and connectivity issues and develop a strategy to address those issues as authorized in the redevelopment plan.	Thru FY2030	In Review	—	Victoria D'Angelo, CRA Administrative Officer	WRB & UCRB recommended inclusion in project list (3/25/25 and 7/21/20, respectively).WRB recommended striping be removed from A Street due to concerns about vehicles blocking driveways.
3	Pace Boulevard Corridor Improvements Identified as Priority #1B, Connectivity (Pace & Gregory Streets–Connectivity to GLA) on 3/25/2025.	Westside	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 FY2030	Planning	The TPO is preparing the Pace Blvd Corridor Management Plan. The boundaries of the CMP are Barrancas to Fairfield. This CMP will build upon the CRA redevelopment plan. Community meeting anticipated early winter 2026.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (7/28/2020).
4	Barrancas Avenue Corridor Strategy Identified as Priority #1C, Connectivity, Barrancas on 3/25/2025	Westside	Redevelopment of the Barrancas Avenue Corridor in accordance with the 2025 Westside Redevelopment plan special demonstration project or as otherwise authorized by the plan.	Thru FY2030	Planning	New project. Plan adoption June 2025. CRA approved a partial budget allocation towards that project for FY2026. Next steps to be further developed.	Victoria D'Angelo, CRA Administrative Officer	WRB recommended inclusion in project list (3/25/2025).
5	Cervantes Street Road Diet and Short Term Safety Improvements Identified as Priority #1D, Connectivity (Cervantes Street) on 3/25/25.	Westside	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. This is a special demonstration project identified in the 2025 Westside Redevelopment Plan.	Thru FY2030	Planning	The City received a FY 24 RAISE grant from USDOT to redesign Cervantes Street from the western City limit to Bayou Texar. The City is currently working on finalizing the grant agreement.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (3/25/2025).
6	Residential Property Improvement Program Identified as Priority #2A, Hardening Homes & Commercial Property on 3/25/2025	Urban Core/ Eastside/ Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the Westside, Eastside and Urban Core CRAs.	Thru FY2030	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	UCRB recommended inclusion in project list (Added 7/21/20). WRB recommended inclusion on project list 1/8/2018.
7	Residential Resiliency Program Identified as Priority #2B, Hardening Homes & Commercial Property on 3/25/2025	Urban Core/ Eastside/ Westside	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,	Thru FY2030	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	UCRB recommended inclusion in project list (Added 7/21/20). WRB recommended inclusion on project list 10/27/2020.

	A	B	C	D	E	F	G	H
	PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
1								
	CRA Commercial Property Improvement Program Identified as Priority #2C, Hardening Homes & Commercial Property on 3/25/2025	Urban Core/ Westside	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 FY2030	On-going	See attached report.	Shirley Baylis, CRA Program Manager	WRB & ERB recommended inclusion in project list. WRB recommended inclusion on project list 3/25/2025.
8								
	Affordable Housing Initiatives Identified as Priority #3, Commercial and Residential Infill on 3/25/25.	Urban Core/ Eastside/ Westside	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 FY2030	On-going	The three HBA infill homes at 2300 W. Jackson Street, 113 Spring Street, and 1491 N. E Street are now complete. The homes at 2300 W. Jackson Street and 1491 N. E Street require minimum mortgage pre-approvals of \$180,000 and \$190,000 respectively and will serve households at or below 80% AMI. The home at 113 Spring Street requires a minimum pre-approval of \$250,000 and serves households at or below 120% AMI. Applications were slated to close on November 21, but remained available through Thanksgiving. Applications are being received at pensacolahabitat.org/blueprint. In addition, staff is developing a new Affordable Housing Small-Scale Rental Development Program (RDP) to be brought to the CRA in January and an Affordable Home Predevelopment Program focused on homeownership to be brought to the CRA early winter 2026.	Hilary Halford, CRA Programs Officer; Ann Teston, Incentives and Land Development Program Manager	UCRB recommended inclusion in project list (Added 7/21/20).
9								
	Gibson School Redevelopment Identified as Priority #3, Commercial and Residential Infill on 3/25/25.	Westside	Redevelopment of the Gibson School site in accordance with the 2025 Westside Redevelopment plan special demonstration project or as otherwise authorized by the plan.	Thru FY2030	Planning	Site has been acquired. FL Dept. of State Div. of Historical Resources Grant application submitted for implementation funding, however, grant award is not anticipated. Next steps are being assessed.	Victoria D'Angelo, CRA Administrative Officer; Deana Stallworth, Lease Manager	WRB recommended inclusion on project list 3/25/2025
10								
	Baptist Campus Redevelopment Identified as Priority #3, Commercial and Residential Infill on 3/25/25.	Westside	Explore the redevelopment of the Baptist Hospital [legacy] site as authorized by the redevelopment plan.	Thru FY2030	Planning	For the main campus, north of Moreno Street – Award of demolition contract and owners rep contracts approved November 2025. Award of contract for development advisory services for the campus redevelopment anticipated December 2025. For the area south of Moreno, environmental assessment under the CDBG grant remains underway, expected completion winter 2026.	Erica Grancagnolo, Economic Development Director; Victoria D'Angelo, CRA Administrative Officer	WRB recommended inclusion on project list 3/25/2025
11								
	West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2030	Design	100% design complete. Construction anticipated summer 2026.	Victoria D'Angelo, CRA Administrative Officer, Caitlin Cerame, Transportation Planner	WRB and UCRB recommended inclusion in project list (Added 7/21/20).
12								

	A	B	C	D	E	F	G	H
1	PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
13	Jackson Street Transportation Improvements	Westside	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 FY2030	Planning	City is currently surveying Jackson St from A St to Terry Wayne Park for feasibility of sidewalk on north side of street.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (7/21/20).
14	Connectivity to Legion Field / Global Learning: L Street	Westside	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 FY2027	Pre-procurement	Plans were authorized to go to bid at the CRA's April 2025 meeting. Bidding anticipated winter 2026.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (7/21/20).
15	Connectivity to Legion Field / Global Learning: Gregory Street	Westside	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 FY2027	Pre-procurement	See above	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (7/21/20).
16	Connectivity to Legion Field / Global Learning: Wright Street	Westside	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 FY2027	Pre-procurement	See above	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	WRB recommended inclusion in project list (7/21/20).
17	Alice Williams Rehabilitation	Westside	Rehabilitation of the former Alice Williams library.	Thru FY2027	Construction	Contract awarded at July CRA meeting and construction has commenced. Completion anticipated winter 2025/26. A solicitation was released in early November 2025 to select a qualified childcare operator to establish and operate an infant care program to serve approximately 24 infants ages 0-1 at the facility. The solicitation closes on January 6, 2026.	Victoria D'Angelo, CRA Administrative Officer; Deana Stallworth, Property Lease Manager; Theresa Cserp, Education & Youth Programs Officer	UCRB recommended inclusion in project list (Added 7/21/20).
18	American Creosote Works (ACW) Site Acquisition and Park Redevelopment	Westside	Acquisition of former American Creosote Works (ACW) Superfund site parcels for future park redevelopment.	Thru FY2030	Planning	Remediation funding has been transferred to the USA Corp of Engineers (USACE), Jacksonville Office. A site visit was held in fall 2025. The first phase of remediation is anticipated to begin in late Summer 2026, which will involve removal of contaminated soil from residential yards. The remediation of the ACW site itself remain TBD. Additionally, improvement of Pine Street as a component of the Suntrail network and park redevelopment is a part of the 2025 special demonstration project. On 12/8/25, the CRA approved a reallocation of funding in support of consistency review services o be provided by SCAPE Landscape Architecture and lighting design to enhance and align the Suntrail project with the vision established in the 2025 Westside CRA Plan. Public engagement opportunities will be held at concept and 60% design, with a presentation provided to the Westside board for feedback early in the design process.	Victoria D'Angelo, CRA Administrative Officer; Katherine Kuhn, Environmental Coordinator	UCRB recommended inclusion in project list (Added 7/21/20).
19	Sidewalk Improvement Strategy	Westside	Sidewalk improvements as identified in the redevelopment plan.	Thru FY2030	In Review	-	Victoria D'Angelo, CRA Administrative Officer	WRB recommended inclusion on project list 3/25/2025.

	A	B	C	D	E	F	G	H
	PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
1								
	Study of minimum lot size	Westside	Conduct a study to analyze minimum lots sizes in the district as authorized through the redevelopment plan.	Thru FY2030	In Review	-	Victoria D'Angelo, CRA Administrative Officer	WRB recommended inclusion on project list 3/25/2025
20								

City Of Pensacola Community Redevelopment Agency
Westside
Programs Status Report
December 2025

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (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 and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

- **Applications in Review: 11**
- **Projects Invited for Full Application: 12**
- **Projects Pending Inspections: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 3**
- **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: 4**
- **Projects Pending Bidding: 1**
- **Projects Under Contract: 0**
- **Projects Completed: 1**

City Of Pensacola Community Redevelopment Agency
Westside
Programs Status Report
December 2025

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).

- **Applications in Review: 3**
- **Projects Invited for Full Application: 3**
- **Projects Pending Inspections: 1**
- **Projects Pending Bidding: 1**
- **Projects Under Contract: 0**
- **Projects Completed: 1**