City of Pensacola

Agenda Conference

Agenda - Final

Monday, July 12, 2021, 3:30 PM **Hagler-Mason Conference Room, 2nd Floor**

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

The meeting can be watched via live stream at cityofpensacola.com/428/Live-Meeting-Video.

ROLL CALL

PRESENTATION ITEMS

REVIEW OF CONSENT AGENDA ITEMS

1. 21-00503 AWARD OF CONTRACT TO A.E. NEW, JR., INC. FOR INVITATION TO BID (ITB) #21-017 EAST PENSACOLA HEIGHTS CLUBHOUSE RENOVATIONS

Recommendation: That City Council award a contract to A.E. New, Jr., Inc. for ITB 21-017 East Pensacola Heights Clubhouse Renovations for $50,900.00 base bid, $9,500.00 additive alternate, and a 10% contingency of $6,040.00 for a total amount of $66,440.00. Further, that City Council authorize the Mayor to take all actions necessary to execute all contracts, related documents and to complete the project.

Sponsors: Grover C. Robinson, IV

Attachments: *ITB 21-017 Tabulation Sheet*

ITB 21-017 Final Vendor Reference List

2. 21-00525 AWARD OF CONTRACT FOR GULL POINT RESOURCE CENTER CHILLER REPLACEMENT

Recommendation: That City Council award a contract to Daikin Applied Americas, Inc. for replacement of the chiller at Gull Point Resource Center for $73,506.67, using OMNIA Partners Cooperative Purchasing Agreement for Region 4 ESC #R200401. Further, that City Council authorize the Mayor to take all actions necessary to execute the contract and complete the project.

Sponsors: Grover C. Robinson, IV

Attachments: *Gull Point Chiller Replacement Proposal*

3. 21-00531 TENTATIVE MILLAGE RATE - FISCAL YEAR 2022

Recommendation: That City Council set the tentative Fiscal Year 2022 millage rate for the City of Pensacola at 4.2895 mils and for the Downtown Improvement District at 2.0000 mils and authorize the Mayor to set final levies in compliance with all property tax reform regulations. Further, that the Mayor may administratively adjust the final adopted millage rate upon receipt of the final valuation if the City's final current year gross taxable value is reduced by more than 1%. Finally, that the first public hearing on the Fiscal Year 2022 millage rates be held on September 8, 2021, at 5:30 p.m. in Council Chambers.

Sponsors: Grover C. Robinson, IV

Attachments: *Fiscal Year 2022 Taxable Value Estimates*

4. 21-00539 CITY OF PENSACOLA HOUSING DEPARTMENT PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN (FY2021-2022)

Recommendation: That City Council approve the Public Housing Agency (PHA) Annual Plan of the Housing Choice Voucher Program for Fiscal Year 2021-2022 for submission to the U.S. Department of Housing and Urban Development (HUD). Further, that the City Council authorize the Mayor to execute all documents relating to the Plan's submission and Program's Administration.

Sponsors: Grover C. Robinson, IV

Attachments: *50075-HCV 2022*
2022 HUD-50077 CR Attach B.4
50077-SL-2-10 Attahment B.5
2022 goals and mission Attach B.6
RAB Survey Questions 2021
Survey analysis annual plan 2021 Attach B.7 Analysis
Affidavit PHA plan published
Public Hearing sign in sheet 6-16-2021

5. 21-00559 CITY OF PENSACOLA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIVE YEAR (FY 2020-2024) CONSOLIDATED PLAN AND FY 2020-2021 ANNUAL ACTION PLAN AND HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

Recommendation: That City Council approve the Community Development Block Grant (CDBG) Five Year (FY 2020-2024) Consolidated Plan and FY 2020-2021 Annual Action Plan for the period October 1, 2020 through September 30, 2021 for submission to U. S. Department of Housing and Urban Development. Further, that City Council approve the City of Pensacola 2020-2021 CDBG and HOME Programs Proposed Budgets and Activities Summary. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating to the programs' administration.

Sponsors: Grover C. Robinson, IV

Attachments: *City of Pensacola CDBG Five Year (2020-2024) Consolidated Plan a*
City of Pensacola CDBG and HOME Programs Proposed Budgets a

6. 21-00560 CITY OF PENSACOLA FY 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AND HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

Recommendation: That City Council approve the FY 2021-2022 CDBG Annual Action Plan for the period October 1, 2021 through September 30, 2022 for submission to U. S. Department of Housing and Urban Development. Further, that City Council approve the City of Pensacola 2021-2022 CDBG and HOME Programs Proposed Budgets and Activities Summary. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating to the programs' administration.

Sponsors: Grover C. Robinson, IV

Attachments: *City of Pensacola FY 2021-2022 CDBG Annual Action Plan*
City of Pensacola FY 2021-2022 CDBG and HOME Programs Propo

7. 21-00566 INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CITY OF PENSACOLA FOR FUNDING OF THE COMMUNITY MARITIME PARK STADIUM IMPROVEMENTS

Recommendation: That the City Council approve an Interlocal Agreement between the Community Redevelopment Agency (the "Agency") and the City of Pensacola (the "City") authorizing the Agency to fund up to $2,000,000 for certain improvements at the Community Maritime Park Blue Wahoos Stadium, including but not limited to artificial turf and LED stadium lighting.

Sponsors: Grover C. Robinson, IV

Attachments: *Interlocal Agreement - CMP Stadium Improvements (002)*

8. 21-00575 APPOINTMENT - WESTSIDE COMMUNITY REDEVELOPMENT BOARD

Recommendation: That City Council appoint a redevelopment area resident, member of area neighborhood association or owner or operator of a business located in the redevelopment area to the Westside Community Redevelopment Board to fill an unexpired term ending January 31, 2024.

Sponsors: Jared Moore

Attachments: *Member List*
Nomination Form - Lamar Brown
Application of Interest - Lamar Brown
Resume - Lamar Brown
Ballot

9. 21-00596 DEDICATION OF A PLAQUE BY A TREE PLANTED IN MEMORY OF ANN DAVIS

Recommendation: That City Council approve the Parks and Recreation Board recommendation to dedicate a plaque by a tree that was planted in memory of Ann Davis.

Sponsors: Sherri Myers

Attachments: *21-05-20 Parks and Rec Board Meeting Minutes - Draft*
Park Amenity Dedication Form - Ann Davis

10. 21-00597 ENVIRONMENTAL ADVISORY BOARD (EAB) RECOMMENDATION - COMPREHENSIVE REVIEW OF THE TREE ORDINANCE

Recommendation: That City Council begin the process of a comprehensive review of the tree ordinance and assign this review to the Environmental Advisory Board.

Sponsors: Jennifer Brahier

REVIEW OF REGULAR AGENDA ITEMS (Sponsor)

11. 21-00588 CITY COUNCIL CONSENT TO THE MAYOR'S APPOINTMENT OF CHARLES PEPPLER AS CITY ATTORNEY

Recommendation: That City Council consent to the Mayor's appointment of Charles Peppler as City Attorney.

Sponsors: Grover C. Robinson, IV

Attachments: *Resume - Charles V. Peppler*

12. 21-00568 APPOINTMENTS - ESCAMBIA-PENSACOLA HUMAN RELATIONS COMMISSION

Recommendation: That City Council appoint three individuals to the Escambia-Pensacola Human Relations Commission for a two year term expiring October 1, 2023.

Sponsors: Jared Moore

Attachments: *Member List*
Application of Interest - Ron Helms
Application of Interest - Joyce Hopson
Nomination Form - Haley Morrissette
Application of Interest - Haley Morrissette
Resume - Haley Morrissette
Nomination Form - Sydney Robinson
Application of Interest - Sydney Robinson
Ballot

13. 21-00573 REQUEST FOR VOLUNTARY ANNEXATION - AMR AT PENSACOLA, INC.

Recommendation: That City Council approve the request for the voluntary annexation of one (1) parcel owned by AMR at Pensacola, Inc.

Sponsors: Grover C. Robinson, IV

Attachments: *AMR at Pensacola, Inc. Annexation Request - 6-1-21*
AMR at Pensacola Inc. Quit Claim Deed - 5-19-21
AMR at Pensacola, Inc. Survey
Proposed Ordinance No. 31-21
Exhibit A - Map of Annexation Area

14. 31-21 PROPOSED ORDINANCE NO. 31-21 - REQUEST FOR VOLUNTARY ANNEXATION - AMR PENSACOLA, INC.

Recommendation: That City Council approve Proposed Ordinance No. 31-21 on first reading.

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA AND DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Sponsors: Grover C. Robinson, IV

Attachments: *Proposed Ordinance No. 31-21.doc*

Exhibit A - Map of Annexation Area

15. 21-00537 EMERGENCY HOUSING VOUCHER PROGRAM SERVICE AGREEMENT WITH OPENING DOORS NORTHWEST FLORIDA, INC. (NWFL)

Recommendation: That City Council approve the Emergency Housing Voucher Program Service Agreement with Opening Doors Northwest Florida, Inc. (NWFL) for the joint implementation of the Emergency Housing Voucher Program. Further, that City Council adopt a supplemental Budget Resolution appropriating the funding for this program. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating the program's implementation and administration.

Sponsors: Grover C. Robinson, IV

Attachments: *Agreement for Services between City of Pensacola and Opening Do*

Supplemental Budget Resolution No. 2021-39

Supplemental Budget Explanation No. 2021-39

16. 2021-39 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-39 - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT EMERGENCY HOUSING VOUCHER PROGRAM SERVICE FEE FUNDS

Recommendation: That City Council adopt Supplement Budget Resolution No. 2021-39.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPRORIATIONS FOR FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: *Supplemental Budget Resolution No. 2021-39*

Supplemental Budget Explanation No. 2021-39

17. 21-00529 AMENDMENT NO. 5 TO THE USE AGREEMENT WITH NORTHWEST FLORIDA PROFESSIONAL BASEBALL FOR THE VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK

Recommendation: That City Council approve Amendment No. 5 to the Multi-Use Facility Non-Exclusive Use Agreement with Northwest Florida Professional Baseball LLC (NFPB) for the Vince J. Whibbs Sr. Community Maritime Park (CMP), renewing per the terms of the Agreement for two additional 5-year periods through March 30, 2032; and providing for the reimbursement to NFPB of various capital improvements for an amount not to exceed $2,000,000. Further, that City Council authorize the Mayor to execute all necessary documents related to the implementation of this Amendment.

Sponsors: Grover C. Robinson, IV

Attachments: *5th Amendment to NFPB Use Agreement at CMP - revised draft*

18. 21-00572 DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - UPLAND AND SUBMERGED LAND IN BAYLEN SLIP SOUTH OF HARBOURVIEW ON THE BAY BUILDING

Recommendation: That City Council approve the publication of the notice of intention to dispose of upland and submerged real property (portion of Parcel Ref. No. 000S009100001034) located in inland waterway Baylen Slip directly south of the Harbourview on the Bay building at 25 West Cedar Street, via lease, with acceptance of redevelopment submittals during the statutorily required notice period for City-owned parcels located in a designated community redevelopment area (CRA).

Sponsors: Grover C. Robinson, IV

Attachments: *Legal Ad - Notice for Baylen Slip behind Harbourview - draft*

Map - Baylen Slip Proposed Lease Area

19. 21-00484 AWARD OF BID NO. 21-027 PENSACOLA INTERNATIONAL AIRPORT RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

Recommendation: That City Council award Bid No. 21-027, Pensacola International Airport Runway Object Free Area (ROFA) Roadways Realignment, to J. Miller Construction , Inc., the lowest and most responsible bidder with a base bid of $606,945.16, plus a 10% contingency in the amount of $60,694.52, for a total amount of $667,639.68. Further, that City Council authorize the Mayor to execute the contract and take all actions necessary to complete the project.

Sponsors: Grover C. Robinson, IV

Attachments: *ITB#21-027 Bid Tabulation*

ITB #21-027 Final Reference List

20. 2021-48 RESOLUTION NO. 2021-48 - PROVIDING FOR A MORATORIUM ON THE EVICTION OF HOMELESS INDIVIDUALS WITHIN THE CITY OF PENSACOLA

Recommendation: That City Council adopt Resolution No. 2021-48:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA DECLARING A MORATORIUM ON THE EVICTION OF HOMELESS INDIVIDUALS ENCAMPED UNDER THE I-110 OVERPASS AND WITHIN THE HOLLICE T. WILLIAMS PARK IN THE CITY OF PENSACOLA; PROVIDING FOR AN EFFECTIVE DATE

Sponsors: Ann Hill

Attachments: *Resolution No. 2021-48 - corrected by Legal*

21. 2021-41 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-41 - APPROPRIATING FUNDING FOR HURRICANE SALLY INSURANCE PROCEEDS TO REPAIR PORT OF PENSACOLA WAREHOUSE #9/10

Recommendation: That the City Council adopt Supplemental Budget Resolution No. 2021-41.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: *Supplemental Budget Resolution No. 2021-41*

Supplemental Budget Explanation No. 2021-41

22. 2021-40 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-40 - APPROPRIATING FUNDING IN RELATION TO THE AMERICAN RESCUE PLAN ACT (ARPA) FOR (1) PREMIUM PAY AND (2) EMPLOYEE VACCINATION INCENTIVE PAY

Recommendation: That City Council adopt Supplemental Budget Resolution No. 2021-40.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: *Supplemental Budget Resolution No. 2021-40.pdf*

Supplemental Budget Explanation No. 2021-40.pdf

23. 2021-33 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-33 - LAW ENFORCEMENT TRUST FUND (LETF) PURCHASES FOR THE PENSACOLA POLICE DEPARTMENT

Recommendation: That the City Council adopt Supplemental Budget Resolution No. 2021-33.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: *Supplemental Budget Resolution No. 2021-33*

Supplemental Budget Explanation No. 2021-33

Letter of Certification

Big Brothers Big Sisters of Northwest Florida LETF Application

24. 21-00561 PENSACOLA INTERNATIONAL AIRPORT - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021

Recommendation: That City Council approve and authorize the Mayor to execute the acceptance of the Federal Aviation Administration Airport Improvement Program (AIP) Grant 3-12-0063-046-2021 in the amount of $1,571,948 for the design, construction, and construction administration of the Runway Object Free Area (ROFA) Roadway Realignments and the design of Taxiway A Rehabilitation at the Pensacola International Airport. Further, that City Council authorize the Mayor to take all actions necessary relating to the finalization of the grant. Finally, that City Council adopt a supplemental budget resolution to appropriate the grant funds.

Sponsors: Grover C. Robinson, IV

Attachments: *Grant Agreement 3-12-0063-046-2021.pdf*

Supplemental Budget Resolution No. 2021-42.pdf

Supplemental Budget Explanation No. 2021-42.pdf

25. 2021-42 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-42 - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021

Recommendation: That City Council adopt Supplemental Budget Resolution No. 2021-42.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Grover C. Robinson, IV

Attachments: *Supplemental Budget Resolution No. 2021-42.pdf*

Supplemental Budget Explanation No. 2021-42.pdf

26. 27-21 PROPOSED ORDINANCE NO. 27-21 - AMENDMENT TO LAND DEVELOPMENT CODE SECTION 12-6-6 (8) - HERITAGE TREES

Recommendation: That City Council adopt Proposed Ordinance No. 27-21 on second reading:

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, TREE/LANDSCAPE REGULATIONS CHAPTER 12, SECTION 12-6-6(8) HERITAGE TREES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: Jennifer Brahier

Attachments: *Proposed Ordinance No. 27-21*

5-11-21 LH minutes - Planning Board

CONSIDERATION OF ANY ADD-ON ITEMS

FOR DISCUSSION

27. 21-00600 H.O.P.E. FOUNDATION FUNDING FOR NEEDED FIRE SUPPRESSION SYSTEM.

Sponsors: Ann Hill

28. 21-00576 SUBMITTALS FROM PUBLIC NOTICE FOR DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - LOTS 4 AND 5 AT VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK

Sponsors: Grover C. Robinson, IV

Attachments: *Proof of Publication - Notice for Lots 4 and 5 CMP*

Council Action - Approving Legal Notice for Lots 4 and 5 CMP - April

Submittal - Caldwell Associates

Submittal - Carson Lovell

Submittal - Inspired Communities

29. 21-00595 MAINTENANCE OF THE COMMUNITY MARITIME PARK

Sponsors: Sherri Myers

Attachments: *2019 Breakdown - Stadium vs Other 19 and 20*

30. 21-00594 TURNING CITY OWNED STORMWATER PONDS INTO GREEN SPACES AND/OR MAKING THEM AESTHETICALLY PLEASING SO AS NOT TO HAVE A NEGATIVE IMPACT ON BUSINESSES AND NEIGHBORHOODS.

Sponsors: Sherri Myers

31. 21-00593 FLOODING AND DRAINAGE ISSUES ON SOUTH DEVILLIERS

Sponsors: Sherri Myers

Attachments: *20210619_114731*
20210619_114657
20210619_120553

READING OF ITEMS FOR COUNCIL AGENDA

COMMUNICATIONS

CITY ADMINISTRATOR'S COMMUNICATION

CITY ATTORNEY'S COMMUNICATION

CITY COUNCIL COMMUNICATION

ADJOURNMENT

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.

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 435-1606 (or TDD 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.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00503 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

AWARD OF CONTRACT TO A.E. NEW, JR., INC. FOR INVITATION TO BID (ITB) #21-017 EAST PENSACOLA HEIGHTS CLUBHOUSE RENOVATIONS

RECOMMENDATION:

That City Council award a contract to A.E. New, Jr., Inc. for ITB 21-017 East Pensacola Heights Clubhouse Renovations for $50,900.00 base bid, $9,500.00 additive alternate, and a 10% contingency of $6,040.00 for a total amount of $66,440.00. Further, that City Council authorize the Mayor to take all actions necessary to execute all contracts, related documents and to complete the project.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City issued an invitation to bid on the East Pensacola Heights Clubhouse Renovation project. The project will consist of renovations to the kitchen cabinets, flooring, and countertops as well as replacing toilet partitions, and flooring in the restrooms. An optional add-on to install new entry doors for the front and side was also included.

The base bid of $50,900.00 includes general renovations including replacing the floor, cabinets and countertops in the kitchen, and replacing the partitions and flooring in the bathrooms. The bid alternate of $9,500.00 includes installation of new entry doors on the front and side of the building.

PRIOR ACTION:

None

FUNDING:

Budget:	$130,000.00	LOST IV - EAST PENSACOLA HEIGHTS
Actual:	$ 50,900.00	East Pensacola Heights Clubhouse Renovations Base Bid
	9,500.00	Additive Alternate
	6,040.00	10% Contingency

$ 66,440.00 Total Expenses

FINANCIAL IMPACT:

Funding in the amount of $130,000.00 has been appropriated in the Local Option Sales Tax (LOST IV) for upgrades to the stage, restroom renovations and HVAC replacement. The HVAC has been replaced in a prior fiscal year. No additional funding should be necessary for this project.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Brian Cooper, Parks and Recreation Director

ATTACHMENTS:

1) ITB 21-017 Tabulation Sheet
2) ITB 21-017 Final Vendor Reference List

PRESENTATION: No

TABULATION OF BIDS

BID NO: 21-017

TITLE: EAST PENSACOLA HEIGHTS CLUBHOUSE REPAIRS

SUBMITTALS DUE: May 7, 2021, 2:30 P.M. DEPARTMENT: Parks & Recreation	A. E. NEW, JR., INC. Pensacola, FL	JOY GORDON CONSTRUCTION, LLC Pensacola, FL	THE GREEN-SIMMONS COMPANY, INC. Pensacola, FL	HARRIS-INMAN CONSTRUCTION Gulf Breeze, FL
Base Bid	$50,900.00	$66,338.00	$101,500.00	$139,334.00
Additive Alternate	$9,500.00	$6,849.00	$7,934.00	$9,500.00
M/WBE Participation	19%	37%	10%	0%

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FINAL VENDOR REFERENCE LIST
EAST PENSACOLA HEIGHTS CLUBHOUSE REPAIRS
PARKS & RECREATION

Vendor	Name	Address	City	St	Zip Code	SMWBE
004632	A E NEW JR INC	460 VAN PELT LANE	PENSACOLA	FL	32505	
068969	ALEXANDER CARL SELMON DBA ACSIII	5443 BYRON ST APT C	MILTON	FL	32570	
077498	ALL PHASE CONSTRUCTION OF NW FL LLC	5340 BRIGHT MEADOW RD	MILTON	FL	32570	Y
067490	ALL PRO PAINTING CONTRCTRS LLC	1200 N "W" ST	PENSACOLA	FL	32505	
056609	AMERICAN CONTRACTOR & TECHNLGY INC	218 E GOVERNMENT ST	PENSACOLA	FL	32502	
030314	ANCHOR PEST CONTROL INC	PO BOX 2746	PENSACOLA	FL	32513	
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	
047913	ARNOLD CONTRACTING LLC	3360 PINE FOREST RD	CANTONMENT	FL	32533	
021638	ARTE DITTA INC DBA INC CONTRACT RESOURCES	P O BOX 527	PENSACOLA	FL	32591	
081043	BCK SPECUALTIES INC	1709 ANTIBES CIR	GULF BREEZE	FL	32563	
069786	BEAR GENERAL CONTRACTORS LLC	2803 E CERVANTES ST STE C	PENSACOLA	FL	32503	
036997	BELLVIEW SITE CONTRACTORS INC	3300 GODWIN LANE	PENSACOLA	FL	32526	Y
038068	BIGGS GREEN CONSTRUCTION SERVICES INC	PO BOX 1552	PENSACOLA	FL	32591	Y
063759	BILL MCBRIDE CONSTRUCTION LLC	320 W LLOYD ST	PENSACOLA	FL	32501	Y
070527	BLOWERS, BENJAMIN DBA INNOVIS USA LLC	5540 LEESWAY BLVD	PENSACOLA	FL	32504	
065158	BOSS LADY CONCREATE CO LLC	5801 CLEARWATER AVE	PENSACOLA	FL	32505	Y
042045	CHAVERS CONSTRUCTION INC	801 VIRECENT RD	CANTONMENT	FL	32533	Y
044571	CHRISTOPHER'S MARINE CONTRACTI	1774 SUNNY OAK ST	GULF BREEZE	FL	32563	
080137	COMPLETE GENRL CONTRACTORS INC	330 W GOVERNMENT ST	PENSACOLA	FL	32502	
057546	CONTRACT OFFICE SOLUTIONS INC	2425 LARKIN ST STE B	PENSACOLA	FL	32514	
058961	CONTRACTOR SERVICES LLC	3044 E KINGSFIELD RD	PENSACOLA	FL	32514	
043794	CRAFTSMAN CONCRETE CONTRACTORS	55 S B ST	PENSACOLA	FL	32502	
070475	CRUZ, SHAWN C DBA COASTAL PROPERTY PREPARATION LLC	5700 ALMAX COURT	PENSACOLA	FL	32506	
066984	DELTA CONTRACTORS	1238 FINLEY DRIVE	PENSACOLA	FL	32514	
066983	DEMOLITION PROS LLC	366-B AIRPORT BLVD	PENSACOLA	FL	32503	Y
062631	DOMINGUEZ DESIGN BUILD INC	4340 DEVEREUX DRIVE	PENSACOLA	FL	32504	Y
073691	EAA SITE CONTRACTORS LLC	3158 GATEWAY LANE	CANTONMENT	FL	32533	
075611	ELITE RETAIL	111 BEVERLY PARKWAY STE B	PENSACOLA	FL	32505	
032038	EVANS CONTRACTING INC	400 NEAL RD	CANTONMENT	FL	32533	
026282	FIRE CONTROL SYSTEMS INC	1420 W ROBERTS RD	CANTONMENT	FL	32533	
074355	GANNETT MHC MEDIA INC DBA PENSACOLA NEWS JOURNAL	2 N PALAFOX ST	PENSACOLA	FL	32502	
074076	GRAY SERVICE PAVERS CO INC	8121 LILLIAN HWY LOT 90	PENSACOLA	FL	32506	
058714	GREG ALLEN CONSTRUCTION INC	5006 PERSIMMON HOLLOW RD	MILTON	FL	32583	Y
063457	GSI CONSTRUCTION CORP INC	2993 WALLACE LAKE RD	PACE	FL	32571	Y
034436	GULF COAST ENVIRONMENTAL CONTRACTORS INC	1765 E NINE MILE RD ST 1, #110	PENSACOLA	FL	32514	Y
069565	GULF COAST INDUSTRIAL CONSTRUCTION LLC	12196 HWY 89	JAY	FL	32565	Y
074827	GULF COAST MINORITY CHAMBER OF COMMERCE INC	321 N DEVILLERS ST STE 104	PENSACOLA	FL	32501	
035041	GULF SPECIALTY CONTRACTORS INC	7465 OLD PALAFOX HIGHWAY	PENSACOLA	FL	32503	
070385	HANTO & CLARKE GENERAL CONTRACTORS LLC	1401 E BELMONT ST	PENSACOLA	FL	32501	
080650	HARRIS INMAN CONSTRUCTN CO INC	3583 LAGUNA COURT	GULF BREEZE	FL	32563	
002923	HUEY'S WORKS	1206 N "W" ST	PENSACOLA	FL	32505	Y
048858	HUMPHREYS BUILDING CONTRACTING CO INC	470 TURNBERRY RD	CANTONMENT	FL	32533	Y
079562	J GREEN CONSTRUCTION SVCS INC	1206 N PALAFOX ST	PENSACOLA	FL	32501	
053163	J2 ENGINEERING INC	2101 W GARDEN ST	PENSACOLA	FL	32502	

Opening Date: 05/07/21 **Bid No.: 21-017**

FINAL VENDOR REFERENCE LIST

EAST PENSACOLA HEIGHTS CLUBHOUSE REPAIRS

PARKS & RECREATION

Vendor	Name	Address	City	St	Zip Code	SMWBE
050233	JAMES JOHNSON CONCRETE CONTRACTOR LLC	6332 FERGUSON DR	PENSACOLA	FL	32503	
051467	JAMES MALLORY CONTRACTOR INC	6756 CEDAR RIDGE CIRCLE	MILTON	FL	32570	Y
051546	JOSEPH TRANCHINA PAINTING CONTRACTOR	8457 MELIACEAE DRIVE	PENSACOLA	FL	32514	
061665	JOY GORDON CONSTRUCTION LLC	3178 GATEWAY LANE UNIT A	CANTONMENT	FL	32533	Y
007077	KEN GRIFFIN LANDSCAPE CONTRACTORS INC	3004 WESTFIELD RD	GULF BREEZE	FL	32563	Y
044890	KLEPAC ENGINEERING & CONTRACTING, LLC	10305 BRISTOL PARK RD	CANTONMENT	FL	32533	
065667	L30 CONSULTING LLC DBA L30 TRAFFIC CONTROL	3276 W SCOTT ST	PENSACOLA	FL	32505	Y
055738	LARRY ARMSTRONG ELECTRICAL CONTRACTOR INC	2952 BLUESTAR AVE	PENSACOLA	FL	32514	
062549	MCCORMICK, FRANK DBA MCCORMICK CONST & MGMT LLC	1153 LIONSGATE LANE	GULF BREEZE	FL	32563	
070661	MCDELT, LLC	4675 BALMORAL DRIVE	PENSACOLA	FL	32504	Y
051673	MINORITY CONTRACTORS GROUP INC MCG INC	516 E STRONG ST	PENSACOLA	FL	32501	
073522	MOORE BETTER CONTRACTORS, INC	1721 E CERVANTES ST	PENSACOLA	FL	32501	Y
016210	NORD, STEVE DBA SEA HORSE GENERAL CONTRACTORS INC	4238 GULF BREEZE PKWY	GULF BREEZE	FL	32563	Y
070765	PEN GULF INC	PO BOX 12916	PENSACOLA	FL	32591	Y
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	
064219	POE, JAMIN DBA P3 CONSTRUCTION & ENERGY SOLUTIONS LLC	321 N DEVILLIERS ST STE 208	PENSACOLA	FL	32501	
068488	PRO CONSTRUCTION LLC DBA COMPLETE DKI	511 WYNNEHURST ST	PENSACOLA	FL	32503	Y
049068	RAM 2000 CONTRACTORS INC	5946 COMMERCE RD	MILTON	FL	32583	
071623	REYCO CONTRACTING SOLUTIONS LLC	2172 W NINE MILE RD STE 198	PENSACOLA	FL	32534	Y
000265	SPECIALTY CONTRACTORS INC	P O BOX 17146	PENSACOLA	FL	32522	Y
057076	SUNRISE CONTRACTING SVCS INC	1509 JOHN CARROLL DRIVE	PENSACOLA	FL	32504	Y
037174	T MAY, CONTRACTOR	1320 W GREGORY ST	PENSACOLA	FL	32501	Y
002839	TERHAAR & CRONLEY GENERAL CONTRACTOR INC	1401 E BELMONT ST	PENSACOLA	FL	32501	
028060	THE GREEN SIMMONS COMPANY INC	3407 N W ST	PENSACOLA	FL	32505	Y
062505	TOMMY SMITH DBA TOMMY SMITH FENCE CONTRACTOR	3201 THERESA ST	PENSACOLA	FL	32505	Y
025454	TOMPKINS PAINTING AND GENERAL CONTRACTOR INC	3516 N S ST	PENSACOLA	FL	32505	
052425	VINCENT DICKENS SPECIALIZED CONTRACTOR	5532 LYNWOOD RD	PENSACOLA	FL	32506	
041432	WATERS GENERAL CONTRACTORS INC	10070 SCENIC HWY	PENSACOLA	FL	32514	Y
021725	WHITESELL-GREEN INC	P O BOX 2849	PENSACOLA	FL	32513	
069212	YERKES SOUTH INC	634 LAKEWOOD RD	PENSACOLA	FL	32507	Y

Vendors: 74

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00525 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

AWARD OF CONTRACT FOR GULL POINT RESOURCE CENTER CHILLER REPLACEMENT

RECOMMENDATION:

That City Council award a contract to Daikin Applied Americas, Inc. for replacement of the chiller at Gull Point Resource Center for $73,506.67, using OMNIA Partners Cooperative Purchasing Agreement for Region 4 ESC #R200401. Further, that City Council authorize the Mayor to take all actions necessary to execute the contract and complete the project.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On May 27, 2021, the City received a quote to replace the chiller at Gull Point Resource Center. The project includes getting all necessary permits, removing existing chiller, making any improvements necessary for installation, and installation of the new unit. The quote was received in accordance with Omnia Partners (formerly US Communities), Region 4 ESC Contract # R200401 in the amount of $73,506.67.

PRIOR ACTION:

None.

FUNDING:

Budget: $74,000.00 LOST IV - Gull Point Resource Center

Actual: $73,506.67 Omnia Partners, Region 4 ESC Contract

FINANCIAL IMPACT:

Within the Local Option Sales Tax Fund, $74,000.00 has been transferred from savings in the Bayview Resource Center project to the Gull Point Resource Center project in order to replace the chiller. No additional funding should be needed.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Brian Cooper, Parks and Recreation Director

ATTACHMENTS:

1) Gull Point Chiller Replacement Proposal

PRESENTATION: No

DAIKIN, OMNIA PUBLIC PROJECT
PROPOSAL



Gull Point Chiller Replacement

7000 Spanish Trail
Pensacola, FL 850-494-7360

OMNIA® PARTNERS

License #: CMC056831 **Certified Proposal #: R200401-FL-311164**

Prepared for:

JR (Robbie) McGuire
Construction and Facilities Manager/Public Works
CITY OF PENSACOLA
5/27/2021

Prepared by:

Kyle Hubbel
Service Sales Technician
Pensacola
Phone: +1 850-780-3497 Mobile: +1 813-299-3522
E-mail: kyle.hubbel@daikinapplied.com

Scope of Services

Daikin Applied Americas, Inc. is pleased to offer the following Project proposal for your consideration. Thank you for selecting Daikin Applied Service Group to care for your building's system. Our factory-trained service personnel have the knowledge and experience to deliver the best support available. Daikin will perform all services using factory-trained technicians who specialize in HVAC, refrigeration and electronic system maintenance and repair services. Daikin is pleased to offer this proposal for your consideration.

Scope of Work

Daikin Applied will provide the following:

- Required Mechanical Permits
- Demo and remove existing chiller Carrier 30RAN030/2808Q55241
- One AMZ030A Chiller 208-230V, 60 Hz, 3 Phase, currently 7-8 Week lead time
    - Electronic Expansion valve
    - Hot gas bypass
    - Refrigerant 410A
    - Microchannel Condenser coils with Epoxy coating
    - Phase over and under protection
    - Five-year parts, refrigerant, and labor warranty on chiller
    - Submittals below
- Set new chiller on isolation pads
- Reconnect water piping and replace wye strainer, flex connectors, isolation valves, pressure gauges, test ports, and thermometers as needed.
- Install pipe stands as needed
- Install pipe insulation and aluminum jacket on new work as needed
- Modify the electrical as needed to reconnect to the new chiller
- Factory chiller startup
- Drain down system and install new 3way valves and actuators at each AHU (total 4)
- Pipe modifications as needed to install new 3-way valves
- Armaflex pipe insulation where needed
- Land low voltage wires and flex to 3-way valves as needed
- Customer to provide water treatment/water treatment check on system after work is complete
- 1-year warranty on new work
- Chiller rated for a minimum of 44 GPM through the evaporator. If system does not allow for this then additional work may be required and will be proposed separately.

Excludes

- Heat trace
- Controls
- New breakers or disconnect
- Water treatment

- Strainers for AHU's
- Isolation valves for AHU's
- Up sizing pipe coil connections for AHU's

Personnel

Daikin will perform all services using factory-trained technicians who specialize in HVAC, refrigeration and electronic system maintenance and repair service.

Emergency Service Response

Emergency service is available on a 7-day, 24 hour basis. For scheduled service and repairs covered under this agreement and performed at the Customer's request outside of normal working hours, the Customer agrees to pay the difference between the prevailing standard billing rate and the prevailing overtime rate.

Each of our sub-contractors will be maintaining a consistent project manager who will be represented when appropriate during our project time frame.

Staff and resource planning will be maintained throughout the project through our project communications efforts.

Equipment Repair

Daikin will perform all services during its regular working hours unless otherwise specified. Any services requested or agreed to by Customer that are outside the Scope of Work will be performed by Company at an additional cost. Company will invoice such services at a special service and repair billing rate at Company's published labor rate for the service area.

Proposal Clarifications, Exclusions, and Exceptions:

Clarifications:

1. This proposal takes precedence over any other written, verbal, or other statements of scope, schedule, and pricing.
2. Acceptance of a Notice to Proceed is not an acceptance of terms and conditions. Any Notice to Proceed will be based upon the terms and conditions contained in this proposal.
3. All working hours are estimated at regular or straight time rates. Accelerated or expedited project execution schedules and associated costs are subject to additional quotation.
4. Daikin Applied is not responsible for any delays or cost as a result of delays incurred due to limited or no access to roads, buildings or equipment required to complete the scope of work provided for in this proposal.
5. Sales taxes are not included within our pricing.
6. Costs associated with Owner directed programs or software required to fulfill project reporting, execution, safety management, and or Owner or Owner's Representative invoicing are not covered and will be invoiced in addition to the agreed proposal price.
7. Signage will not be provided or installed by Daikin Applied.
8. Staffing of onsite Safety or Security personnel during project execution or after working hours will not be provided and Daikin Applied understands this is the responsibility of the Owner or Owner's Representative.
9. Site drainage, pollution prevention plan and execution, temporary bathrooms, emergency eye-wash stations, barricades, ramps, splash-blocks, fire protection plans and systems required during construction, flagman, access controls features, trash repositories and pick services are not included. Daikin Applied understands the Owner or Owners Representative is responsible for these measures.
10. Daikin Applied understands temporary HVAC, temporary power, work site lighting, and temporary water required to perform the scope of work provided is the Owner or Owner's Representative responsibility.
11. Daikin Applied will only provide supervision for itself and its sub-contractors when we or they are on site.
12. Daikin Applied Material or Labor warranty is excluded on Owner or Owner's Representative provided equipment.

Exclusions:

1. Any labor, materials, or subcontracted service not specifically provided for in the description or scope of work.
2. Identification and remediation of existing code violations.
3. Authority Having Jurisdiction required changes are not included and will be quoted as additional work scope.
4. Painting, repair work to buildings, and/or equipment which is not specifically identified in the description or scope of work.
5. Costs associated with hazardous materials identification, removal, and/or abatement.
6. Temporary or portable HVAC equipment and connections to existing systems.
7. The creation of new Building Automation Systems graphics, monitoring, trending, analysis or any other software or labor required for implementation of these items.
8. Testing and balancing.
9. Commissioning plan development and execution.
10. Sound testing or acoustical treatments for any elements inside or external to the work site or equipment.
11. Seismic analysis and certification for all materials and equipment.
12. Permits, insurance coverages other than indicated in the attached Evidence of Insurance, and performance and payment bonds.
13. Professional services including Architectural, Mechanical, Electrical, Structural and other Engineering Disciplines.
14. Fire, Smoke and/or Security controls, equipment, repair, graphics, programming, replacement or upgrades.

OMNIA Pricing and Acceptance

Feel free to contact me if you have any questions or concerns regarding the information contained in this Project proposal. If you would like us to proceed with the solution presented above, sign the acceptance line below (including PO# if applicable) and return a copy so that we can begin to mobilize our efforts to complete services as quickly as possible. We appreciate the opportunity to provide you with this solution and look forward to working with you on this and servicing your needs in the future.

Investment Amount and Billing Terms:
Investment required to implement the proposed solution

$73,506.67 **Seventy Three Thousand, Five Hundred Six dollars and Sixty Seven cents**
Price does not include applicable sales tax

Proposal, inclusive of the pricing, is provided in accordance with Region 4 ESC Contract # R200401, available via OMNIA Partners, including the terms and conditions contained therein (https://public.omniapartners.com/suppliers/daikin-applied/contract-documentation#c38611) shall govern this Proposal and the corresponding scope of work as described herein which are hereby incorporated by this reference. Pricing and acceptance are subject to Daikin Applied's final credit approval.

Billing/Payment Terms*: Billed in full upon completion
*All billings are due immediately upon Receipt

This proposal will be honored by Daikin Applied for 30 days from the date on the front of the proposal. After 30 days, Daikin Applied reserves the right to evaluate cost changes (both increases and decreases) from the proposal.

JR (Robbie) McGuire
CITY OF PENSACOLA

Site Address:
7000 Spanish Trail
Pensacola, FL
850-494-7360

Accepted by:

_____
(Print Full Legal Name of Customer)

_____
(Signature)

_____
(Title)

_____
Date:

Approved by:

_____
(Print Full Legal Name of Daikin Applied Representative)

_____
(Signature)

_____
(Title)

_____
Date:

Note: This Agreement is subject to final approval by Daikin Applied.

SUBMITTAL DATA

for

Gull Point Center

Sold to

Prepared for

City of Pensacola

Job Number: CHGE3Q	Customer PO#:

Prepared by

Jeremiah Bishop

5/5/2021

Table of Contents

Technical Data Sheet for CH-1 ..... **3**

AMZ030_PKG_Drawing for CH-1 ..... **6**

AMZ_FieldWiring_Drawing for CH-1 ..... **8**

IsoKit_RIS_332948113_Drawing for CH-1 ..... **13**

Technical Data Sheet for CH-1

Job Information	*Technical Data Sheet*
Job Name	Gull Point Center
Date	5/5/2021
Submitted By	Jeremiah Bishop
Software Version	12.00
Unit Tag	CH-1



Image may not represent ordered unit

Unit Overview

Model Number	Capacity ton	Voltage	Unit Starter Type	ASHRAE 90.1*	LEED Enhanced Refrigerant Management Credit
AMZ030A	28.33	208-230 V / 60 Hz / 3 Ph	Across the Line	'07, '10, '13 & '16	Pass

Unit

Unit Type	Platform	Unit Revision
Air-Cooled Scroll Compressor Chiller	Packaged	0A

Head Pressure	Tubing
VFD w/Control Box Heaters Only [Low Ambient]	With Hot Gas Bypass

Unit Controls	Display
Electronic Expansion Valve	On Controller only

Refrigerant Type	Refrigerant Weight
R410A	29 lb (per unit)

Pump Controls
Single Evaporator Pumps - Single Control Output

Approval
ETL/cETL, AHRI & ASHRAE 90.1

Evaporator

Water Volume:	1.9 gal
Connection Hand:	Universal Connection - Facing out back
Connection Size:	2.0 in
Insulation:	Single Layer Insulation on Evaporator

Entering Fluid Temperature	Leaving Fluid Temperature	Fluid Type	Fluid Flow	Fluid Flow Min / Max	Pressure Drop	Pressure Drop Min / Max	Fouling Factor
54.00 °F	44.00 °F	Water	67.80 gpm	44.4/ 118.0 gpm	4.30 ft H_2O	2.00 / 12.2 ft H_2O	0.000100 °F.ft².h/Btu

Note: Evaporator Pressure Drop does not include a strainer. Minimum flow is based on a Constant Flow Pumping System Type.

Condenser

Coil Fins:	MicroChannel (Epoxy Coating)
Guards:	Condenser Coil Louvers & Base Frame Wire Grilles

Design Ambient Air Temperature	Altitude	Fan Diameter	Minimum Design Ambient Temperature
95.0 °F	0.000 ft	30.0 in	32.0 °F

Technical Data Sheet for CH-1

Unit Performance

Design

Capacity	Input Power	Efficiency (EER)	IPLV.IP* (EER)
28.33 ton	32.17 kW	10.57 Btu/W.h	15.83 Btu/W.h

Performance Points rated at AHRI Ambient Relief

Unit					Evaporator				Condenser	
Point #	% Load	Capacity ton	Input Power kW	Efficiency (EER) Btu/W.h	Fluid Flow gpm	Pressure Drop ft H_2O	Entering Fluid °F	Leaving Fluid °F	Ambient Air °F	Altitude ft
1	100.0	28.33	32.17	10.57	67.80	4.30	54.00	44.00	95.0	0.000

Part Load Performance at AHRI Conditions

Point #	% Load	Capacity ton	Input Power kW	Efficiency (EER) Btu/W.h
1	100	28.33	32.17	10.57
2	75	21.25	18.33	13.91
3	50	14.17	9.950	17.09
4	25	7.083	4.652	18.27

** IPLV reflects AHRI standard rating conditions with water and does not change with user defined conditions*

Sound (without insulation)

Sound Pressure (*at 30 feet*)

63 Hz dB	125 Hz dB	250 Hz dB	500 Hz dB	1 kHz dB	2 kHz dB	4 kHz dB	8 kHz dB	Overall dBA
64	63	64	59	56	51	46	41	**61**

Sound Power

63 Hz dB	125 Hz dB	250 Hz dB	500 Hz dB	1 kHz dB	2 kHz dB	4 kHz dB	8 kHz dB	Overall dBA
91	90	91	86	83	78	73	68	**88**

Octave band is non 'A' weighted and overall readings are 'A' weighted. Sound data rated in accordance with AHRI Standard-370.

Physical

Unit

Length*	Height	Width*	Shipping Weight*	Operating Weight*
88 in	92 in	51 in	1721 lb	1730 lb

**Shipping and Operating Weights include the below Option weights only and do not include the weights of any Accessories. Contact Chiller Applications for additional information.*

Option Weights

Louvers:	183 lb
Total:	183 lb

Technical Data Sheet for CH-1

Electrical

Unit Electrical Data

Voltage	Starter Type	Fan Motor Quantity	LRA Fan Motor (each)	FLA Fan Motors (each)
208-230 V / 60 Hz / 3 Ph	Across the Line	2	23 A	5.8 A

Power Connection Type:	Disconnect Switch
Short Circuit Current Rating:	5 kA
Phase Voltage:	Phase & Under/Over Voltage Protection with LED

Single Point Power Connection

Minimum Circuit Ampacity (MCA):	142 A
Recommended Overcurrent Protection Size:	175 A
Maximum Overcurrent Protection Size(MOCP):	175 A
Lug Connection Size:	(1)#4-300MCM

Compressor Electrical Data

Compressor Type	Compressor Quantity	Starter Type
Scroll	2	Across the Line

	Compressor #	
	1	2
Rated Load Amps (RLA):	55.8 A	55.8 A
Inrush Current:	340 A	340 A

Note: Power wiring connections to the chiller may be done with either copper or aluminum wiring. Wire should be sized per NEC and/or local codes. Wire sizing and wire count must fit in the power connection lug sizing listed above. Please contact your local sales office for more information.

Options

Basic Unit

Control Box Ambient:	High Ambient with Exhaust Fans (125ºF maximum)
Evaporator Strainer:	Factory Installed Evaporator Strainer – 175 PSI Pressure Rating

Control

Communication:	None

Electrical

Water Flow Indicator:	Included

Warranty

Unit Startup	
Standard Warranty:	1st Year Entire Unit Parts & Labor
Extended Unit Warranty:	Entire Unit; Extended 4 years parts & labor (5 Years Total)
Refrigerant Warranty	5 Years Total

AHRI Certification

Certified in accordance with the AHRI Air-Cooled Water-Chilling Packages Certification Program, which is based on AHRI Standard 550/590 (I-P) and AHRI Standard 551/591 (SI). Certified units may be found in the AHRI Directory at www.ahridirectory.org

Accessories

Optional

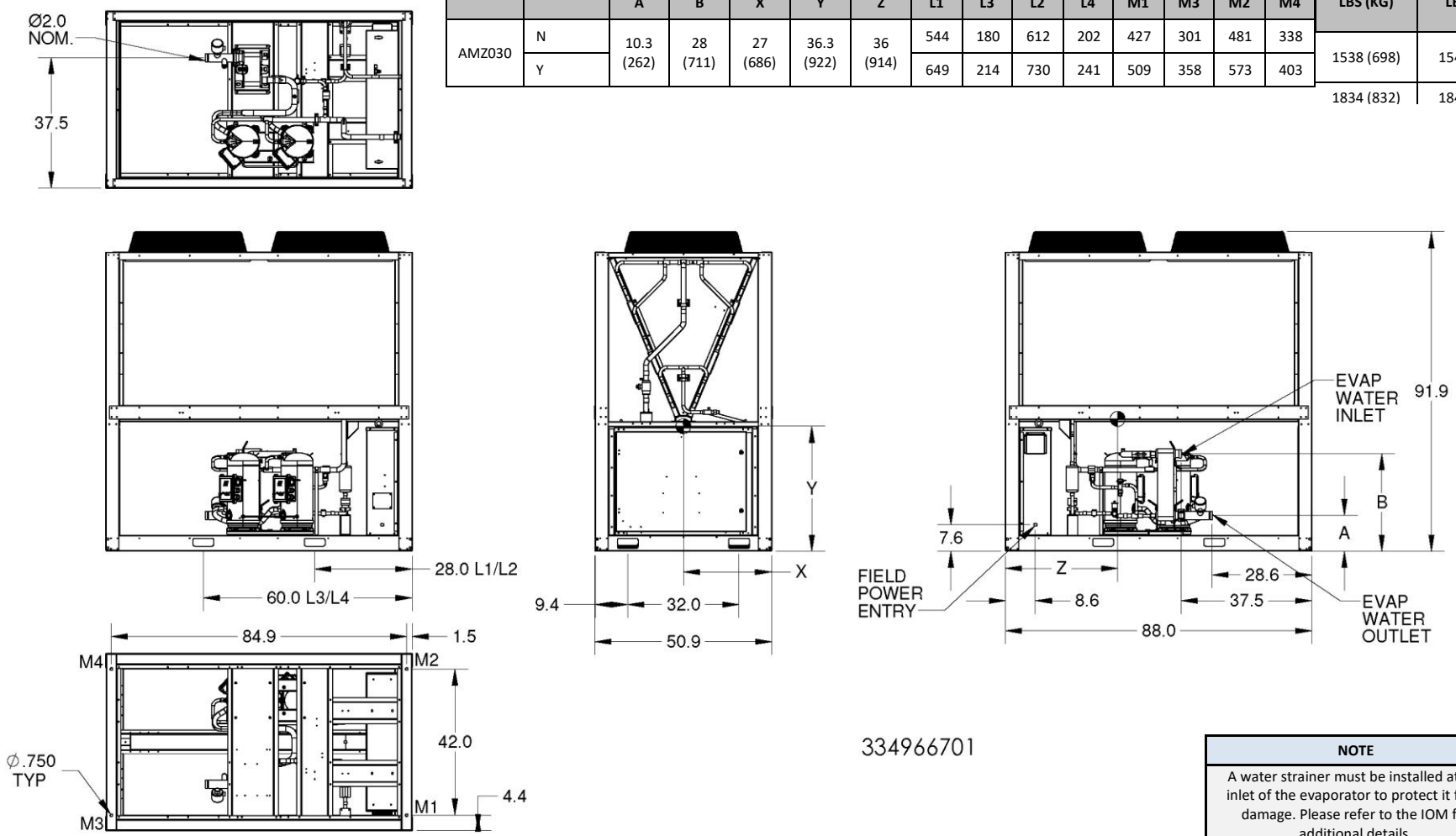
Part Number	Description
332948113	RIS Isolator Kit; AMZ: w/Louvers, 025-040

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.

AMZ030 Packaged

Unit Dimensions

Unit Weight Information																
UNIT MODEL	LOUVERS	EVAP. DIMENSIONS, IN (MM)		CG LOCATION, IN (MM)			LIFTING (SHIPPING) WEIGHT BY CORNER LBS				MOUNTING (OPERATING) WEIGHT LBS				SHIPPING WEIGHT LBS (KG)	OPERATING WEIGHT LBS (KG)
		A	B	X	Y	Z	L1	L3	L2	L4	M1	M3	M2	M4		
AMZ030	N	10.3 (262)	28 (711)	27 (686)	36.3 (922)	36 (914)	544	180	612	202	427	301	481	338	1538 (698)	1547 (702)
	Y						649	214	730	241	509	358	573	403	1834 (832)	1843 (836)

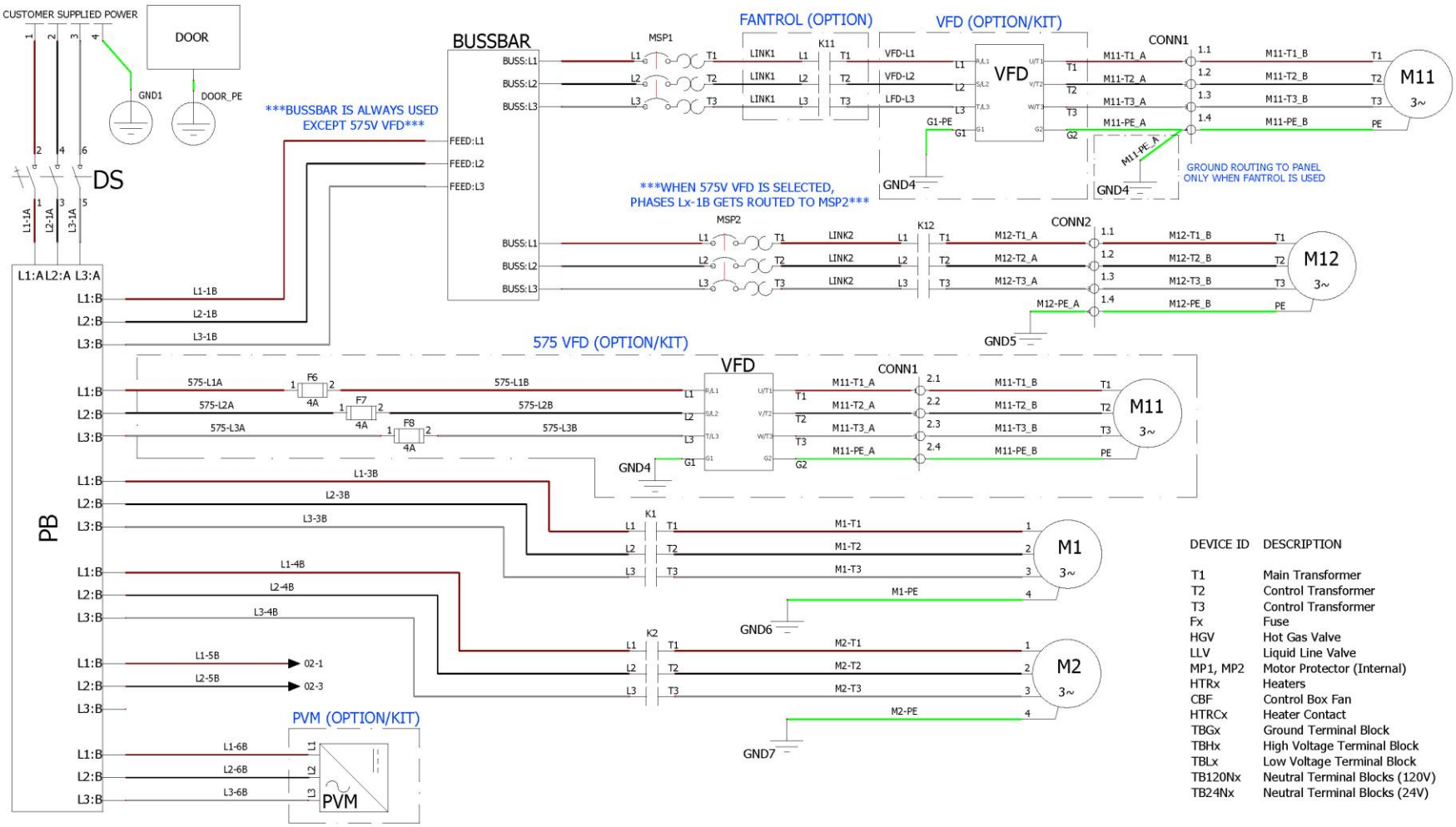


NOTE

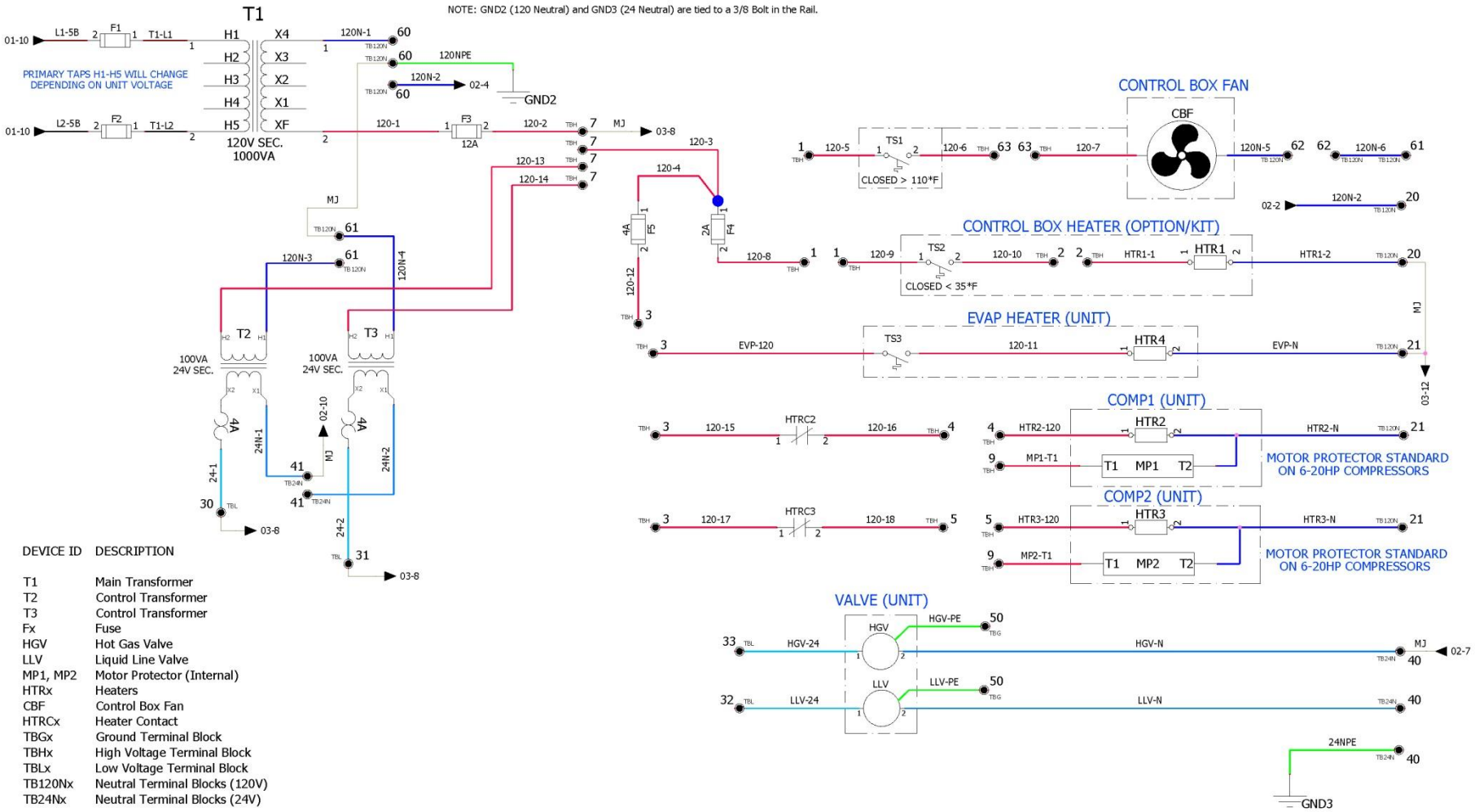
A water strainer must be installed at the inlet of the evaporator to protect it from damage. Please refer to the IOM for additional details.

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.

AMZ Field Wiring



DEVICE ID	DESCRIPTION
T1	Main Transformer
T2	Control Transformer
T3	Control Transformer
Fx	Fuse
HGV	Hot Gas Valve
LLV	Liquid Line Valve
MP1, MP2	Motor Protector (Internal)
HTRx	Heaters
CBF	Control Box Fan
HTRCx	Heater Contact
TBGx	Ground Terminal Block
TBHx	High Voltage Terminal Block
TBLx	Low Voltage Terminal Block
TB120Nx	Neutral Terminal Blocks (120V)
TB24Nx	Neutral Terminal Blocks (24V)



DEVICE ID	DESCRIPTION
T1	Main Transformer
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Fx	Fuse
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MP1, MP2	Motor Protector (Internal)
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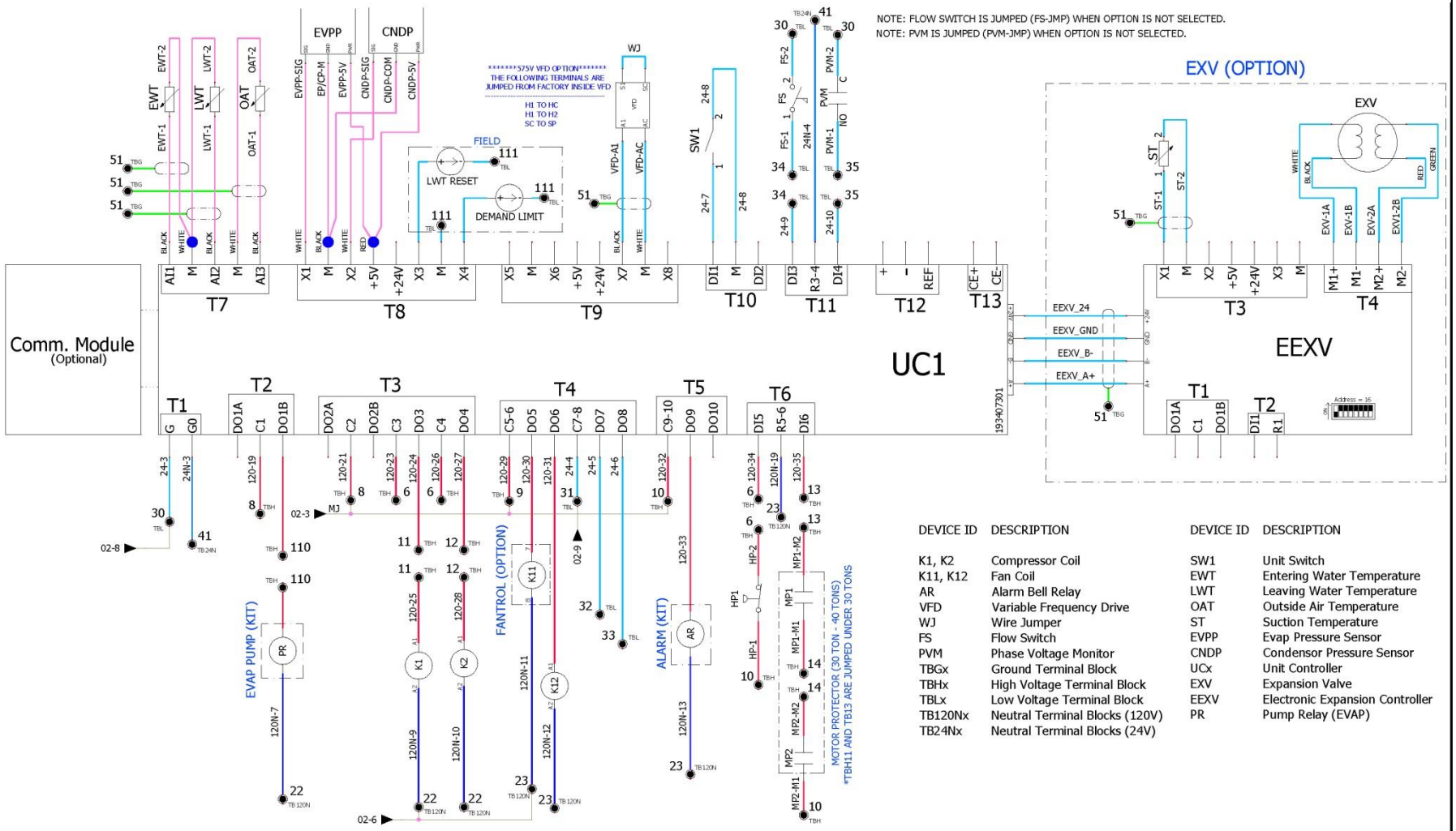
CBF	Control Box Fan
HTRCx	Heater Contact
TBGx	Ground Terminal Block
TBHx	High Voltage Terminal Block
TBLx	Low Voltage Terminal Block
TB120Nx	Neutral Terminal Blocks (120V)
TB24Nx	Neutral Terminal Blocks (24V)

Product Drawing	Unit Tag:	Sales Office:	DAIKIN
Product: Air-Cooled Scroll Chiller	Project Name:	Sales Engineer:	

Model: AMZ	Date:	Ver/Rev:	Sheet: 1 of 1	Scale: N/A	Tolerance: N/A	Dwg Units: N/A	13600 Industrial Park Blvd. Minneapolis, MN 55441

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.



DEVICE ID	DESCRIPTION	DEVICE ID	DESCRIPTION
K1, K2	Compressor Coil	SW1	Unit Switch
K11, K12	Fan Coil	EWT	Entering Water Temperature
AR	Alarm Bell Relay	LWT	Leaving Water Temperature
VFD	Variable Frequency Drive	OAT	Outside Air Temperature
WJ	Wire Jumper	ST	Suction Temperature
FS	Flow Switch	EVPP	Evap Pressure Sensor
PVM	Phase Voltage Monitor	CNDP	Condensor Pressure Sensor
TBGx	Ground Terminal Block	UCx	Unit Controller
TBHx	High Voltage Terminal Block	EXV	Expansion Valve
TBLx	Low Voltage Terminal Block	EEXV	Electronic Expansion Controller
TB120Nx	Neutral Terminal Blocks (120V)	PR	Pump Relay (EVAP)
TB24Nx	Neutral Terminal Blocks (24V)		

Product Drawing	Unit Tag:	Sales Office:	

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.

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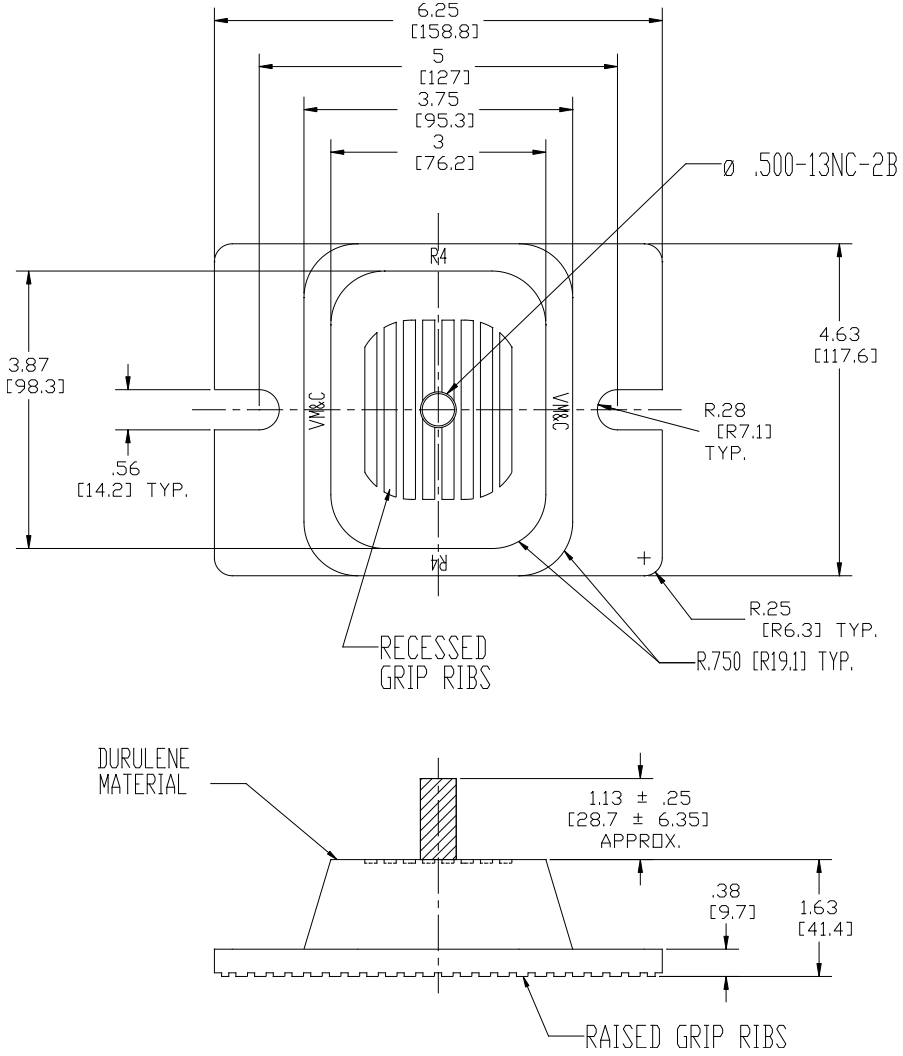
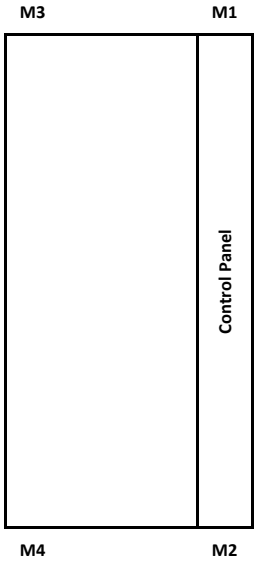
Rubber-in-Shear (RIS) Isolator Kit

Dimensions and Placement



Mounting Location			
M1	M2	M3	M4
Green	Green	Red	Red



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00531 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

TENTATIVE MILLAGE RATE - FISCAL YEAR 2022

RECOMMENDATION:

That City Council set the tentative Fiscal Year 2022 millage rate for the City of Pensacola at 4.2895 mils and for the Downtown Improvement District at 2.0000 mils and authorize the Mayor to set final levies in compliance with all property tax reform regulations. Further, that the Mayor may administratively adjust the final adopted millage rate upon receipt of the final valuation if the City's final current year gross taxable value is reduced by more than 1%. Finally, that the first public hearing on the Fiscal Year 2022 millage rates be held on September 8, 2021, at 5:30 p.m. in Council Chambers.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Annually, each taxing authority in Florida must submit a tentative ad valorem tax millage rate to the Property Appraiser and Tax Collector. Tentative millage must also be publicly advertised as required by the Truth in Millage Law (TRIM). The legal deadline for submission of the Fiscal Year 2022 advertised ad valorem tax rate is August 4, 2021 The millage advertisement must include the date, time, and place for the first Public Hearing. By law, a taxing authority cannot exceed its advertised millage rate without extraordinary effort. Therefore, the advertised rate determines the maximum millage rate that a taxing authority can adopt.

The City's preliminary taxable value for Real and Personal Property came to $4,724,576,977, which is an increase of 8.15% from the final adjusted FY 2021 value. Amendment 1 brought forth a new formula to determine the maximum millage rate that can be levied without a super-majority vote. Based on that calculation, the maximum millage rate that the City could impose is 9.0668 mils, which equates to an additional $21.4 million in property tax revenue. However, the Mayor is recommending maintaining the same millage rate as FY 2021, which is 4.2895 and is below the calculated maximum millage rate allowed.

The Mayor is responsible for submitting a tentative millage rate for the City of Pensacola and the Downtown Improvement District. City Council will formally adopt a millage rate for each entity during the Public Hearings on the budget. The first hearing is tentatively scheduled for September 8, 2021,

at 5:30 p.m. in Council Chambers. The second hearing is tentatively set for September 15, 2021, at 5:30 p.m. and will also be held in Council Chambers.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

Approval of the Fiscal Year 2022 millage rates for the City of Pensacola and the Downtown Improvement District at 4.2895 mils and 2.0000 mils, respectively, will provide funding for a balanced budget. The total certification value for Real and Personal Property is $4,724,576,977, an increase of 8.15%. This valuation will result in an increase of property tax revenue of $1,145,400 (net of TIF $390,400) from the Fiscal Year 2021 beginning budget.

The June 1, 2021 and the July 1, 2021 Taxable Value Estimates provided by the Escambia County Property Appraiser are attached.

CITY ATTORNEY REVIEW: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

1) Fiscal Year 2022 Taxable Value Estimates

PRESENTATION: No

CITY OF PENSACOLA
FISCAL YEAR 2022
TAXABLE VALUE ESTIMATES

	ADJUSTED FY 2021 FINAL	FY 2022 JUNE 1ST ESTIMATE	DIFFERENCE	%
City of Pensacola Valuation	4,368,588,351	4,737,137,398	368,549,047	8.44%
DIB Valuation	310,196,853	328,239,759	18,042,906	5.82%
CRA				
Urban Core TIF (City/County)	679,439,912	747,713,554	68,273,642	10.05%
Urban Core TIF (DIB)	223,437,390	243,947,147	20,509,757	9.18%
Eastside TIF	23,187,170	30,485,802	7,298,632	31.48%
Westside TIF	78,908,529	122,066,597	43,158,068	54.69%

	ADJUSTED FY 2021 FINAL	FY 2022 JULY 1ST ESTIMATE	DIFFERENCE	%
City of Pensacola Valuation	4,368,588,351	4,724,576,977	355,988,626	8.15%
DIB Valuation	310,196,853	325,820,678	15,623,825	5.04%
CRA				
City/County	679,439,912	736,057,251	56,617,339	8.33%
DIB	223,437,390	240,807,572	17,370,182	7.77%
Eastside TIF	23,187,170	28,437,174	5,250,004	22.64%
Westside TIF	78,908,529	116,033,882	37,125,353	47.05%

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00539 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

CITY OF PENSACOLA HOUSING DEPARTMENT PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN (FY2021-2022)

RECOMMENDATION:

That City Council approve the Public Housing Agency (PHA) Annual Plan of the Housing Choice Voucher Program for Fiscal Year 2021-2022 for submission to the U.S. Department of Housing and Urban Development (HUD). Further, that the City Council authorize the Mayor to execute all documents relating to the Plan's submission and Program's Administration.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City of Pensacola Housing Department, as a Public Housing Agency (PHA), is required by the Quality Housing Work Responsibility Act of 1998 to develop and submit an Annual Plan stating the PHA's mission, goals, objectives, and progress in serving the needs of the community.

Input for the Plan preparation was gathered from the Resident Advisory Board survey, held during March/April 2021. A public hearing was held on June 16, 2021. All participant comments were considered in the Plan preparation and are included.

The Plan must be approved by the governing board of the PHA in accordance with approved program requirement, Certifications of Compliance must be signed by the authorized official. The approved Plan and Certifications must be submitted to HUD by July 18, 2021.

PRIOR ACTION:

September 24, 2020 - City Council approved the PHA Annual Plan (FY 2020-2021) and the 5-Year PHA Plan (FY2021-2025) for the Housing Choice Voucher Program.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Keith Fiddler, Deputy City Administrator-Community Development
Marcie Whitaker, Housing Director

ATTACHMENTS:

1) 50075-HCV 2022
2) 2022 HUD 50077 CR Attach B.4
3) 50077-SL-2-10 Attach B.5
4) 2022 goals and mission Attach B.6
5) RAB Survey Questions 2021
6) Survey analysis annual plan 2021 Attach B.7
7) Affidavit PHA plan published
8) Public Hearing sign in sheet 6-16-2021

PRESENTATION: No

Streamlined Annual PHA Plan *(HCV Only PHAs)*

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: City of Pensacola Housing Department **PHA Code**: FL 092
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2021
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 2238 HCV, 50 NED and 203 VASH
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.

A copy of the PHA 2022 Annual Plan is available for public review in the lobby of Pensacola City Hall at 222 West Main Street; online at cityofpensacola.com/198/Plans; or may be provided electronically upon request. Comments are encouraged and may be submitted by June 10, 2021 to the City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521, hand delivered to the Housing Department drop box at 420 W. Chase Street, faxed to Karen K. Thompson at 850-595-0113 or emailed to kthompson@cityofpensacola.com.
A Public Hearing was held Wednesday June 16, 2021 at 3PM in the Vince Whibbs Room, Pensacola City Hall at 222 West Main Street Pensacola, FL 32502

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	**Annual Plan.**
B.1	**Revision of PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Project Based Vouchers. (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☒ ☐ (b) If yes, please describe:
B.4	**Civil Rights Certification** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.5	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.6	**Progress Report.** See Attachment B.6

B.7	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **See Attachment B.7**

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

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A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. 24 CFR §903.7(a)(2)(ii)

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents , and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs**. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 **New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 **Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

B.4 **Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.5 **Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 **Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 **Resident Advisory Board (RAB) comments**. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Certifications of Compliance with PHA Plans and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 02/29/2016**

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the FY 2022 Annual PHA Plan for the PHA fiscal year beginning October 1, 2021, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Pensacola Housing Department — PHA Name

FL 092 — PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Grover C. Robinson, IV	Mayor, City of Pensacola, Florida
Signature	Date

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan *(All PHAs)*

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Grover C. Robinson, IV, the Mayor, City of Pensacola, Florida
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

City of Pensacola Housing Department FL-092
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the

Pensacola/Escambia County Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Annual Plan for the City of Pensacola Department of Housing is consistent with the Consolidated Plan and the AI in its mission and goals (as stated in the 5 year Plan) to provide decent, safe, affordable housing to low income residents in the jurisdiction. The Consolidated Plan and the AI may be viewed at http://www.cityofpensacola.com/housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Grover C. Robinson, IV	Mayor, City of Pensacola, Florida
Signature	Date

Draft PHA 2022 Annual Plan Attachment (B.6)

Mission and Goals Progress Report
Fiscal Year 2020-2021

PHA Mission: To support development of a diverse, viable community that provides decent, safe housing and a suitable living environment for low- and moderate – income families thereby enhancing the quality of life for area residents.

The mission of the Pensacola Housing Department is accomplished through consistent cooperation with other agencies and private local businesses who share the same goals of providing decent, safe, and sanitary housing to low, very low and extremely low-income families, including homeless veterans. The Housing Department continues to partner with Escambia County, Opening Doors Northwest Florida the local COC, the VA's Medical Center Clinic (VMAC), the Pensacola Association of Realtors, nonprofit housing providers, local landlords and contractors, and Santa Rosa County, Florida and Foley, Alabama Housing Authorities. The Housing Department often participates in community events, such as HUD's Point in Time count, U-Count Homeless Resource Day and the Housing Director continues to serve on the Board of Opening Doors of Northwest Florida, Inc.

Housing assistance for low-income households encompasses rental assistance through the Section 8 Housing Choice Voucher (HCV) program, rental assistance through the Veterans Affairs Supportive Housing (VASH) program, homeowner assistance through rehabilitation which utilizes Community Development Block Grant (CDBG) funds and total reconstruction, which utilizes HOME Investment Partnerships program (HOME) funding. State Housing Initiatives Partnership (SHIP) and HOME funds are utilized for down payment and closing cost assistance for home buyers, foreclosure prevention and homebuyer's workshops. The Housing Department in conjunction with our consortium partner, Escambia County, continues to seek new projects to provide housing assistance throughout the community.

PHA GOAL: Increase the availability of decent, safe, and affordable housing.

1. <u>As personnel resources become available apply for additional rental vouchers</u>: The City of Pensacola Housing Department will continue to apply for Housing Choice Vouchers (HCV) and special purpose vouchers as HUD makes them available. The Housing Department will also apply for and utilize any funding should it become available for rental assistance.

   The Pensacola Housing Department continues in partnership with the Pensacola VMAC in its commitment to house homeless veterans. These veterans are mostly local, but many throughout the country utilize portability to relocate to the Pensacola Area. Pensacola Housing Department has utilized its full allotment of 203 HUD-VASH vouchers. Over this past year in order to provide additional VASH vouchers, graduates of the VMAC program

have been systematically issued regular HCV vouchers allowing the special VASH vouchers to be utilized by newly qualified homeless veterans.

Pensacola Housing continues to work closely with the Santa Rosa County Housing Authority through portability, as well as Foley Housing Authority located in Baldwin County, Alabama as the VMAC in Pensacola also provides services to veterans in all these jurisdictions. The Housing Department and the VA work together to acquire additional vouchers.

The Housing Department is continually considering adjustments to the Housing Choice Voucher Program, both to streamline its processes and to conform to changing regulations.

2. Leverage private or other public funds to create additional housing opportunities:
For Fiscal year 2020, 126 families closed on new and existing homes utilizing SHIP funds through the First Time Homebuyer's Assistance and the HOME programs, which provided down payment and closing cost assistance. HOME funding provided financial assistance to start the reconstruction of 2 severally dilapidated home located within the City for a qualified homeowner. CDBG funds were utilized to develop a pool of prepared homebuyers and homeowners; 84 families attended classes offered by the Housing Department, 45 graduated to homeownership and 7 existing homes were rehabilitated through CDBG.

   Escambia County Housing Finance Authority and the City through an MOU agreement worked closely to facilitate the provision of affordable houses on individual parcels identified as surplus and underutilized by the AHAC and City Council.

   During FY 2017 the City of Pensacola established the Housing Initiatives Fund. Proceeds allocated to this fund from the sale of underutilized city-owned property are being used to supplement existing and future adopted affordable housing initiatives. In FY 2018 the City of Pensacola Housing Incentive Program (COPHIP) was launched providing down payment and closing cost assistance to qualified purchasers within the City limits. In FY 2018 seven families were assisted and in FY2019 eight families were awarded these funds. In FY 2021, the City funded a new Affordable Housing Initiative led by a 13-member task force. The task force produced an Action Plan with six strategies to begin to address the affordable housing needs in the community by creating 500 homes in five years, in cooperation with the Community Redevelopment Agency. The identified strategies contribute to the overall equity, accessibility, and affordability of different types of housing located throughout the City that will allow people to afford the housing that works best for them.

3. Encourage owners and landlords to participate in the HCV programs: The Pensacola Housing Department works with owners and landlords to improve their rental experience through the assistance programs. Paperwork has been streamlined, as have the HAP payments through direct deposit and inspection processes resulting in less burden to the owners/agents/landlords. In response to the pandemic, the Housing Department implemented and electronic HAP contract signing process. This has allowed the landlords to safely continue to conduct business with the office at their convenience.

Assistance Connect now allows tenants, owners, and applicants to find answers, submit requests, and update their information – on their own, at any time.

Housing also participates in the annual Citizen's Academy Program and presents about all the housing programs and their benefits.

A partnership with Pensacola Association of Realtors has proven beneficial to all participants in assisting with the search for available units and establishing rent reasonableness.

PHA GOAL: **Improve the quality of assisted housing.**

This year we expanded our software capabilities for process improvement.

The availability of newly constructed, affordable units will continue to address the needs of participants in finding decent, affordable rentals.

Pensacola/Escambia County has new affordable developments:

Vista 17: This is a 72-unit tax-credit family development, constructed in the City's Westside Redevelopment Area. The City's Community Redevelopment Agency and City Council worked closely with the developer to ensure a development that is an enhancement to the area while continuing to address the need for affordable housing. Initial occupancy was in September 2020.

Brownsville Manor: An 88-unit elderly tax credit complex that was opened for occupancy in 2020 through the cooperation of the Florida Housing Finance Corporation.

Garden District Cottages: Is a blended income, 26-unit single family development located in the Westside Redevelopment Area. Six of the lots were available for workforce housing development, all of which have closed.

Century Park: A 50-unit family development located in the rural north end of Escambia County is providing much needed affordable housing to one of the poorest incorporated towns in the entire nation as well as those impacted by Hurricanes Michael and Sally and VASH participants.

Tranquility at Ferry Pass: A 36-unit family development funded through tax credits. Funds were made available in 2021 to counties with presidentially declared disasters (Hurricane Sally) in 2020.

Escambia County Housing Finance Authority, through an MOU agreement in support of urban infill has developed several individual lots from City owned property and has built or is building affordable single-family homes.

PHA GOAL: Promote self-sufficiency and asset development for families and individuals.

The Pensacola Housing Department continues to provide first time homebuyer and foreclosure prevention classes, as well as assisting families in improving their credit and knowledge to prepare them to become homebuyers, as a natural progression toward self-sufficiency. The HCV and VASH participants are especially encouraged to work towards achieving self-sufficiency to progress to homeownership. Veterans are urged to enroll in vocational rehabilitation and the many GI Bill educational opportunities available to them.

Participants are also advised of the availability of TRIO, which assists college-ready students with enrollment, admissions, financial aid, educational and career guidance, as well as financial workshops. Trio is located on all campuses of Pensacola State College and there is no charge for their services.

The Housing staff will continue to provide referrals to local agencies, colleges, and universities, as well as vocational training institutes and online programs to support self-sufficiency goals of all the participants.

2021 City of Pensacola Resident Advisory Board Survey

1) Are you a participant that is an active voucher holder on Pensacola Housing's Section 8 Housing Choice Voucher (HCV) program?

Yes No

If yes, please proceed to Question 2.

If no, please do not continue this survey it is for active voucher holders only-Not landlords, applicants on our waiting list or the general public. However we welcome your feedback. Please email Karen Thompson at kthompson@cityofpensacola.com to provide feedback to our program.

2) How likely is it that you will move in the next 12 months?

Sliding scale

3) What factors are most important to your move decision? Select all that apply:

A) I am not considering a move in the next 12 months
B) Safety of your current neighborhood
C) Move to an area with more amenities (such as parks, resource centers, street lights, sidewalks, bike paths or transit stops)
D) Maintenance issues at unit/quality of unit
E) Seeking better schools
F) Change in household income
G) Seeking a more affordable rent
H) To be closer to family, friends, and/or support network
I) Move to an area closer to support services (such as medical offices, drug stores, day care facilities)
J) Initial 12 month lease was complete
K) Fleeing domestic violence
L) COVID or Hurricane Sally
M) Change of job
N) Landlord not renewing the lease

4) Are you aware of the Violence Against Women Act (VAWA) which provides protections for adults and children of all genders who are victims of domestic violence, dating violence, sexual assault or stalking? If you are receiving assistance under Section 8, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Yes No

5) Do you know failure to keep total household income or changes to household circumstances up to date might result in an overpayment and only one overpayment is allowed under the program?
Yes No

6) Do you have a contingency plan if you must pay all of your rent if there is an interruption in your rental assistance payment?

Yes No

7) Are you aware that participant families have an opportunity to request an informal hearing on any of the following issues?

A) Determination of family's annual income including discrepancies between the tenant's reported income and HUD provided data;

B) Determination of utility assistance payments;

C) Determination of voucher size and payment standard;

D) Determination to terminate assistance due to a family's action; and/or

E) Determination to terminate assistance due to absence from the unit.

A request for a formal hearing must be submitted in writing within 10 business days of a notice of denial.

Yes No

8) Do you know that Landlords that live **outside** Escambia County, Florida, Santa Rosa County, Florida, Escambia County Alabama and Baldwin County, Alabama are required to provide tenants with contact information for representatives in the Pensacola area to handle emergencies?

Yes No

9) Do you know that the following items are considered emergency items that need to be repaired in 24 hours?

i. No hot or cold water;
ii. No electricity;
iii. Inability to maintain adequate heat;
iv. Major plumbing leak;
v. Natural gas leak;
vi. Broken lock(s) on first floor doors or windows;
vii. Broken windows that allow weather elements into the unit;
viii. Electrical outlet smoking or sparking;
ix. Exposed electrical wires that could result in shock or fire;
x. Non-functioning smoke detectors;
xi. Unusable toilet when only one toilet is present in the unit;

xii. Security risks such as broken doors or windows that would allow intrusion;
xiii. Other conditions that pose an immediate threat to health or safety.

Yes No

10) Families can be assigned failure items in the inspection process, including if no adult family member or adult representative is present to grant access to the unit when the inspector arrives. This can include same day cancelations. Do you know that the family must reschedule, can only retain their voucher in some circumstances and this can make them subject to termination?

Yes No

11) Do you know the list of tenant caused inspection fail items?
a) Tenant paid utilities not in service
b) Family provided appliance not maintained
c) More than normal wear and tear since the last HQS inspection
d) Family living conditions/housekeeping that causes damage
e) Skipped appointments

Yes No

13 Please rate the Housing Department on its customer service with five being “excellent” customer service and one being “very poor” customer service.

Star scale moved to 2

12) Is there anything else you would like to tell us about your voucher program participation? Please share your ideas, comments, questions, or concerns

Demographic questions:

14) Are you willing provide your Age Group?
A) 25 and under
B) 26 to 40
C) 41 to 62
D) 63 and above

15) Will you let us know your zip code?

Analysis of RAB Survey/Comments

For the third year we determined that for more participation in the planning process we would use an online survey to gather information from the Resident Advisory Board (RAB). As an HCV only agency, we designated all active participants on March 22, 2021 as RAB members. The Housing Director sent letters to each participant explaining the purpose of the RAB and their role in the process. They were invited to participate in an online survey to express opinions about the program. We assured that the survey was user friendly for mobile devices, provided the link on the Housing website and a QR code to facilitate quick, direct access to the survey on smart devices. In addition, participants that were interacting with staff were reminded to participate in the ongoing online survey.

With this method we have increased participation as compared to in person meetings and we are pleased with the response rate from about 2.4% of all participants. Overall, we received 48 responses for the survey, which was open from March 26 through April 26, 2021. In previous years we held individual meetings at complexes located throughout the County and received around 30 comments annually. We plan to expand on the survey method for outreach moving forward. To that end, we included demographic information collection including age group and zip code for the survey taker.

The survey was designed to solicit information about general satisfaction with the program, moving with continued assistance, VAWA, hearing criteria, contingency plans for paying rent if federal funds became unavailable and general information about overpayments, informal hearings, landlord requirements if they are outside the immediate area and inspection failure parameters.

Of the 48 survey respondents:

We received 4.53 stars out of 5 for customer service.

66% were not planning on moving;

83% knew about VAWA protections;

79% understood only one overpayment was allowed under the program;

43% have a contingency plan for rent;

77% were aware of the criteria for requesting a hearing;

65% knew landlords were required to provide local contact information;

90% were aware of the list of 24-hour emergency repair items;

75% acknowledged that not being available for inspections appointments including same day cancellations can lead to termination; and

81% knew the list of tenant-caused inspection fail items.

We also solicited general comments and asked about the reasons for considering a move. The responses from previous years indicated an enhanced interest in moving with continued assistance so we wanted to continue to explore those details further this year to readily assist participants with portability and the moving process.

Of the total 48 survey responses, 47 people provided comments. 68.08% were positive or stated they had no additional comments/concerns; 10.63% thought we should offer more moving support services since the search was difficult due to lack of affordable choices including energy efficiency and handicapped accessibility; 4.25% wanted improved Landlord responsibilities; and 17.04% offered a variety of other comments including praise of staff and noted the unresponsiveness of staff to phone calls. One person commented they did not like online instead of in person requirements (COVID response) and one person commented that they really appreciated that inspections were only required every two years.

The top three reasons provided for considering a move were:

1) Maintenance issues/quality of unit at 10.64%;

2) Safety of their current neighborhood at 8.51%; and

3) Seeking better schools at 4.26%.

We discovered that areas with more support service (medical offices, drug stores, day care facilities), fleeing domestic violence, COVID and Hurricane Sally, changing jobs and the landlord not renewing the lease were not factors for anyone in deciding to move.

All responses were considered and what we learned was the participants had a good understanding of VAWA, the informal hearing criteria, overpayments and HQS inspection requirements. Only 16 respondents expressed an interest in moving. Last year 53% of respondents indicated that they wanted to move as compared to 34% this year.

As we reviewed the general comments, we determined that there was a high percentage of satisfaction. In the area of additional support services respondents want more help moving when a failed inspection requires a move and because of the lack of affordable housing choices. Participants wanted their landlords to improve the overall quality of their properties This was also true of the comments made by the two participants at the June 16, 2021 Public Hearing. Per COVID restrictions limited seating was available at the Public Hearing. They expressed that they wanted landlords to address issues in the outdoor areas such as more regular grass cutting. They thought EB meeting were too large and therefore intimidating and wanted more affordable housing options available especially in the more rural areas of the County. We discussed the affordable housing options currently available in Century and about them talking to landlords of properties they were interested in renting about participating in

the HCV program, especially since so many landlords, in their opinion, were not collecting rent due to the Covid eviction moratorium.

A total of 46 people responded to the age group and zip code questions. The age groups that participated in the survey this year were:

25 and under	4.17%
26-40	20.83%
41-62	47.92%
63+	27.08%

Eleven zip codes were represented by respondents covering the center of the County and all points south. The top three zip codes were 32505 with 26%, covering the central part of the County; 32514 covering the Ferry Pass and Ensley areas at 15% and Warrington 32507 at 13% of respondents. Overall, we were pleased to learn that there was input from all age groups including the elderly which were the second highest age group to respond. We were able to hear from participants in about half of the County, the most populated areas.

Proposed programmatic improvements from the FY 2021-2025, 5 Year plan include a commitment to develop and implement program guidelines for an HCV Homeownership program, establish exception payment standards starting with defining the low poverty areas where these standards could be used, to support more units becoming available in those defined areas . Additionally, we have begun to establish a baseline for quantifying efforts to affirmatively further fair housing.

Based on this annual survey we are committed to expanding the use of technology to further improve the inspections process and continue to educate participants and landlords on process improvements.

PENSACOLA News Journal pnj.com

RECEIVED
MAY 10 2021
Housing Dept.

Housing Division
Attn: Housing Division
PO BOX 12910
PENSACOLA, FL 32521

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida
County of Escambia:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **Pensacola News Journal** , a daily newspaper published in Escambia County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

LEGAL NOTICE The Residen

as published in said newspaper in the issue(s) of:

05/01/21

Affiant further says that the said **Pensacola News Journal** is a newspaper in said Escambia County, Florida and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 1th of May 2021, by legal clerk who is personally known to me

Affiant

Notary Public State of Wisconsin, County of Brown

5.15.23
My commission expires

# of Affidavits 2

Publication Cost: $160.20
Ad No: 0004711595
Customer No: PNJ-20423050

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

LEGAL NOTICE

The Resident Advisory Board has submitted survey comments to the City of Pensacola's Public Housing Agency (PHA) to be considered in preparation of the 2022 Annual Plan. The plan outlines the goals and objectives for serving the needs of the City of Pensacola and Escambia County's rental assistance program participants and is submitted to the U.S. Department of Housing and Urban Development on an annual basis.

A copy of the PHA 2022 Annual Plan is available for public review in the lobby of Pensacola City Hall at 222 West Main Street; online at cityofpensacola.com/198/Plans; or may be provided electronically upon request. Comments are encouraged and may be submitted by June 10, 2021 to the City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521, hand delivered to the Housing Department drop box at 420 W. Chase Street, faxed to Karen K. Thompson at 850-595-0113 or emailed to kthompson@cityofpensacola.com.

A Public Hearing is scheduled for Wednesday, June 16, 2021 at 3:00 p.m. in the Vince Whibbs Room at City Hall 222 W. Main Street, Pensacola, Florida. Members of the public may attend the meeting in person; however, there will be limited seating capacity. In accordance CDC guidelines and City Council Resolution 2021-16 the continued wearing of face masks is encouraged, attendees will be required to sit at least 6 feet apart. Interested persons may appear and provide comment on the PHA 2022 Annual Plan.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 858-0350 (or T.D.D. 850-595-0102) 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.

Grover C. Robinson, IV
Mayor
Legal No. 4711595 May 1, 2021

SECTION 8 PUBLIC HEARING
2022 ANNUAL PLAN
Sign in Sheet

Wednesday June 16, 2021
3:00 p.m.
Vince Whibbs Room, City Hall
222 W. Main Street Pensacola, FL

NAME:	ADDRESS:	PHONE:
PATRICIA RAINES	612 A[illegible] M CARROLL RD.	850-530-9630
Laura Evans	212 Dauphin St Brewton	251-727-1998

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00559 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

CITY OF PENSACOLA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIVE YEAR (FY 2020-2024) CONSOLIDATED PLAN AND FY 2020-2021 ANNUAL ACTION PLAN AND HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

RECOMMENDATION:

That City Council approve the Community Development Block Grant (CDBG) Five Year (FY 2020-2024) Consolidated Plan and FY 2020-2021 Annual Action Plan for the period October 1, 2020 through September 30, 2021 for submission to U. S. Department of Housing and Urban Development. Further, that City Council approve the City of Pensacola 2020-2021 CDBG and HOME Programs Proposed Budgets and Activities Summary. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating to the programs' administration.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City of Pensacola in conjunction with other members of the Escambia Consortium comprised of the City of Pensacola, Escambia County, Santa Rosa County, and the City of Milton, is required to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) for approval a Five Year Consolidated Plan. The Plan serves as a local housing and community development planning document for the designated five year period.

As part of HUD's Consolidated Plan process, the City of Pensacola in conjunction with other members of the Escambia Consortium, must prepare a local Annual Action Plan each program year which is submitted to HUD for approval. The Annual Action Plan for FY 2020-2021 covers the period October 1, 2020 through September 30, 2021. The City's Annual Action Plan identifies housing and community development activities and presents the proposed budget for the FY 2020-2021 funding request. Copies of the draft City of Pensacola Five Year Consolidated Plan and 2020-2021 Annual Action Plan were made available to the public for review at City Hall.

To initiate the public participation process for preparation of the Consolidated and Annual Action Plans, a Public Notice was published in the Pensacola News Journal on March 15, 2021. This publication announced the first public meeting and began the public input period extended through April 22, 2021. During the plans' preparation, two public hearings were held April 19, 2021 and June

14, 2021, respectively, allowing citizens and partnering agencies the opportunity to provide input and recommendations regarding housing and community development needs. To further assess community needs and priorities, an on-line survey was made available on the City of Pensacola's website.

A summary of the CDBG and HOME proposed budgets and activities for FY 2020-2021 was published in the Pensacola News Journal on June 4, 2021which began the 30-day comment period extending through July 5, 2021. During the 30-day comment period, a public hearing was held by the Escambia/Pensacola Consortium on June 14, 2021 to receive citizen comments and input regarding the draft Annual Action Plan proposed budgets and activities. All comments received were positive and supportive of the proposed activities.

Prior to August 15, 2021 and once the Consolidated and Annual Action Plans have been approved by all governmental bodies within the Consortium, the Plans will be submitted to HUD for approval.

PRIOR ACTION:

July 18, 2019 - City Council approved the FY 2019-2020 CDBG Annual Action Plan and CDBG and HOME Programs Proposed Budgets and Activities Summary

July 16, 2015 - City Council approved the City of Pensacola Five Year (FY 2015-2019) Consolidate Plan and FY 2015-2016 Annual Action Plan and CDBG and HOME Programs Proposed Budgets and Activities Summary

FUNDING:

	CDBG	HOME
Budget:	$1,140,500	$157,600
Actual:	$823,727	$159,620

FINANCIAL IMPACT:

No city general funds are required. Grant funding is received from HUD. Funding from prior CDBG grant years will be reallocated to the current grant year through the budget process. Additional funding available for HOME activities will be allocated through the budget process.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Marcie Whitaker, Housing Director

ATTACHMENTS:

1) City of Pensacola CDBG Five Year (FY 2020-2024) Consolidated Plan and FY 2020-2021 Annual Action Plan
2) City of Pensacola CDBG and HOME Programs Proposed Budgets and Activities Summary

PRESENTATION: No

COMMUNITY DEVELOPMENT BLOCK GRANT

FIVE YEAR CONSOLIDATED PLAN

(October 1, 2020 to September 30, 2024)

AND

2020-2021 ANNUAL ACTION PLAN

(October 1, 2021 - September 30, 2022)

CITY OF PENSACOLA:
Marcie Whitaker, Director
Housing Department
City of Pensacola
420 W. Chase Street
Pensacola, Florida 32502
Phone: (850)585-0350
Fax: (850)595-0113

Date: August 2021

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

1. Introduction

The Five Year Consolidated Plan presents long range local affordable housing and community development needs for low/moderate income families within the jurisdiction for the period October 1, 2020 to September 30, 2025 and contains a description of resources to be allocated for programmatic activities during Annual Plan year October 1, 2020 to September 30, 2021. As indicated throughout the plan, the limited resources of local non-profits and the private and public sector greatly impact the ability to address the unmet needs in the jurisdiction.

As a member of the Escambia Pensacola Consortium, the city works cooperatively with Escambia County to assist residents in attaining decent affordable housing, a suitable living environment, and expanded economic opportunities.

The Plan identifies key community partners that contribute their expertise and assistance to the local jurisdictions to address the needs identified herein.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The major plan activities address the following needs: affordable housing opportunities for both renter and homeowners; community development needs within designated areas and eligible neighborhoods; needs to provide assistance for underserved populations; and opportunities and programs to support self-sufficiency. As evidenced throughout the plan, the need for affordable housing for extremely low, very low, and low/moderate income residents is a pressing issue for the jurisdiction. Housing needs are discussed in-depth in Sections NA-05 and MA-05.

Community development needs to support reinvestment in the City's redevelopment areas and program eligible neighborhoods are discussed in Sections NA-50, MA-45, and SP-40. Concentrations of poverty are identified on the western jurisdictional boundary between the City and Escambia County. Coordinated efforts will be pursued to provide enhancements to these areas through both public facility and public service activities with the goal of assisting these residents with attaining self-sufficiency and suitable living environments.

The following priority objectives have been identified to address the jurisdictions need:

- Acquisition
- Housing
- Homeless
- Neighborhood Redevelopment
- Public Facilities and Improvements (Infrastructure)
- Public Services
- Economic Development

3. Evaluation of past performance

Goals were assessed based upon an in-depth review of the community's needs as presented in this plan. Specific activity selection was based upon an evaluation of the activity in meeting the needs of the community to address affordable housing and community development shortfalls. Support for the housing rehabilitation program was based upon a review and evaluation of the decades of experience the City has in managing and implementing this program with over 1,000 homeowners having successfully completed participation. As neighborhoods within the jurisdiction continue to transform, the resources to address public improvements and infrastructure continues to be an unmet need. Public service activities supported in the plan continue to provide much needed assistance to underserved populations within the city including elderly and/or disabled and low/moderate income residents and the homeless.

In preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), for submission the HUD, actives are reviewed to determine the viability and success in addressing the needs of low/moderate income residents within the jurisdiction. The plan is posted to the City's website and is available for review upon request. Within funding limitations, activities are revised to address the changing needs of the community.

4. Summary of citizen participation process and consultation process

Citizen participation was achieved through various methods. Multiple public hearings were held in relation to the development of the Consolidated Plan as well as the 2020/21 and 2021/22 Annual Action Plans. The City of Pensacola participated in conjunction with Escambia County in all meetings held within Escambia County. An online public survey was promoted by the City and County and a link to the survey was posted to the City's website for public response. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

A public meeting was held March 23, 2021, and two public hearings were held April 19, 2021 and June 14, 2021 where input from community organizations nonprofits and citizens was solicited for preparation of the Five Year Consolidated Plan and Annual Action Plans. A public hearing was held June 14, 2021, where the Five Year Consolidated Plan and Annual Action Plans were presented and public comment was solicited.

Local participation has been greatly expanded with the use of local government websites where access to all types of planning documents, budgets, compliance reports and program implementation summaries are readily available for public review.

5. Summary of public comments

Citizen comments were received during the public meetings and hearings and via the online survey. Comments ranged from the need for the continuance of housing rehabilitation and construction of new affordable housing to a broad range of public service activities to support at-risk populations to include the elderly, victims of domestic violence, homeless, neglected and abused children, and mentally ill and/or those with substance abuse diagnoses. Comments supported the need for public facilities and infrastructure activities to include the construction of neighborhood resource centers, homeless facilities, and park facilities. Drainage projects, street improvements, street lighting, and sidewalk improvements were identified as needed improvements to support safe walkable communities.

Due to the recent impact on the homeless population from the coronavirus, many homeless service agencies expressed a need for continued support to assist this underserved population.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

Activities presented in the Five Year Consolidated and Annual Action Plans are generally available to assist low/moderate income families within the jurisdiction by supporting development or rehabilitation of affordable housing, providing suitable living environments, and creating opportunities to achieve self-sufficiency.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PENSACOLA	Housing Department

Table 1– Responsible Agencies

Narrative

The City of Pensacola Housing Department serves as the administrator for the City's Community Development Block Grant (CDBG) allocation.

Consolidated Plan Public Contact Information

City of Pensacola Housing Department

420 W. Chase Street

P.O. Box 12910

Pensacola, FL 32521-0031

850-858-0350

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Consultation of the plan began in March 2021 and was achieved through a variety of strategies,including public meetings, outreach to other City Departments, as well as one-on-one meetings. Efforts were made to contact appropriate parties for input. Local service providers, nonprofits, and citizens attended the public meetings. Citizen participation was achieved through various methods. Multiple public hearings were held in relation to the development of the Consolidated Plan as well as the 2020/21 and 2021/22 Annual Action Plans. An online public survey was promoted by the City and County and a link was posted to the City's website for public response. The City of Pensacola participated in conjunction with Escambia County in all meetings held within Escambia County. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

A public meeting was held March 23, 2021, and two public hearings were held April 19, 2021, and June 14, 2021, where input from community organizations nonprofits and citizens was solicited for preparation of the Five Year Consolidated Plan. A public hearing was held June 14, 2021, where the Five-Year Consolidated Plan and Annual Action Plans were presented and public comment was solicited. Citizen participation was achieved through various methods. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City endeavored to enhance coordination between public and assisted housing providers and private government service agencies. The Housing Office has developed long-standing relationships with other departments within the city and governmental agencies, nonprofit organizations, and community organizations, and community interest groups. The housing and infrastructure needs of the city outstrip the local government resources, which necessitates a cooperative process to leverage limited funds to maximize the benefits for the entire area. The city coordinates outreach efforts to housing providers and service agencies with the Consortium lead, Escambia County, to address needs within the jurisdiction.

A comprehensive list of agencies, organizations, and groups consulted during the preparation of the Five Year Consolidated Plan is presented in section PR-10 Consultation of the Consortium's Five Year Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Upon the Mayor's election in 2018, he began engaging the homeless support agencies in the community in a discussion to address the needs of this underserved population. In 2020, the city initiated a working group of Department and Division leaders within the city and engaged homeless service providers in the area to present in-depth information regarding the needs of the community. The CoC was a principal presenter. As an outcome from the working group, the city has engaged Dr. Robert Marbut to update recommendations made in a 2014 report which was provided to City Council and presented strategies to address homelessness in the community. As an outcome of the 2014 report, the city supports an outreach program sponsored by the Continuum which engages with homeless in the downtown area and attempts to connect them with housing and service providers.

The City Housing Director has served as a board member for Opening Doors of Northwest Florida, Inc, the lead agency for the Continuum of Care, for the past 10 years where policies, funding sources, and programs are discussed to address the needs of this underserved population.

As the need for assistance has grown through-out the pandemic, the Continuum of Care has initiated a Homeless Reduction Task Force of NWF with specific goals of reducing homelessness in a two-county area. The City Housing Director and County Neighborhood Enterprise Division Manager are cochairing the Housing Subcommittee on the task force. The Housing Subcommittee is responsible for creating a plan to increase shelter capacity and permanent affordable housing beds in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City nor County are a recipient of ESG funds. The City Housing Director has served as board member for Opening Doors of Northwest Florida, Inc, the lead agency for the Continuum of Care, for the past 10 years where the allocation of ESG funds received from the State are discussed and reviewed. The Board provides input on performance standards and evaluates outcomes of program expenditures and contributes to the development of policies and procedures for the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Area Housing Commission
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Housing Department routinely consults with the Executive Director of the Area Housing Commission regarding housing needs in the community. The City Housing Director and Executive Director for the Area Housing Commission jointly serve as Board members for the lead CoC agency.
2	**Agency/Group/Organization**	AMR AT PENSACOLA, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
3	**Agency/Group/Organization**	FL-511 Opening Doors of NW FL
	Agency/Group/Organization Type	Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Opening Doors of NWF attended the March 2020 meeting. The Housing Director serves on this agency's Board and routinely discusses the unmet needs of the homeless in the area with the Executive Director.
4	**Agency/Group/Organization**	CIRCLE, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency attended the public meeting. Members of the organization routinely contact the City Housing Director regarding affordable housing development in the jurisdiction.
5	**Agency/Group/Organization**	COMM. EQUITY INVESTMENTS, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the organization routinely contact the City Housing Director regarding affordable housing development in the jurisdiction.
6	**Agency/Group/Organization**	COUNCIL ON AGING OF WEST FLORIDA, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from this agency attended the March public meeting. The city has a long-standing partnership with this agency which provides services to a underserved populations in the jurisdiction.
7	**Agency/Group/Organization**	Community Action Program Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
8	**Agency/Group/Organization**	Pensacola Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents. A representative from this organization serves on the City County joint Affordable Housing Advisory Committee.
9	**Agency/Group/Organization**	Catholic Charities of Northwest Florida, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
10	**Agency/Group/Organization**	ESCAMBIA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with the County to address the unmet needs of residents.
11	**Agency/Group/Organization**	Escambia County Housing Finance Authority
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet affordable housing needs of residents.
12	**Agency/Group/Organization**	United Way of Escambia County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
13	**Agency/Group/Organization**	Lakeview Center
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents. The Housing Director serves on the Board of the CoC with the Executive Director of Lakeview Center where mental health needs for area residents are routinely reviewed and discussed.
14	**Agency/Group/Organization**	Lutheran Services Florida Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
15	**Agency/Group/Organization**	Waterfront Rescue Mission
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the unmet needs of residents.
16	**Agency/Group/Organization**	Escambia-Pensacola Human Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address the fair housing needs of area residents.
17	**Agency/Group/Organization**	Gulf Coast Veterans Healthcare System
	Agency/Group/Organization Type	Health Other Government – Federal
	What section of the Plan was addressed by Consultation?	Housing Homelessness Needs – Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Housing Department administers the HUD-VASH program in cooperation with the Gulf Coast Veterans Healthcare System. The Housing Department Director and staff routinely coordinate with the VA to address the needs of homeless veterans in the community.

Identify any Agency Types not consulted and provide rationale for not consulting

Outreach was made to all neighborhood groups in the City of Pensacola via email. The city coordinates outreach efforts to housing providers and service agencies with the Consortium lead, Escambia County, to address needs within the jurisdiction. Members of these organizations were invited to all public meetings and hearings.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Opening Doors of Northwest Florida, Inc.	The Consolidated Plan strives to match HUD and CoC strategic planning efforts as it relates to collaboration and implementation of strategies to address housing for area homeless.
Eastside Neighborhood Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.
Westside Community Redevelopment Area Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.
2010 Community Redevelopment Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.
Urban Infill and Redevelopment Plan	CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Pensacola closely coordinated with Escambia County and the Escambia County Housing Finance Authority in preparation of the Consolidated Plan as an adjacent unit of local government and other public entity, respectively.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation was achieved through various methods. Multiple public hearings were held in relation to the development of the Consolidated Plan as well as the 2020/21 and 2021/22 Annual Action Plans. The City of Pensacola participated in conjunction with Escambia County in all meetings held within Escambia County. An online public survey was promoted by the City and County and a link to the survey was posted to the City's website for public response. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

To launch the planning process and gather public input, a public meeting was held March 23, 2021. Two public hearings were held April 19, 2021, and June 14, 2021, where input from community organizations nonprofits and citizens was solicited for preparation of the Five Year Consolidated Plan and Annual Action Plan. A public hearing was held June 14, 2021, where the Five Year Consolidated Plan and Annual Action Plan were presented, and public comment was solicited.

Local participation has been greatly expanded with the use of local government websites where access to all types of planning documents, budgets, compliance reports, and program implementation summaries are readily available for public review.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	March 15, 2021, publication in Pensacola News Journal Escambia Consortium noticing public planning process and date of public meeting.	No comments were received.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/ broad community	The public meeting was held March 23, 2021, and was attended by representatives from CHDO agencies, elderly public service provider, media, homeless service providers, United Way, and citizens.	Comments included questions regarding funding streams, eligible activities, planning cycles, and several questions specific to homeless public service activities.	No comment was not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of c omments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/ broad community	April 5, 2021, publication in Pensacola News Journal Escambia Consortium noticing public hearing for the Consolidated, 2020-21 and 2021/2022 Annual Action Plans planning process.	No comments were received.	N/A	N/A
4	Newspaper Ad	Non-targeted/ broad community	April 17, 2021, publication in Pensacola News Journal of HUD Consolidated Plan, 2020-21 and 2021-22 Annual Action Plans Public Hearing to be held April 19, 2021.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Press Release	Non-targeted/ broad community	April 16, 2021, City of Pensacola Public Information Office issued a press release noticing media contacts regarding public hearing for the Consolidated Plan, 2020-21 and 2021-22 Annual Action Plans hearing.	No comments were received.	N/A	N/A
6	Public Hearing	Non-targeted/ broad community	The public hearing was held April 19, 2021, and attended by citizens.	Comments included questions regarding funding allocations.	No comments were rejected.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-targeted/ broad community	June 4, 2021, publication in Pensacola News Journal Escambia Consortium noticing public hearing for Consolidated Plan and 2020/21 Annual Action Plan review of proposed activities and budgets.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/ broad community	June 14, 2021, public hearing was held to present proposed 2020-21 and 2021-2022 activities and budgets. The meeting was attended by service providers.	Comments included questions regarding number of houses on the rehabilitation list, could funds be used for crosswalks, and funding allocations. General discussion regarding evictions and foreclosures due to COVID, city and county policies regarding rehabilitation projects, and support for continuing to fund supportive services for homeless.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Survey	Non-targeted/broad community	A survey was posted to the County's website with a link provided on the City's website to solicit input from the community for the preparation of the Consolidated Plan, 2020-2021 and FY 2021-2022 Annual Action Plans.	Survey respondents supported public infrastructure and public service activities to address the needs of underserved populations and rehabilitation programs and new construction to address affordable housing needs.	No comments were rejected.	https://muescambia.com/our-services/neighborhood-human-services/surveys/escambia-pensacola-consortium-2021-consolidated-plan-survey/

Table 4– Citizen Participation Outreach

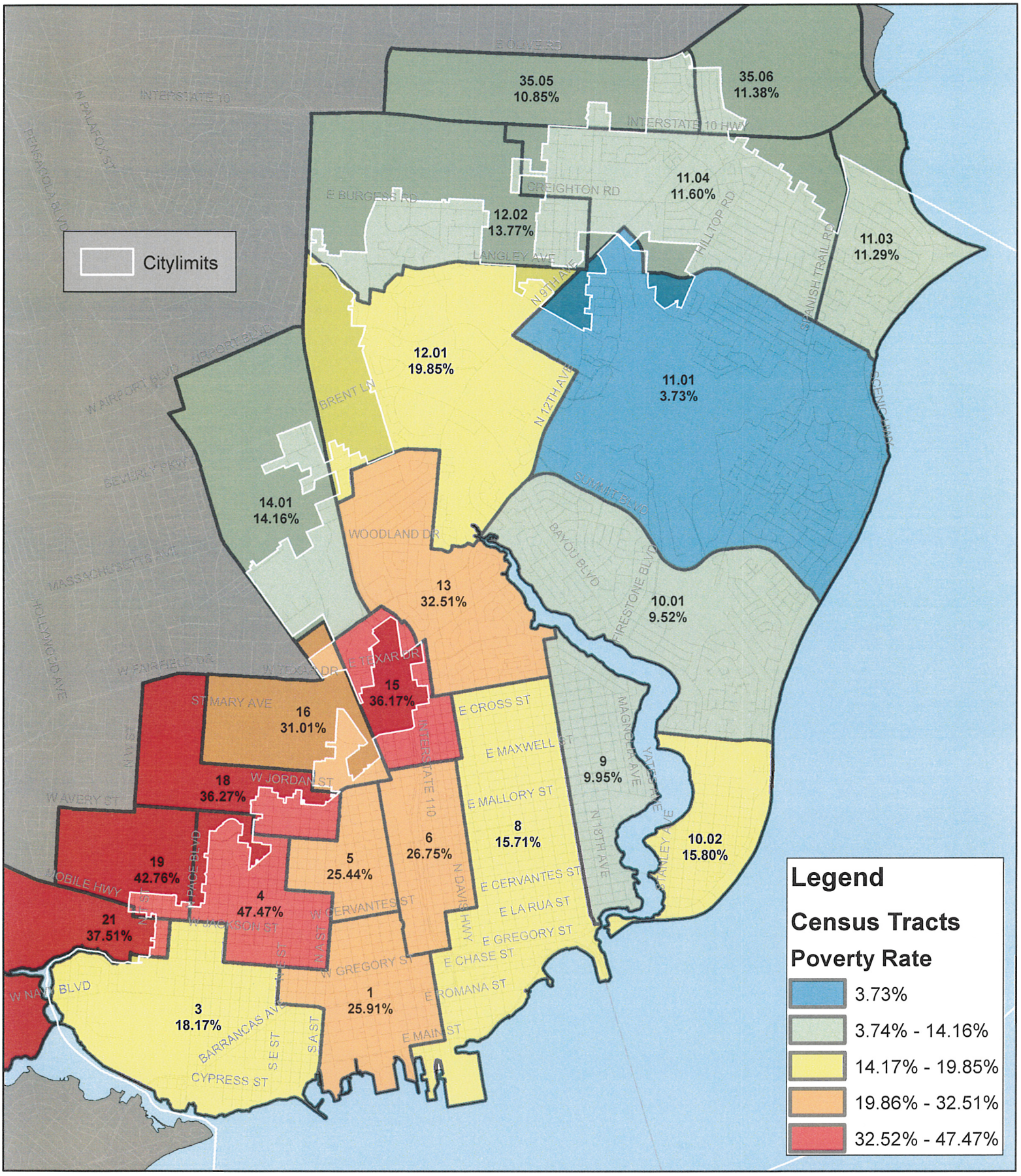
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment has been completed using various data sets, citizen participation, agency, and stakeholder input as well as City staff recommendations. The needs within the community far outpace the available resources. Revenue streams to address the needs identified in this plan will continue to rely heavily on federal and state grant sources, other City revenue sources and private capital. Data sources continue to uphold the broad community and development objectives of creating sustainable and affordable housing, revitalization of distressed neighborhoods, providing services to support underserved populations, supporting infrastructure improvements, and cultivating economic opportunities for low- and moderate-income persons. Affordable housing needs affect many subsets of the population that are particularly cost-burdened, to include elderly and homeless or at risk of homeless populations.

Poverty Rate - Pensacola-area Census Tracts



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Date: 4/22/2021

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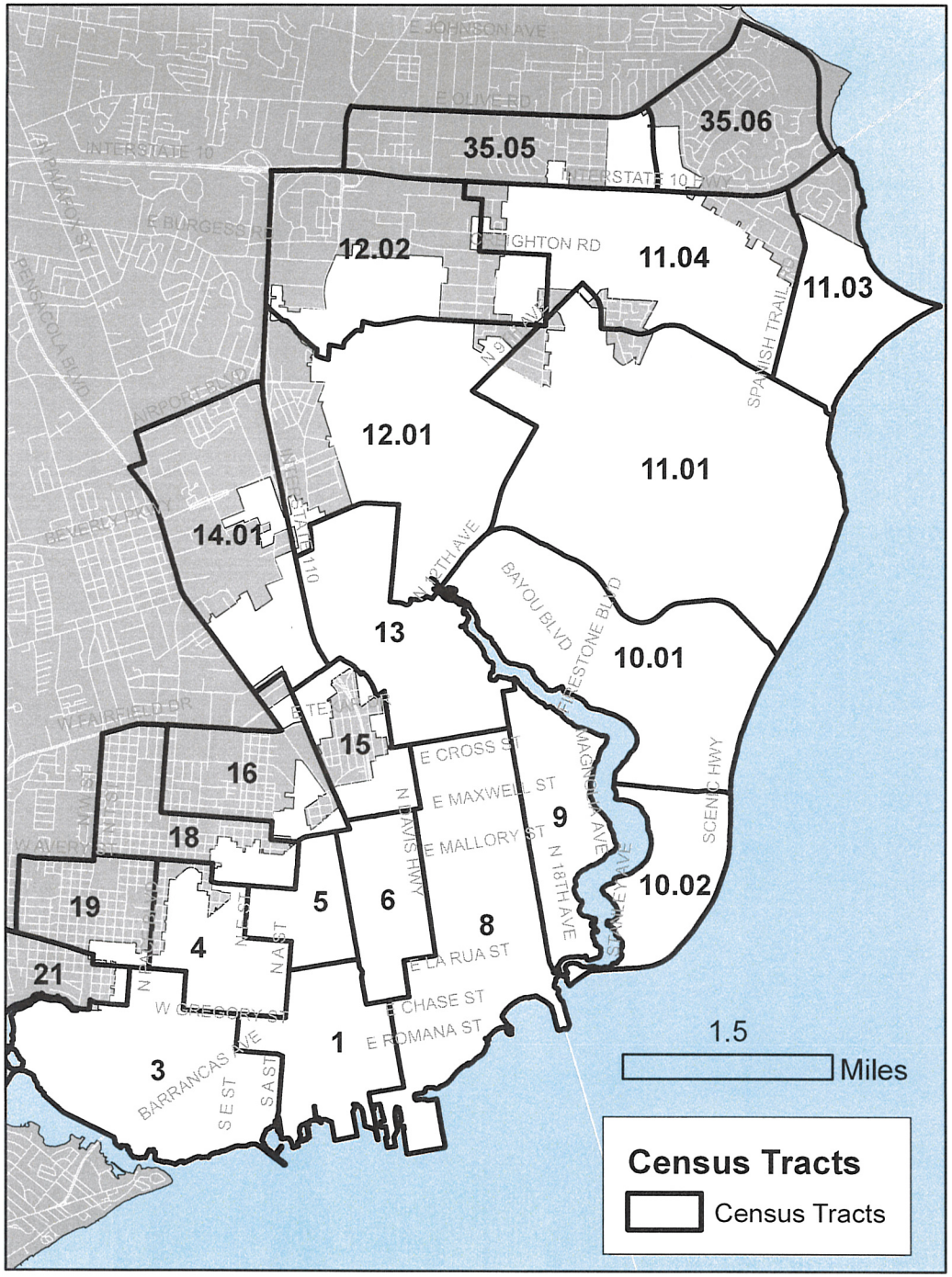

Race and Ethnicity
Pensacola-area Census Tracts

Census Tract	White alone (not Hispanic)	Black or African American alone (not Hispanic)	American Indian and Alaska Native alone (not Hispanic)	Asian alone (not Hispanic)	Native Hawaiian and Other Pacific Islander alone (not Hispanic)	Some other race alone (not Hispanic)	Two or more races (not Hispanic)	Persons of Hispanic Origin
1	58.79%	27.80%	0.32%	2.11%	0.00%	0.70%	4.66%	5.62%
3	62.44%	27.44%	0.00%	0.00%	0.00%	0.00%	5.13%	4.99%
4	15.45%	78.08%	1.47%	0.48%	0.00%	0.39%	1.65%	2.49%
5	66.62%	24.94%	0.00%	1.10%	0.00%	0.00%	2.19%	5.15%
6	15.21%	69.35%	0.00%	11.78%	0.00%	0.00%	0.00%	3.67%
8	58.81%	33.21%	0.30%	0.27%	0.00%	0.00%	2.47%	4.94%
9	86.17%	6.30%	0.00%	1.78%	0.00%	0.00%	1.43%	4.32
10.01	83.49%	3.63%	0.00%	4.02%	0.00%	0.00%	4.38%	4.49%
10.02	80.75%	8.63%	0.16%	3.43%	0.00%	0.00%	4.93%	2.09%
11.01	82.20%	5.35%	0.40%	4.09%	0.00%	0.00%	0.58%	7.39%
11.03	82.09%	9.27%	0.00%	2.88%	0.00%	0.00%	1.05%	4.71%
11.04	82.47%	9.44%	0.55%	0.62%	0.00%	0.23%	2.01%	4.68%
12.01	57.77%	22.15%	0.84%	1.98%	0.00%	0.29%	8.87%	8.10%
12.02	67.06%	27.25%	0.24%	1.26%	0.00%	0.00%	1.10%	3.09%
13	32.08%	65.05%	0.24%	0.00%	0.00%	0.00%	0.89%	1.74%
14.01	76.62%	4.16%	0.18%	8.74%	0.53%	0.00%	3.67%	6.09%
15	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
16	26.03%	61.30%	0.37%	0.25%	0.00%	0.15%	6.45%	5.44%
18	32.24%	62.37%	0.42%	0.00%	0.00%	0.42%	1.36%	3.19%
19	24.70%	56.83%	0.30%	10.68%	0.61%	0.35%	4.86%	1.67%
21	53.10%	29.11%	0.00%	3.58%	0.00%	0.00%	7.72%	6.49%
35.05	81.54%	7.07%	1.29%	0.95%	0.00%	0.00%	1.65%	7.50%
35.06	64.29%	28.44%	0.38%	2.90%	0.00%	0.00%	2.35%	1.63%

PENSACOLA
FLORIDA'S FIRST & FUTURE

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Due to the age of the city, many of the neighborhoods were developed prior to the implementation of current standards for drainage. There is also need for community resource centers, recreational facilities, and streets and sidewalks that support walkable communities. In some instances, these deficiencies have resulted in severe surface runoff and erosion problems, and in extreme cases, flooding of streets and homes. Though low-income areas qualify for CDBG support, there are many areas within the City which are in need of improvements but do not meet the benefit standard.

Projects to support reinvestment in the distressed neighborhoods will be varied and may range from public facilities to public infrastructure activities to support revitalization in the qualifying areas. The activities may include, but not be limited to, construction of new or rehabilitation of neighborhood resource centers in low- and moderate-income neighborhoods; providing for neighborhood enhancements such as parks and playgrounds and sidewalks or streetlights; and facilities for persons with special needs.

How were these needs determined?

The City of Pensacola identified non-housing related needs for the period encompassing the next five years, from a variety of local sources including local government and community plans, the City's Comprehensive Plan, various capital improvement plans, input for the City's Public Works, Parks and Recreation, Community Redevelopment Agency, Planning Services departments, and infrastructure assessments. Locally designated redevelopment areas and CDBG program qualifying neighborhoods will be targeted for funding during the next five year plan implementation. Project implementation will be driven by the availability of CDBG and other funding.

Describe the jurisdiction's need for Public Improvements:

Last year the city was impacted by a strong category two hurricane, this event resulted in flooding to streets and homes as well as damage to residences and businesses. During the next five years program funds will be used to address infrastructure needs. This may be accomplished by infrastructure studies and engineering designs and construction and/or reconstruction of drainage systems within older neighborhoods to address this need.

Older neighborhoods which are CDBG eligible, have deficient public improvements. These neighborhoods lack consistent lighting for safety as well as sidewalks for its residents. Additional neighborhood enhancements within program qualified areas will include street and sidewalk construction to support complete streets, streetscape enhancements, and constructions of recreational

facilities. These improvements will be implemented in coordination with other City Departments and neighborhood organizations within the designated community redevelopment areas and program qualifying neighborhoods.

How were these needs determined?

The City of Pensacola identified non-housing related needs for the period encompassing the next five years, from a variety of local sources including local government and community plans, the City's Comprehensive Plan, discussions with Department and Division Directors within the City, various capital improvement plans and infrastructure assessments. Locally designated redevelopment areas and CDBG program qualifying neighborhoods will be targeted for funding during the next five year plan implementation. Project implementation will be driven by the availability of funding.

Describe the jurisdiction's need for Public Services:

The jurisdiction has experienced an increasing need for public service activities to address the needs of underserved populations and low moderate-income residents in the community in response to the pandemic. These services include, but are limited to, support for the homeless, elderly, low moderate income residents facing eviction or foreclosure, and food banks. As the jurisdiction begins to recover from the pandemic, support for service provider agencies in the area will play an important role in achieving normalcy.

As the need for assistance has grown throughout the pandemic, the Continuum of Care has initiated a Homeless Reduction Task Force of NWF with specific goals of reducing homelessness in a two-county area. The City Housing Director and County Neighborhood Enterprise Division Manager are cochairing the Housing Subcommittee on the task force. The Housing Subcommittee is responsible for creating a plan to increase shelter capacity and permanent affordable housing beds in the community. The city is working closely with Escambia County, the Consortium lead agency, Opening Doors of Northwest Florida, Inc., the Continuum of Care lead agency, and other non-profit providers in the community to identify resources and programs that can be implemented to address the needs of the homeless population in the community.

The city will continue to work in conjunction with Escambia County and other service providers to develop activities, programs, and projects that will address the needs of underserved populations and low moderate-income residents, to include, but not limited to, new construction and/or rehabilitation of existing emergency and transitional housing, the construction of an assessment center, and the development of programs to assist these families.

The city has long supported a local non-profit that provides nutritional meal services to elderly and/or disabled residents in the community. This plan supports the continuation of this service.

In support of area initiatives to foster self-sufficiency and financial literacy for low- and moderate-income residents in the community, the City offers homebuyer and foreclosure prevention classes. The City will continue to provide this service to low- and moderate-income families and partner with other area providers, such as Legal Services of North Florida, Inc., to expand the programs reach.

How were these needs determined?

The City of Pensacola identified public service needs for the period encompassing the next five years, from a variety of local source including local government and community plans, the City's Comprehensive Plan, discussions with Department and Division Directors within the City and other agency and organization service providers in the community. Project implementation is driven by the availably of CDBG funding.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Pensacola is one of the oldest settlements in the United States and includes several neighborhoods with historic designation. These older homes present challenges with regards to maintenance and long-term sustainability of the properties. Areas to the north and east of the core downtown business district experienced development during the 1960s and throughout the 1970s with much of the city being built out by the mid to late 1980s. Recently, as an outgrowth of the downtown core business district's renaissance, developers have begun reinvesting in the urban core with an emphasis on mixed use and multifamily developments. Demand for housing in the local private market typically mirrors the rest of the nation and tends to be cyclic based upon housing supply and demand and economic drivers. As the economy rebounds from the pandemic and housing values continue to rise, the need for the development of affordable housing is expected to remain as an essential component of the local housing strategy.

As indicated by U.S. Census Bureau 2015-2019 ACS estimates, there are 22,080 households within the city. Approximately 59% of City residents are homeowners and 41% are renters. Survey data indicates that 69% of the houses located within the city were constructed prior to 1979 with 12% being constructed prior to 1939. Almost 60% (59.4%) of very low-income residents within the City has at least one of four housing problems associated with their dwelling unit. These older homes also present the additional challenge of lead based paint hazards. Much of the older housing stock is in one of the City's designated redevelopment areas and has been identified as needing rehabilitation.

Within the City, single family detached housing comprises a majority (71%) of the housing stock, while complexes with over 10 units comprises 13.5% of units. The housing market has rebounded from the Great Recession and continues to support increased housing values. ACS projections indicate that 19% of the owner-occupied housing stock is valued at $100,000 or less. With only 19% of single-family housing units valued at $100,000 or less, many of the units are not affordable for very low- or moderate-income families without some form of subsidy or assistance.

The survey updates indicate that median gross rent for Pensacola is $954 a month. During 2020, the city appointed an Affordable Housing Task Force to assess the need for affordable housing in the community. Based on data from the task force report, of the ten most common jobs in Pensacola, only

one (registered nurse) earns enough to afford a two-bedroom unit at fair market rent working full time. Almost half (47%) of the renter households are cost burdened, which means they are paying more than 30% of the household income to cover housing costs. The city administers the Section 8 Housing Choice Voucher program county-wide and as a member of the Consortium and through State allocations the City has administered Tenant Based Rental Assistance programs. Due to the age of the housing stock and the need to maintain a supply of affordable housing for both rental and home ownership purposes, this plan supports the need for homeownership assistance, homeowner rehabilitation and rental assistance programs.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The following data were reviewed to evaluate economic indicators in relationship to employment opportunities with the city and workforce readiness. As indicated in the following tables, The City's employment base is predominantly made up of education and health care services; arts, entertainment, accommodations (hotels); retail trade; professional, scientific, management services. The city has been expanding its economic base and attracting new businesses which will support a broader range of occupational opportunities for residents, while continuing to support the existing businesses to maintain the employment base.

The recent pandemic has had a significant impact on the tourism industry which includes accommodations. This industry is expected to rebound once the pandemic is contained.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,770	57	1	0	-1
Arts, Entertainment, Accommodations	24,989	1,932	12	10	-2
Construction	13,712	785	7	4	-3
Education and Health Care Services	48,357	1,592	24	8	-16
Finance, Insurance, and Real Estate	17,908	604	9	3	-6
Information	3,069	90	2	0	-2
Manufacturing	9,928	336	5	2	-3
Other Services	278	10,508	0	55	55
Professional, Scientific, Management Services	23,346	599	12	3	-9
Public Administration	13,279	231	7	1	-6
Retail Trade	30,362	1,657	15	9	-6
Transportation and Warehousing	10,920	305	5	2	-3
Wholesale Trade	4,229	239	2	1	-1
Total	202,147	18,935	--	--	--

Table 5 - Business Activity

Data Source Comments: Data source: 2019 ACS 5 Year estimates. Data only available at the MSA level. Sectors reporting the highest number of jobs at the jurisdictional level follow: Education and Health Care Services; Arts, Entertainment, Accommodations; Professional, Scientific, Management Services; Retail Trade.

Labor Force

Total Population in the Civilian Labor Force	25,167

Civilian Employed Population 16 years and over	23,751
Unemployment Rate	5.60
Unemployment Rate for Ages 16-24	11.90
Unemployment Rate for Ages 25-65	4.40

Table 6 - Labor Force

Data Source Comments: Data source: 2019 ACS 5 Year estimates.

Occupations by Sector	Number of People
Management, business and financial	10,208
Farming, fisheries and forestry occupations	76
Service	4,809
Sales and office	5,209
Construction, extraction, maintenance and repair	1,242
Production, transportation and material moving	2,463

Table 7 – Occupations by Sector

Data Source Comments: Data source: 2019 ACS 5 Year estimates.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,947	84%
30-59 Minutes	2,850	12%
60 or More Minutes	950	4%
Total	***23,747***	***100%***

Table 8 - Travel Time

Data Source Comments: Data source: 2019 ACS 5 Year estimates.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,043	95	623
High school graduate (includes equivalency)	3,616	238	1,684

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Some college or Associate's degree	6,892	417	2,336
Bachelor's degree or higher	8,315	142	1,410

Table 9 - Educational Attainment by Employment Status

Data Source Comments: Data source: 2019 ACS 5 year estimates.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	430	0	0	0	0
High school graduate, GED, or alternative	1,407	7,515	4,968	12,130	8,219
Some college, no degree	1,973	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	682	2,926	2,048	4,982	3,207
Graduate or professional degree	0	0	0	0	0

Table 10 - Educational Attainment by Age

Data Source Comments: Data source: 2019 ACS 5 Year estimates.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,401
High school graduate (includes equivalency)	21,962
Some college or Associate's degree	31,510
Bachelor's degree	49,595
Graduate or professional degree	66,696

Table 11 – Median Earnings in the Past 12 Months

Data Source Comments: Data source: 2019 ACS 5 Year estimates.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health care; Arts, Entertainment, Accommodations; Professional, Scientific, Management Services; and Retail Trade

Describe the workforce and infrastructure needs of the business community:

Targeted industries include heath care, technology and aviation with many of these industries centered in the city. Housing alternatives for all income levels support these targeted industries. Additionally, infrastructure improvements addressing neighborhood enhancements, to include stormwater management and walkability are needed to support the business community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Downtown revitalization and investment in the city have spurred new housing construction in the downtown area and is expanding into the adjacent Westside and Eastside neighborhoods. This development is expected to continue during this planning period. Investment of federal funds for neighborhood enhancements to support suitable living environments and affordable housing near downtown, supports the regional economic goals.

Local emphasis on healthcare occupations is reflective in the jobs/ job training available. While the pandemic has had an impact on the tourism industry, it is anticipated this industry will rebound when the virus is contained. Pensacola Airport is becoming a hub for airline maintenance, repair, and overhaul businesses, which will continue to have an impact on job growth for skilled labor and offer opportunities for other higher wage workforce industries. A skilled labor force will be instrumental is sustaining the growth in this emerging industry sector and in health care fields. A regional hospital located in the city is constructing a new campus which will be completed during this planning period and provide additional opportunity for growth and job creation in this strong industry sector.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

While new employment opportunities are beginning to be recognized in the City, almost half (42.66%) of the households in the jurisdiction continue to earn at 80% or less of area median income. Higher wages are required to support self-sufficiency and break the cycle of generational poverty especially among minority residents. Ongoing emphasis on higher wages will require even more educational opportunities and improvements.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Low-cost training programs that support targeted industries are available and support from the university system for advanced degrees to ensure a workforce that is ready to meet the anticipated growth industries is ongoing.

Opportunities to support programs and/or projects that target business and workforce development will be evaluated and considered for funding as resources allow.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

General Workforce housing is the emphasis and improved quality of life by providing suitable living environments to include neighborhood enhancements and facilities. Buy down costs of housing and the need to promote employer assisted housing is also identified to support economic development in the community.

Discussion

As evidenced by the above data, the leading occupations for residents within the city are comprised of education, health care, and service industries. While the health care industry presents the opportunity for higher wages, the other employment opportunities generally represent lower wage jobs which contributes to resident's struggles to reach self-sufficiency. Youth ages 16 to 24 experience an unemployment rate that is double (11.9%) the overall unemployment rate (5.6%) for the area which could be a result of entry level jobs, typically available to young people, being filled by older individuals due to the lack of employment opportunities in the area. Additionally, over a third of the 18 to 24 age group have not attained educational opportunities beyond high school or high school equivalency. As evidenced by the above table, annual earnings increase by almost $10,000 with the completion of higher-level degrees.

Travel time does not appear to be a hindrance to employment with only 4% of the workforce experiencing an hour or longer commute to work. As expected, as educational attainment increases so does earning capacity with the greatest increase noted between individuals with high school degrees or equivalent and graduates with a bachelor's degrees. This increase in earning capacity is also seen between individuals with a bachelor's degree and a graduate or professional certification.

The anticipated continued expansion of the airport facilities and health care industry in the jurisdiction support opportunities for increased employment at better than average wages. These opportunities will continue to be supported by engagement with CareerSource EscaRosa, the area workforce development agency, and the local University system. Opportunities to assist workforce and business development will continue to be supported as resources allow.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Due to the age of the housing stock within the downtown area and in the adjoining neighborhoods, households with multiple housing problems are scattered throughout these areas. While there may not be a concentration of units in any one area of the city, units requiring some form of repair or rehabilitation can be identified in most neighborhoods throughout the city.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration of minority population is defined as a Census tract with greater than 50% minority population.

Apart from census tract 6, concentrations of minority families are found along the western boundary of the jurisdiction. Census tract 6 is located in the downtown urban area of the city. Many of these same census tracts have a poverty rate exceeding 30%.

What are the characteristics of the market in these areas/neighborhoods?

With the redevelopment of the downtown core, the urban core of the city is experiencing a renaissance and the population is rebounding. The influx of families moving into the urban core and adjacent neighborhoods is changing the demographics that have been in place for decades and supporting a more diverse population. Developers are looking to the urban core for potential development/redevelopment opportunities with an emphasis on mixed use and more density. As these projects break ground and come to fruition, it is anticipated they will continue to spur reinvestment in the adjoining neighborhoods.

Are there any community assets in these areas/neighborhoods?

The Urban Core, Eastside neighborhood, and Westside neighborhood were designated as redevelopment areas by the city in 1984, 2004 and 2007, respectively. There have been significant revitalization efforts accomplished within the Urban Core including the construction of a waterfront park and ball stadium, which is contributing to the resurgence of the downtown as an entertainment district and retail shopping destination.

An award-winning stormwater project that incorporates a playground and walking path was completed in 2019 in the Westside neighborhood. The Westside enjoys the presence of significant faith-based organizations unique to the neighborhood. Additionally, a long abandoned, blighted former school

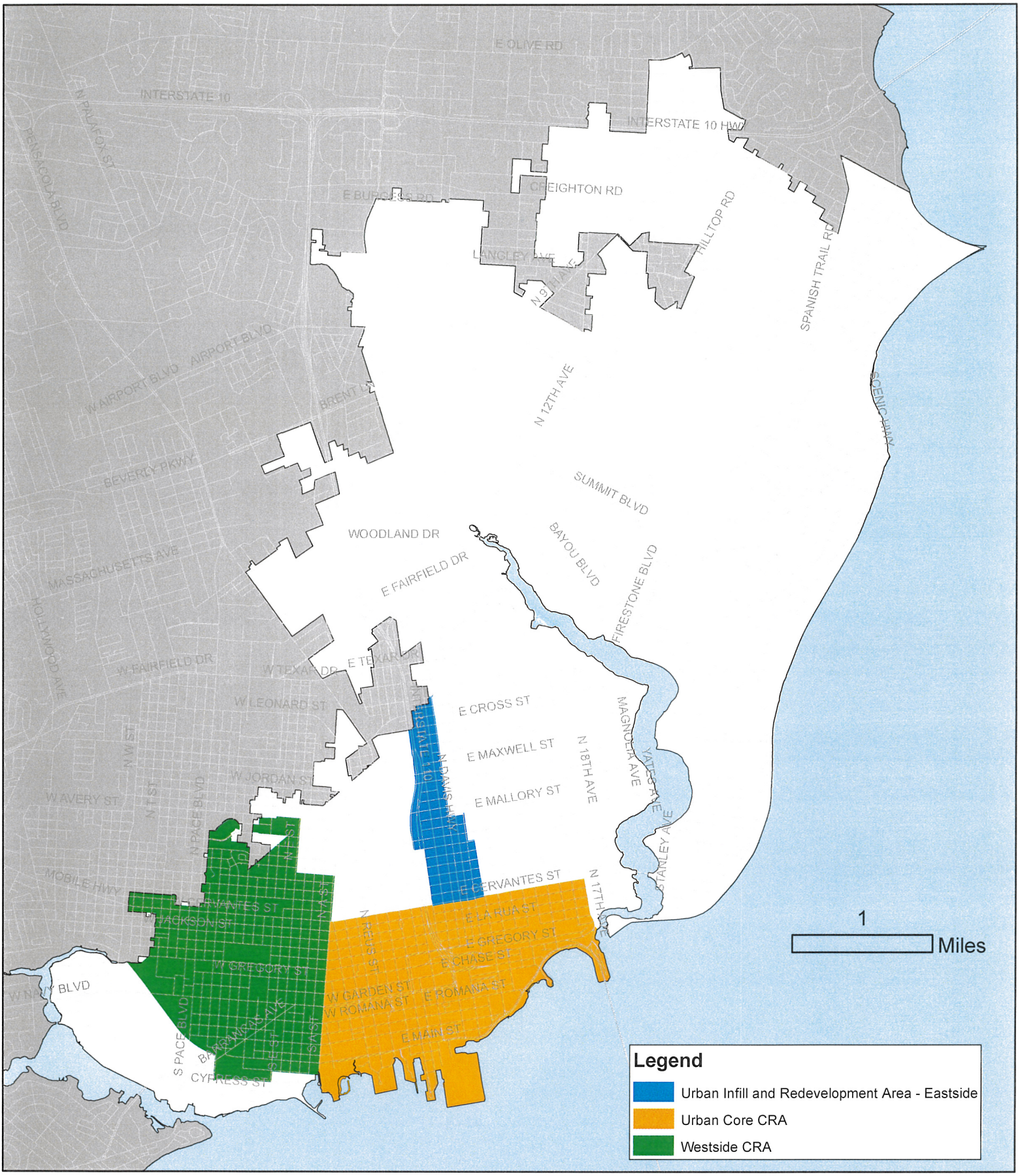
facility encompassing an entire city block was demolished and has been redeveloped with 24 residential homes six of which were made available to income qualifying families.

Adjacent to the Eastside neighborhood, the city in conjunction with the County is currently planning a comprehensive stormwater management project which, when completed, will include a skateboard park, walking trail, and recreational amenities.

Are there other strategic opportunities in any of these areas?

Many of these neighborhoods have privately owned vacant or underutilized parcels which present an opportunity for new infill construction for both residential and/or commercial uses. The ability to accomplish redevelopment of these privately owned vacant parcels will hinge on the availability of funding, addressing clouded title issues, addressing environmental concerns, support from the neighborhood, and continued revitalization of the downtown business district.

Community Redevelopment Areas



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Date: 4/30/2021

PENSACOLA

FLORIDA'S FIRST & FUTURE

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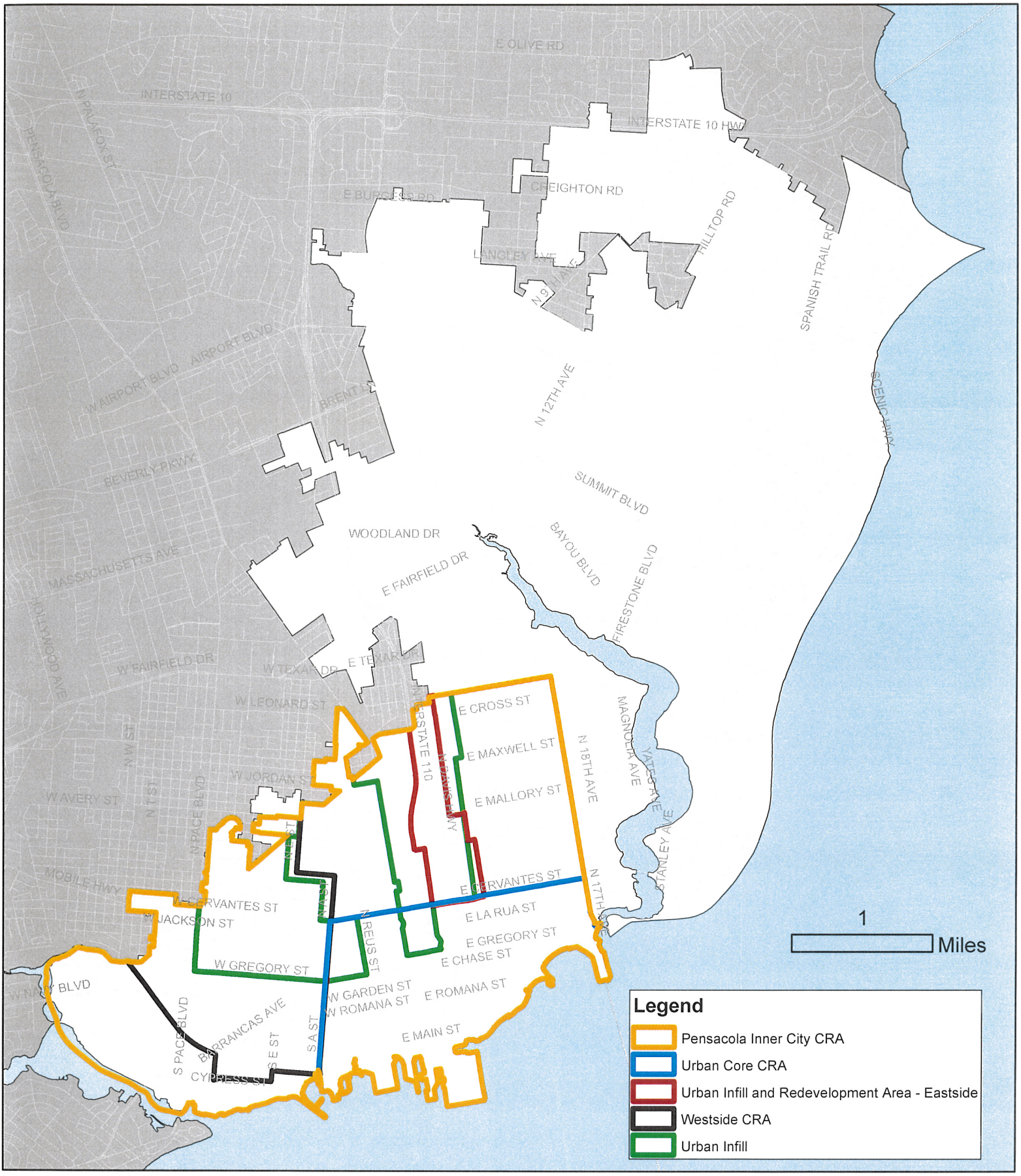
Designated Areas



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Date: 4/23/2021

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PENSACOLA

FLORIDA'S FIRST & FUTU

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Data supports that 91% of the households within the city have computing devises and 83% have access to broadband internet. However, the access to internet greatly decreases for lower income residents with 45% of residents earning below $20,000 annually not having access to internet as compared to only 17% of residents earing below $75,000 annually without access to the internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The area has access to multiple broadband internet service providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The jurisdiction is a coastal City with the core downtown business district located on the water. The area has experienced several major flooding events over the last decade and is vulnerable to impacts from hurricanes. The city has a master stormwater plan that is being implemented to address stormwater management.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A large public housing complex was relocated from the downtown area in the 1990s. Most of the development that has occurred along the waterfront is not occupied by low- and moderate- income residents. A review of census tracts meeting the low-moderate area wide benefit criteria indicates only one census tract located near the water that meets this program guideline.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan presents the City's vision for categorizing, prioritizing and facilitating the development of responses to identified housing and community development needs during the five year period from October 1, 2020, to September 30, 2025. The strategies have been developed in cooperation with other Consortium members, specifically Escambia County, with the intent of leveraging the limited available funds to meet the needs of the community. The plan is intended to support the common goals for all Consortium members including improving housing, revitalizing depressed neighborhoods, providing services for underserved populations, and fostering economic opportunities for lower income persons. Priorities targeting very low, low, and moderate income families include: rehabilitation of existing owner occupied housing; homebuyer assistance; expanding the availability of affordable rental units primarily for extremely and very low income families; supporting the development of housing for persons with special needs; supporting neighborhood revitalization; assisting low/moderate income families reach self-sufficiency; and provide assistance to agencies meeting the needs of the underserved populations in the community. As the community continues to recover from the pandemic, activities to support economic development will play a role in the area's recovery.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	**Area Name:**	Community Redevelopment Plan 2010
	Area Type:	Local Plan
	Other Target Area Description:	Local Plan
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See attached map.
	Include specific housing and commercial characteristics of this target area.	The Redevelopment Plan emphasizes mixed income housing throughout the redevelopment area including the provision for affordable housing through rehabilitation. It also highlights the need for connectivity and all development should fit the community fabric. The strategies include: residential, retail, office and tourism arts and entertainment.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Leveraging many sources of funds will bring about the goals of the plan in conjunction with the Consolidated Plan.
	Identify the needs in this target area.	Identify short and long term redevelopment capital improvement projects and other recommended redevelopment strategies.
	What are the opportunities for improvement in this target area?	Reinforce and enhance recent successes and plans; strengthen connectivity; fill the gaps; access the waterfront; activate the waterfront; strengthen neighborhoods; increase downtown residential; identify new civic, cultural, and entertainment needs; ensure quality design and development.
	Are there barriers to improvement in this target area?	Commitment of resources to the urban core area.
	Area Name:	Eastside Redevelopment Plan

2	**Area Type:**	Local Redevelopment Plan
	Other Target Area Description:	Local Redevelopment Plan
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See attached map.
	Include specific housing and commercial characteristics of this target area.	Principally residential in character with scattered commercial clusters along main corridors. Approximately 50% of the total structures are deteriorated, related to age with more than half of the housing stock built in 1939 or earlier.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Strategies for dilapidated structures; maintenance and repair of existing commercial buildings, the need for pedestrian facilities and drainage deficiencies.
	Identify the needs in this target area.	Neighborhood development and revitalization.
	What are the opportunities for improvement in this target area?	Urban infill and neighborhood enhancements.
	Are there barriers to improvement in this target area?	Implementation of projects with funding availability taking into account the overall needs of all neighborhoods in the city.
3	**Area Name:**	Income eligible Citywide
	Area Type:	local
	Other Target Area Description:	local
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Citywide.

	Include specific housing and commercial characteristics of this target area.	Low income eligible homeowners are scattered throughout the City and are in need of rehabilitation help to prevent further deterioration of their property. Vacant property is located throughout the City. These parcels through acquisition can support affordable urban infill.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Length of the residential rehabilitation waiting list for income eligible applicants located throughout the City. The need for affordable housing.
	Identify the needs in this target area.	Access to resources not otherwise available for their neighborhood.
	What are the opportunities for improvement in this target area?	Overall improvement of the city.
	Are there barriers to improvement in this target area?	Implementation of projects with funding availability taking into account the overall needs of all neighborhoods in the city.
4	**Area Name:**	Urban Core Redevelopment Area
	Area Type:	Local Redevelopment Plan
	Other Target Area Description:	Local Redevelopment Plan
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See attached map.
	Include specific housing and commercial characteristics of this target area.	Some of the City's oldest neighborhoods.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Priority goals in the plan included encouragement of homeownership and renovation of existing structures.
	Identify the needs in this target area.	Generally distressed urban neighborhoods.

	What are the opportunities for improvement in this target area?	Strong communication and coordination among partners including neighborhood associations.
	Are there barriers to improvement in this target area?	Implementation of projects with funding availability taking into account the overall needs of all neighborhoods of the City.
5	**Area Name:**	Westside Redevelopment Plan
	Area Type:	Local Redevelopment Plan
	Other Target Area Description:	Local Redevelopment Plan
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See attached map.
	Include specific housing and commercial characteristics of this target area.	Substantial number of deteriorated structures, faulty lot layout, residential and commercial vacancy rates higher than in the City as a whole and governmentally owned land with adverse environmental conditions.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	It is a designated Community Redevelopment Area under state statues requirements.
	Identify the needs in this target area.	High unemployment rate, high poverty rate, low per capita income, low housing income and lower housing values.
	What are the opportunities for improvement in this target area?	Identified capital projects and affordable housing development.
	Are there barriers to improvement in this target area?	Implementation of projects with funding availability taking into account the overall needs of all neighborhoods of the city.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

While a specific geographic area is not prioritized within this plan, the city has identified several neighborhoods in need of revitalization to include the Urban Core, Eastside neighborhood, and Westside

neighborhood. To support, enhance, and leverage ongoing revitalization efforts in those areas, the City's Five Year Plan allocates resources to these designated areas. Additionally, resources will be used to support eligible activities in income eligible areas of the City predominantly located on the western jurisdictional boundary between Escambia County and the City. It is anticipated that activities may be completed in cooperation with Escambia County since numerous County community redevelopment areas adjoin the City's boundary to the west.

It should be noted that needs in the identified areas far outpace the available and projected funding resources.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

Narrative (Optional)

An extensive discussion regarding needs within the city is presented in Needs Assessment Sections NA—05 Overview and NA-50 Non-Housing Community Development Needs. The needs identified are not intended to reflect the relative importance of each issue, but rather to identify an assortment of issues within the jurisdiction.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Community Development Block Grant (CDBG) resources will be utilized to accomplish long range local affordable housing and community development activities for the period October 1, 2020 - September 30, 2025. For the planning period, funding will be used to support community development and public service activities within the City to include the following: Housing Rehabilitation for owner occupied single family structures; Property acquisition; Housing Rehabilitation; Homebuyer assistance; Neighborhood Revitalization, Public Facilities and Infrastructure; and Public Service activities including nutritional meal programs; Homebuyer and Foreclosure Prevention education and counseling; Legal services; Economic Development activities; and grant administration and program management.

Long term funding allocations will continue to be coordinated with Escambia County, the Consortium lead, to assure the maximum benefit within the community as a result of the limited resources made available to support eligible activities from all public, private and non-profit resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	768,513	100,000	55,214	923,727	3,480,000	These funds will be used to support community development, housing objectives, and economic development opportunities for income eligible areas and residents located within the jurisdiction.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

When eligible, CDBG funds will be used as leverage in conjunction with City general fund allocations, local option sales tax funds, and other grant resources to complete community development activities, address housing needs, and provide services to meet the needs of City residents.

State funds received as an allocation from Florida Housing Finance Corporation's State Housing Initiative Partnership program are used by the Consortium as match for the HOME Investment Partnership Program allocation.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

During the previous planning period, the City purchased and demolished an abandoned school property as a spot removal of slum and blight activity. In conjunction with a private developer, the property is being redeveloped for housing. In support of an affordability component in the development, the city offered six lots to income qualifying buyers at no cost. Additionally, in support of an urban infill program administered by the Escambia County Housing Finance Authority, the jurisdiction is conveying city owned vacant residential lots for redevelopment and ultimately sale to an income eligible buyer.

The city continues to explore opportunities for public private partnerships and partnerships with area affordable housing providers to address the needs for community development and affordable housing in the jurisdiction.

Discussion

The City, as a member of the Consortium, supports the Consortium's major plan priorities to include the following: rehabilitation of homeowner occupied substandard housing for families with incomes between 0-80% of the local median; promote new construction, homebuyer assistance, and acquisition/rehabilitation activities to support affordable homeownership for families with incomes primarily between 50-80% of median; expand below market rate and subsidized rental assistance for families with incomes between 0-50% of median through acquisition, rehabilitation and/or new construction of units; enhance the availability of rental assistance for very low income families; support development of housing for underserved populations in the community; support reinvestment in distressed neighborhoods; and undertake a variety of targeted public infrastructure, public service, and community development activities primarily for the benefit of lower income residents.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PENSACOLA	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
COUNCIL ON AGING OF WEST FLORIDA, INC.	Non-profit organizations	Non-homeless special needs public services	Region
Waterfront Rescue Mission	Non-profit organizations	Homelessness	Region
Escambia Community Clinic	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Lakeview Center	Non-profit organizations	Homelessness Non-homeless special needs	Region
Lutheran Services Florida Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental	Region
Catholic Charities NW FL	Non-profit organizations	Homelessness Non-homeless special needs Rental	Region
Children's Home Society of Florida	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Escambia County School District	Public institution	Homelessness	Region
United Way of Escambia County	Non-profit organizations	Homelessness Non-homeless special needs Planning public services	Region
Florida Department of Children and Families	Government	Homelessness Non-homeless special needs public services	State
Veteran's Administration	Government	Homelessness Rental	Nation
Escambia County Housing Finance Authority	Government	Homelessness Ownership Planning	Region
Area Housing Commission	PHA	Homelessness Public Housing Rental	Region
AMR AT PENSACOLA, INC	CHDO	Homelessness Ownership Rental	Region
COMM. EQUITY INVESTMENTS, INC	CHDO	Ownership Rental	Region
CIRCLE, INC	CHDO	Ownership Rental	Region
Community Action Program Committee	CHDO	Ownership Rental	Region
Pensacola Habitat for Humanity	Non-profit organizations	Ownership public services	Region
Escambia-Pensacola Human Relations Commission	Non-profit organizations	public services	Region
Legal Services of North Florida	Regional organization	Homelessness Non-homeless special needs public services	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The multitude of organizations previously listed reflect a strong community commitment to addressing the unmet needs of low/moderate income families and the underserved population in the area. Both the volunteer and paid staff provide a valuable resource for the community. The limited financial resources available do not come close to meeting the multitude of housing and community development needs identified in the plan. This situation will continue to worsen if funding levels continue to decline. Additionally, the recent pandemic has resulted in increased need throughout the community for assistance provided by the service organizations to the underserved populations in the community. The continually growing program requirements render participation by many small non-profits and small local governments cost prohibitive.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Continuum of Care lead agency, Opening Doors of Northwest Florida, Inc., continues to foster partnerships with service providers, the faith-based community, and local businesses in the community to address the unmet needs of homeless persons particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The Continuum routinely pursues grant opportunities at the federal and state level to meet the needs of this underserved population. As discussed earlier in the plan, in 2014 the City Council put together a Task Force to address Improving Human Services and is currently holding workshops to further explore the recommendations presented by the task force. The City Housing Department has participated in the HUD-VASH program since 2009 working closely with the local VA Medical Clinic to provide housing for homeless veterans in the community and currently administers 203 HUD-VASH vouchers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The community continues to engage in meaningful discussions which are leading to the development of outcome based goals promoting long term solutions. Many individuals and families find it hard to break the cycle of homelessness without some form of assistance. The local agencies tasked with providing social services continue to be underfunded and struggle to meet the growing demand for services and assistance. The pandemic has exacerbated these funding concerns.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to coordinate efforts through the Consortium and the Continuum of Care to identify opportunities to leverage funding from both the public and private sectors to expand the capacity of available resources and service delivery models.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	Income eligible Citywide		CDBG: $1,750,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Homebuyer Assistance	2020	2024	Affordable Housing	Income eligible Citywide		CDBG: $625,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
3	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide		CDBG: $500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22260 Persons Assisted
4	General Public Service	2020	2024	Non-Housing Community Development	Income eligible Citywide			
5	Homebuyer and Foreclosure Prevention Classes	2020	2024	Non-Housing Community Development	Income eligible Citywide		CDBG: $300,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
6	Nutritional Meal Programs	2020	2024	Non-Homeless Special Needs	Income eligible Citywide		CDBG: $320,000	Public service activities other than Low/Moderate Income Housing Benefit: 3700 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Subsistence Payment	2020	2024	Subsistence Payments	Income eligible Citywide			Homelessness Prevention: 22260 Persons Assisted
8	Housing Rehabilitation Temporary Relocation	2020	2024	Affordable Housing	Income eligible Citywide		CDBG: $37,500	Homeowner Housing Rehabilitated: 15 Household Housing Unit
9	Acquisition of Real Property	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide			Other: 22260 Other
10	Grant Administration and Management	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide		CDBG: $800,000	Other: 22260 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Code Enforcement	2020	2024	Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide			Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit
12	General Economic Development	2020	2024	Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide			Jobs created/retained: 10 Jobs Businesses assisted: 5 Businesses Assisted

Table 17 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Rehabilitation
	Goal Description	Development of sustainable urban communities by providing decent housing and a suitable living environment for families at 80% or less of area median income to include rehabilitation of owner-occupied structures providing structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; provide for the evaluation and control of lead based paint hazards for houses constructed prior to 1978; provide for private sewer lateral upgrades; and provide for administrative costs of these programs and other related housing rehabilitation/repair activities.
2	**Goal Name**	Homebuyer Assistance
	Goal Description	Provide down payment/closing cost assistance through Deferred Payment Grants, Deferred Payment Loans, Low Interest Loans, or a combination thereof, to enable low/moderate income homebuyers to purchase an affordable home.
3	**Goal Name**	Public Facilities and Improvements
	Goal Description	Funds provided to support neighborhood improvement projects meeting program criteria or within income eligible neighborhoods. Projects may include, but not be limited to, activities that address the removal of slum and blight; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; community centers, and street lighting. Public Facilities include, but are limited to, acquisition, construction, and/or rehabilitation of community and neighborhood facilities, health facilities, as well as ADA accessibility to City owned properties.
4	**Goal Name**	General Public Service
	Goal Description	Eligible public service activities as determined by the mayor to meet a priority need.
5	**Goal Name**	Homebuyer and Foreclosure Prevention Classes
	Goal Description	Provide per-purchase and foreclosure prevention education classes to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.
6	**Goal Name**	Nutritional Meal Programs
	Goal Description	Direct services to provide meals to low- and moderate-income elderly and/or special needs residents.

7	**Goal Name**	Subsistence Payment
	Goal Description	One time or short-term emergency payments on behalf of households at or below 80% of area median income. Payments to include utility payments, rent payments, and mortgage payments.
8	**Goal Name**	Housing Rehabilitation Temporary Relocation
	Goal Description	Provide funds for temporary relocation for families whose dwellings are being rehabilitated through the jurisdiction's rehabilitation programs.
9	**Goal Name**	Acquisition of Real Property
	Goal Description	Funds used to support purchase of real property for the development or infill housing, to support development of facilities for a limited clientele, neighborhood enhancement project, or economic development project.
10	**Goal Name**	Grant Administration and Management
	Goal Description	Provide funding to ensure proper fiscal and programmatic management of the various activities undertaken with grant funds. Includes personnel services and operational expenses.
11	**Goal Name**	Code Enforcement
	Goal Description	Provide funds for code enforcement to be implemented within program guidelines. Funds will support code enforcement in conjunction with other activities to arrest the decline of property.
12	**Goal Name**	General Economic Development
	Goal Description	Eligible economic development projects to support workforce and business development to expand economic development opportunities for area residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is not a direct recipient of HOME funds. As a member of the Consortium, the City receives HOME funds allocated through Escambia County to conduct substantial rehabilitation of owner-occupied residential properties. Escambia County is the Consortium lead and is the recipient of funds under the HOME Investments Partnerships Act. This information is presented in the Consortium plan.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's Housing Rehabilitation program incorporates lead-based paint prevention information into the client application process. All applicants are provided specific information concerning the hazards of lead based paint, and the issue is discussed with the families. The program provides for testing and assessment of surfaces for lead based paint by qualified consultants. Lead based paint abatement plans are prepared for housing units where lead based paint is discovered and required construction protocols are specifically followed in the completion of rehabilitation work. Only licensed and certified lead based paint abatement contractors are allowed to complete this work. Additionally, lead-based paint hazards are disseminated to tenants during Section 8 Housing Choice Voucher eligibility briefing meetings.

How are the actions listed above integrated into housing policies and procedures?

All units built prior to 1978 that are considered for rehabilitation projects are tested for the presence of lead based paint. It is anticipated that these practices will continue to eliminate this hazard

Controls and construction oversight are all provisions of the local lead based paint assessment and abatement protocol and followed during all rehabilitation projects. Documentation and certification of all lead based paint abatement contractors is required prior to commencement of a project. As part of the initial Housing Quality Standards inspection, the units are examined for conditions which could potentially expose tenants to lead –based paint surfaces. Any identified problems are addressed during the inspection process and must be corrected by the landlord prior to entering into a contract with the Housing Department.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Pensacola goals and objectives include creating economic opportunity, investing in neighborhoods, and protection of basic rights. Our growing city is competing seriously for jobs and investment. We are adding value to neighborhoods with targeted investments in infrastructure including sidewalks and stormwater projects. In the Westside and Eastside TIF districts the city is supporting, stabilizing and rebuilding some of our city's most underserved neighborhoods. Consolidated Plan partners also believe that eradication of poverty means providing residents with tools to help themselves improve their financial stability. Through these goals and objectives poverty level families will be served with new job opportunities and an enhanced quality of life to ultimately affect the overall numbers. Credit and housing counseling, financial literacy and homeowner education to prospective first time homebuyers programs that are currently in place will help provide those residents a "step up" out of poverty as well as build wealth and skills so that residents can remove themselves from the debt cycle that plagues many low income families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG funding for eligible projects over the planning period will supplement these City efforts.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As a member of the Consortium, the city works closely with Escambia County the lead agency, to ensure compliance with all program and fiscal monitoring activities and will work toward the continued cooperative accomplishment of common housing and community development objectives. As an Entitlement Community, the City of Pensacola receives a direct formula allocation of CDBG funds. The City's Housing Department is responsible for oversight and management of these funds. Monitoring procedures will involve two approaches depending upon the method of service delivery, activities directly administered by the City and activities administered through a subrecipient.

Activities directly administered by the city will be monitored through extensive data collection, regulatory review, and compliance measures to ensure that all statutory and regulatory requirements are being met with respect to the Consolidated Plan and Annual Plan documents. Compliance monitoring will include, but not be limited to, the following requirements: Davis-Bacon, Section 3, Fair Housing, Equal Opportunity, and Procurement requirements. Information will be crossed checked against applicant information to verify the accuracy and completeness of the data. For activities involving construction or renovation, on-site monitoring will be accomplished by qualified personnel to assure that the physical improvements are accomplished in accordance with governing standards, code, and program guidelines. The monitoring process will be reviewed to ensure the Consolidated Plan goals and objectives are being attained, if necessary, problem areas will be revisited. If required, substantial plan amendments will be implemented in accordance with the approved procedures.

Currently the City has one subrecipient receiving funding, Council on Aging of West Florida, Inc. Subrecipient actives are monitored to ensure compliance with the existing contract documents and program guidelines. On a monthly basis the City conducts a review of reports, financial/programmatic requests, and makes staff contact. An annual on-site program audit is conducted to ensure compliance with programmatic, financial, and regulatory compliance. Any problem areas are identified, and every effort is made to promptly resolve the issue through training and/or non-punitive measures. The results of the monitoring, review, and assessments are compiled into the Consolidated Annual Performance Evaluation Report. Members of the Consortium share data compiled to produce the required reports.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Community Development Block Grant (CDBG) resources will be utilized to accomplish long range local affordable housing and community development activities for the period October 1, 2020 - September 30, 2025. For the planning period, funding will be used to support community development and public service activities within the City to include the following: Housing Rehabilitation for owner occupied single family structures; Property acquisition; Housing Rehabilitation; Homebuyer assistance; Neighborhood Revitalization, Public Facilities and Infrastructure; and Public Service activities including nutritional meal programs; Homebuyer and Foreclosure Prevention education and counseling; Legal services; Economic Development activities; and grant administration and program management.

Long term funding allocations will continue to be coordinated with Escambia County, the Consortium lead, to assure the maximum benefit within the community as a result of the limited resources made

available to support eligible activities from all public, private and non-profit resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	768,513	100,000	55,214	923,727	3,480,000	These funds will be used to support community development, housing objectives, and economic development opportunities for income eligible areas and residents located within the jurisdiction.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

When eligible, CDBG funds will be used as leverage in conjunction with City general fund allocations, local option sales tax funds, and other grant resources to complete community development activities, address housing needs, and provide services to meet the needs of City residents.

State funds received as an allocation from Florida Housing Finance Corporation's State Housing Initiative Partnership program are used by the Consortium as match for the HOME Investment Partnership Program allocation.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

During the previous planning period, the City purchased and demolished an abandoned school property as a spot removal of slum and blight activity. In conjunction with a private developer, the property is being redevelopment for housing. In support of an affordability component in the development, the city offered six lots to income qualifying buyers at no cost. Additionally, in support of an urban infill program administered by the Escambia County Housing Finance Authority, the jurisdiction is conveying city owned vacant residential lots for redevelopment and ultimately sale to an income eligible buyer.

The city continues to explore opportunities for public private partnerships and partnerships with area affordable housing providers to address the needs for community development and affordable housing in the jurisdiction.

Discussion

The City, as a member of the Consortium, supports the Consortium's major plan priorities to include the following: rehabilitation of homeowner occupied substandard housing for families with incomes between 0-80% of the local median; promote new construction, homebuyer assistance, and acquisition/rehabilitation activities to support affordable homeownership for families with incomes primarily between 50-80% of median; expand below market rate and subsidized rental assistance for families with incomes between 0-50% of median through acquisition, rehabilitation and/or new construction of units; enhance the availability of rental assistance for very low income families; support development of housing for underserved populations in the community; support reinvestment in distressed neighborhoods; and undertake a variety of targeted public infrastructure, public service, and community development activities primarily for the benefit of lower income residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	Income eligible Citywide		CDBG: $439,425	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Housing Rehabilitation Temporary Relocation	2020	2024	Affordable Housing	Income eligible Citywide		CDBG: $7,500	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide		CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22260 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Nutritional Meal Programs	2020	2024	Non-Homeless Special Needs	Income eligible Citywide		CDBG: $77,824	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 740 Persons Assisted
5	Homebuyer and Foreclosure Prevention Classes	2020	2024	Non-Housing Community Development	Income eligible Citywide		CDBG: $45,276	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
6	Grant Administration and Management	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Income eligible Citywide		CDBG: $153,702	Other: 22260 Other

Table 19 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Rehabilitation
	Goal Description	Development of sustainable urban communities by providing decent housing and a suitable living environment for families at 80% or less of area median income to include rehabilitation of owner-occupied structures providing structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; provide for the evaluation and control of lead based paint hazards for houses constructed prior to 1978; provide for private sewer lateral upgrades; and provide for administrative costs of these programs and other related housing rehabilitation/repair activities.
2	**Goal Name**	Housing Rehabilitation Temporary Relocation
	Goal Description	Provide funds for temporary relocation for families whose dwellings are being rehabilitated through the jurisdiction's residential rehabilitation program.
3	**Goal Name**	Public Facilities and Improvements
	Goal Description	Funds provided to support neighborhood improvement projects meeting program criteria or within income eligible neighborhoods. Projects may include, but not be limited to, activities that address the removal of slum and blight; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; and street lighting. Public Facilities include, but are limited to, acquisition, construction, and/or rehabilitation of community and neighborhood facilities, health facilities, as well as ADA accessibility to City owned properties.
4	**Goal Name**	Nutritional Meal Programs
	Goal Description	Direct service to provide meals to low- and moderate-income elderly and/or special needs residents.
5	**Goal Name**	Homebuyer and Foreclosure Prevention Classes
	Goal Description	Provide pre-purchase and foreclosure prevention education classes to prepare residents for homeownership and provide guidance to avoid foreclosure and retain homeownership of their homes.
6	**Goal Name**	Grant Administration and Management
	Goal Description	Provide grant oversight to ensure compliance with the program guidelines. Activities encompass developing and submitting plans and program budgets, project management and compliance tracking, financial management of grant funds, compiling data to comply with annual reporting and grant monitoring requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Community Development Block Grant (CDBG) resources will be utilized to accomplish long range local affordable housing and community development activities for the period October 1, 2020, to September 30, 2021. The funding will be used to support community development and public service activities within the City to include the following: Housing Rehabilitation for owner occupied single family structures; Public Service activities including funding to support nutritional service programs; Homebuyer and Foreclosure Prevention Education Program; Public Facilities and Improvements to support revitalization of distressed neighborhoods; Temporary Relocation to support housing rehabilitation programs; and grant administration and program management.

Long term funding allocations will continue to be coordinated with Escambia County, the Consortium lead, to assure the maximum benefit within the community as a result of the limited resources made available to support eligible activities from all public, private, and non-profit resources.

#	Project Name
1	Housing Rehabilitation
2	Housing Rehabilitation Temporary Relocation
3	Nutritional Meal Programs
4	Public Facilities and Improvements
5	Homebuyer and Foreclosure Prevention Education Classes
6	Grant Administration and Management

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The majority of assistance available under this plan will be targeted toward low-income households across the jurisdiction. The need for housing rehabilitation is identified as a strategy in the redevelopment plans. While there has been a resurgence of housing construction in the urban core of the city, there continues to be a need for housing rehabilitation. Due to the age of the existing housing stock within the downtown area and in the adjoining neighborhoods, households with multiple housing problems are scattered throughout these areas. While there may not be a concentration of units in any one area of the city, units requiring some form of repair or rehabilitation can be identified in most neighborhoods throughout the city. Coupled with activities to support public facilities and infrastructure improvements in eligible areas, housing rehabilitation supports the goal of community redevelopment jurisdiction wide. Public Services, are planned to assist income eligible residents with homeownership and foreclosure prevention education and nutritional meal services for elderly and special needs residents throughout the jurisdiction. The pandemic has increased the need for these services for at risk

populations.

In light of the pandemic and continued needs of underserved populations in the jurisdiction, the need out paces the available funding.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation
	Target Area	Income eligible Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	
	Funding	CDBG: $439,425
	Description	Funding provides for the residential rehabilitation program and related activities.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimate to assist approximately 10 households with incomes at or below 80% of area median income located throughout the jurisdiction.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds to rehabilitate owner-occupied houses; to provide for structural modification the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead-based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of these programs and other housing related rehabilitation/repair activities. Further $47,390 from grant year 2016 will be allocated to this activity.
2	**Project Name**	Housing Rehabilitation Temporary Relocation
	Target Area	Income eligible Citywide
	Goals Supported	Housing Rehabilitation Temporary Relocation
	Needs Addressed	
	Funding	CDBG: $7,500
	Description	Provides temporary relocation for families whose dwellings are being rehabilitated through the jurisdiction rehabilitation programs.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Estimate to assist approximately 3 households with income at or below 80% of area median located throughout the jurisdiction.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds support temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Program and HOME Reconstruction Program.
3	**Project Name**	Nutritional Meal Programs
	Target Area	Income eligible Citywide
	Goals Supported	Nutritional Meal Programs
	Needs Addressed	
	Funding	CDBG: $77,824
	Description	Direct services to provide meals to low- and moderate-income elderly and/or special needs residents.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Activity will benefit 740 elderly or disabled residents in the community.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds will provide nutritional services to approximately 740 elderly or disabled residents in the jurisdiction through the Meals on Wheels and Senior Dining Site programs. Further $7,824 from grant year 2015 will be allocated to this activity.
4	**Project Name**	Public Facilities and Improvements
	Target Area	Westside Redevelopment Plan Eastside Redevelopment Plan Urban Core Redevelopment Area Community Redevelopment Plan 2010 Income eligible Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	

	Funding	CDBG: $100,000
	Description	Funds provided to support neighborhood improvement projects meeting program criteria or within eligible neighborhoods. Projects may include, but not be limited to, activities that address the removal of slum and light; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; and street lighting. Public facilities include, but are limited to, acquisition, construction, and/or rehabilitation of community and neighborhood facilities, health facilities, as well as ADA accessibility to city owned properties.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Benefit 5,160 low moderate-income households. Approximately, 43% of the residents in the jurisdiction earn income at 80% or less of AMI.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds will support neighborhood improvement projects within eligible neighborhoods jurisdiction wide.
5	**Project Name**	Homebuyer and Foreclosure Prevention Education Classes
	Target Area	Income eligible Citywide
	Goals Supported	Homebuyer and Foreclosure Prevention Classes
	Needs Addressed	
	Funding	CDBG: $45,276
	Description	Provide pre-purchase and foreclosure prevention education classes to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	60 households assisted.
	Location Description	Eligible residents' jurisdiction wide.

	Planned Activities	Pre-purchase homeownership education, guidance, and support classes. Assist City residents with a goal of owning their own home and provide foreclosure prevention education and assistance in an effort to assist residents avoid foreclosure and retain homeownership.
6	**Project Name**	Grant Administration and Management
	Target Area	Income eligible Citywide
	Goals Supported	Grant Administration and Management
	Needs Addressed	
	Funding	CDBG: $153,702
	Description	Provide funding to ensure proper fiscal and programmatic management of the various activities undertaken with grant funds. Includes personnel services and operational expenses.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Provides funding for staff support needed for grant administration. Approximately 22,260 residents meet the criteria of low moderate income.
	Location Description	Income eligible jurisdiction wide.
	Planned Activities	Funds to administer the program to include personnel services and operating expenses.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Concentrations of minority families and areas of poverty are found along the western boundary of the jurisdiction. Many of these census tracts have poverty rates exceeding 20%.

Geographic Distribution

Target Area	Percentage of Funds
Westside Redevelopment Plan	
Eastside Redevelopment Plan	
Urban Core Redevelopment Area	
Community Redevelopment Plan 2010	
Income eligible Citywide	70

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the assistance under this plan will be targeted toward low-income households across the jurisdiction. The need for housing rehabilitation is identified as a strategy in the redevelopment plans. While there has been a resurgence of housing construction in the urban core of the city, there continues to be a need for housing rehabilitation. Due to the age of the existing housing stock within the downtown area and in the adjoining neighborhoods, households with multiple housing problems are scattered throughout these areas. The rehabilitation of the existing housing stock also supports maintaining affordable housing in these areas as they experience revitalization. While there may not be a concentration of units in any one area of the city, units requiring some form of repair or rehabilitation can be identified in most neighborhoods throughout the City. Coupled with activities to support public facilities and infrastructure improvements in eligible areas, housing rehabilitation supports the goal of community redevelopment jurisdiction wide. Public Services are planned to assist income eligible residents with homeownership and foreclosure prevention education and nutritional services for elderly and special needs residents.

Discussion

While a specific geographic area is not prioritized within this plan, the city has identified several neighborhoods in need of revitalization to include the Urban Core, Eastside, and Westside neighborhoods. To support, enhance, and leverage ongoing revitalization efforts in those areas, the City's Annual Action Plan allocates resources to these designated areas. Additionally, resources will be used to support eligible activities in income eligible areas of the City predominantly located on the western boundary between Escambia County and the City. It is anticipated that activities may be completed in cooperation with Escambia County since numerous County community redevelopment

areas adjoin the City's boundary to the west.

It should be noted that needs in the identified areas far outpace the available and projected funding resources. The pandemic has additional stress to systems that were already struggling to meet the needs of the community.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The city proposes to undertake activities identified in this plan to address the needs of low- and moderate-income residents within the jurisdiction. This will be accomplished through continued cooperation with the Consortium lead agency, Escambia County, to leverage the limited resources necessary to provide affordable housing, support suitable living environments, and provide economic opportunities throughout the jurisdiction.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle in meeting underserved needs is the lack of sufficient private and public funding. The city will continue to partner with other jurisdictions and agencies to address the jurisdiction's needs and leverage resources. To support reinvestment in the City and its many varied neighborhoods including the urban core and adjoining neighborhoods and other income qualifying areas, revitalization of distressed neighborhoods will be a priority through a host of projects that have been proposed with the associated redevelopment plans for these neighborhoods and will be supported through this plan where eligible. The city will continue to partner with service agencies to address the unmet needs of underserved populations in the jurisdiction.

Actions planned to foster and maintain affordable housing

The level of housing need and associated housing problems is inverse to family income. Housing rehabilitation will continue to be of primary importance to sustain homeownership, preserve existing affordable housing inventory, and assure families are living in suitable conditions. The intent of leveraging the limited available funds is to meet the needs of the community. The City will continue to coordinate the preservation and development of affordable housing with Escambia County, the Consortium lead, and other area partners such as the Escambia County Housing Finance Authority.

Actions planned to reduce lead-based paint hazards

The continued support of housing rehabilitation projects where lead-based paint hazards are addressed will continue to reduce the presence of this hazard to area residents. Section 8 Housing Choice Voucher holders are encouraged to look for units in good repair which also diminishes the potential for exposure to lead based paint hazards. Section 8 program participants are counseled on the hazards of lead-based paint and are encouraged to report observed deterioration in paint surfaces, so the matter can be properly addressed. Much of the older housing stock in the City was impacted after the 2004 and 2005 storm season, which while in the case of losing units negatively impacted the availability of affordable housing, it also eliminated and/or addressed conditions in the older housing stock which would have

presented lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The plan supports program which provide resident with tools to help themselves improve financial stability and should assist in reducing poverty level families. With the revitalization of the downtown, they are being served with new job opportunities and an enhanced quality of life. Credit and financial literacy classes and homeowner education for prospective homebuyers are programs that are currently in place. These programs offer residents an opportunity to build wealth and skills to remove themselves from the debt cycle that plagues many low-income families.

Actions planned to develop institutional structure

The organizations identified in the plan reflect a strong community commitment to addressing the unmet needs of low- and moderate-income residents and the underserved populations in the area. Both the volunteer and paid staff provide a valuable resource for the community. The limited financial resources available do not come close to meeting the multitude of housing and community development needs identified in the plan. The City will continue to coordinate efforts through area partners, the Consortium, and CoC to identify opportunities to leverage funding from both the public and private sectors to expand the capacity of available resources and service delivery models.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to engage in community discussions which are leading to the development of outcome based goals promoting long term solutions. The local agencies tasked with providing social services continue to be underfunded and struggle to meet the growing demand for services and assistance. This situation experienced by the social service agencies has been exacerbated by the pandemic. The City will continue to coordinate efforts through the Consortium and the CoC to identify opportunities to leverage funding from both the public and private sectors to expand the capacity of available resources and service delivery models. The City, as a member of the Consortium, supports the continued delivery of training and technical assistance for local not for profits and other interested

agencies to assist with developing capacity in these agencies.

Discussion

The intent is to leverage the limited available funds to meet the needs of the community. The city plans to continue the work of the past through the new planning period. Reliable federal funding levels will support continued revitalization of the City's urban core and many varied neighborhoods. As the City recovers from the pandemic, it is anticipated that projects targeting public service agencies and economic development opportunities will be incorporated into future plans. Continued coordination and any newly identified opportunities to address needs will be incorporated within future annual plans, when eligible and affordable.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The city generates approximately $100,000 in program income annually from the Housing Rehabilitation activity.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**100,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

Historically, the city generates approximately $100,000 in program income from the Housing Rehabilitation activity. These funds are receipted into IDIS and reallocated to support additional housing rehabilitation projects under this activity. Currently the jurisdiction does not make use of Section 108 loan funding, urban renewal settlement funding, and/or income from float funded activities. The jurisdiction plans to continue using program income to enhance current funding levels under the Housing Rehabilitation activity to address unmet needs of low- and moderate-income families for affordable housing by sustaining and upgrading the available housing stock within the community.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Community Redevelopment Plan 2010
	List the name of the organization or individual who originated the data set. City of Pensacola retained Looney Ricks Kiss to prepare the 2010 plan.
	Provide a brief summary of the data set. Redevelopment plan for the urban core of the jurisdiction.
	What was the purpose for developing this data set? Plan was prepared to outline the strategy framework; themes and principles; provide a market and physical assessment of the area in 2009; and illustrate the vision and recommendations for redevelopment.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data was collected for the Urban Core redevelopment area. A map depicting the area is presented in Section SP.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data was collected during 2009 for the designated area.
	What is the status of the data set (complete, in progress, or planned)? In progress.
2	**Data Source Name** Eastside Neighborhood Plan
	List the name of the organization or individual who originated the data set. City of Pensacola Community Development Department.
	Provide a brief summary of the data set. Eastside neighborhood area. A map of the area is presented later in this document.
	What was the purpose for developing this data set? Develop an action plan to address neighborhood issues by identifying neighborhood strengths and assets; identify neighborhood needs and concerns; establishing goals for improving the neighborhood; and provide actions steps.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Plan was developed for the Eastside neighborhood. A map depicting the area is provided in Section SP.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The plan was prepared in 2004.
	What is the status of the data set (complete, in progress, or planned)? In progress.
3	**Data Source Name** Urban Infill and Redevelopment Plan
	List the name of the organization or individual who originated the data set. City of Pensacola Neighborhood Enhancement Team.
	Provide a brief summary of the data set. Urban core of the jurisdiction.
	What was the purpose for developing this data set? Plan was developed to encourage homeownership, renovate existing structures, reduce crime and drug related activities, and address code enforcement issues such as lot maintenance and beautification.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Plan prepared for the jurisdictions' urban core.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Plan was prepared in 2000.
	What is the status of the data set (complete, in progress, or planned)? In progress.
4	**Data Source Name** Westside Neighborhood Plan
	List the name of the organization or individual who originated the data set. The RMPK Group for the CRA.
	Provide a brief summary of the data set. Plan was developed for the Westside neighborhood. A map depicting the area is presented in Section SP.
	What was the purpose for developing this data set? The Plan was prepared to identify capital projects and programs to promote revitalization of the area.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Plan was prepared for the Westside neighborhood. A map depicting the area is presented in Section SP.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Plan was adopted in 2007.
	What is the status of the data set (complete, in progress, or planned)? In progress

City of Pensacola and Escambia Consortium
Community Development Block Grant
2020-2024 Five Year Consolidated Plan and
2020-21 Annual Action Plan

Citizen Participation

Meeting Advertisements
Meeting Minutes

Minutes of Public Meeting
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Meeting
March 23, 2021

A public meeting was held March 23, 2021 at 4:30 p.m., at Hagler Mason Conference Room 2nd Floor City Hall, 420 W. Chase Street, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Ursula Jackson, (PHD); Meredith Reeves, Division Manager, Neighborhood Enterprise Division, Neighborhood and Human Services Department, Wes Hall, Assistant County Administrator, Escambia County

Citizens present: Robert Strickland, Circle Inc.; Donna Pruett, Family Promise of Escambia County; Gaby Wilson, HER; Victoria Smith, Penwheels; Paul Vikine, Penwheels; Laura Gilmore, Untied Way; Lyndsey Benton, City of Milton; John Clarke, Council on Aging of NWFL; Anita Hemphill, Melissa Johnson, Fearless Community Inc.; Jennifer Cline, Fearless Community Inc.; John Johnson, Opening Doors NWFL; Shonda Johnson, Opening Doors NWFL; Terri Merrick, Pensacola Dream Center.

1. **WELCOME AND INTRODUCTION:** Marcie Whitaker introduced herself and Meredith Reeves. Marcie Whitaker explained the purpose of the public meeting was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans. Ms. Whitaker explained that in response to COVID-19 the U.S. Department of Housing and Urban Development developed waivers that provided an opportunity for The City of Pensacola and Escambia County to postpone the Consolidated Plan and Annual Action Plans. Ms. Whitaker stated the FY 2020 Annual Action Plan would be conducted this year along with the FY 2021 Annual Action Plan and the Five Year Consolidated Plan.

2. **OVERVIEW OF CONSOLIDATED PLAN:** Marcie Whitaker provided an overview of the Five-Year Plan and explained it summarizes long range goals for local affordable housing and community development needs within the City of Pensacola and Escambia County.

3. **OVERVIEW OF ANNUAL PLAN:** Marcie Whitaker provided an overview of the annual action plan and explained the annual action is a component of the Five Year Consolidated Plan. Ms. Whitaker explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted consecutively. Ms. Whitaker explained the primary objective of the CDBG program, CDBG program requirements for an activity to qualify, Grant requirements, and sample CDBG projects.

4. **DISCUSSION OF HANDOUTS:** Meredith Reeves provided an overview of the HOME program and explained the eligible activities. Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton. Meredith Reeves informed attendees of a reduction in funding for the Consortium and referred them to a handout listing grant funding amounts. In addition, Ms. Reeves explained that Escambia County will no longer receive funding for the Emergency Solution Grant (ESG) and that the funds would be issued through State programs.

5. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Marcie Whitaker and Meredith Reeves reviewed the Public Participation and Annual Plan Schedule for the remainder of the plan process (handout provided).

6. **PUBLIC COMMENTS AND QUESTIONS:** Gaby Wilson asked for clarification on Emergency Solution Grant (ESG) funding. Meredith Reeves explained that Escambia County was no longer receiving funding

for the Emergency Solution Grant (ESG). Ms. Whitaker reiterated that the ESG funds would be issued through the state and not the local jurisdiction. Ms. Reeves and Ms. Whitaker explained that CDBG and Home funds could be used for homeless needs if it meets the required criteria. John Johnson asked if brick or mortar homelessness facilities was the only eligible activity or could motel vouchers qualify. Ms. Whitaker explained the activity would have to meet the national objective and assist a city resident to qualify for CDBG funds through the City of Pensacola. Ms. Reeves explained that assistance to a brick in mortar homelessness facilities could be a potential proposed project. John Clark asked if Escambia County and The City of Pensacola has a separate application process for CDBG. Ms. Whitaker explained that separate applications are required because Escambia County and City of Pensacola are both considered as entitlement communities. Ms. Reeves stated Escambia County application process is more extensive due to the Home Consortium. John Johnson asked if any CDBG funds were at risk of being recaptured. Meredith Reeves explained the funds have been obligated and are projected to be expensed. In addition, Ms. Reeves explained the fiscal year is October 1st – September 30th. Melissa Johnson asked for clarification on the allocation of funds within the consortium. Ms. Reeves provided an overview of the allocation of funds and explained Escambia County has more of an administrative burden and therefore receives a higher percent of funding. John Johnson asked if the Five Year plan could be amended and if so, what is the process. Ms. Reeves provided an overview of Five Year plan amendment process. Gabby Wilson asked if the Housing Rehabilitation program helped with homeless prevention. Ms. Whitaker provided an overview of the Housing Rehabilitation Program and how many families have been assisted. In addition, Ms. Whitaker provided instructions on how to view a copy of the Consolidated Annual Performance and Evaluation Report (CAPER) that provided the data. Ms. Reeves stated that the county and the city historically have not concentrated CDBG and HOME funds on homeless incentives because of prior ESG funds that were available. Ms. Reeves advised the attendees that other funding opportunities for COVID-19 will become available that are targeted towards homeless prevention. John Johnson suggested to the attendees interested in funding for homeless prevention to contact United Way to get connected with other agencies. John Johnson asked if CDBG funds could be used to subsidized rent for homeless individuals receiving limited fixed income. Ms. Reeves explained that HOME funds would be more suitable for subsidized rental assistance. Ms. Whittaker explained that the TBRA program that Ms. Reeves was referring to would not offer long term solution because of the time limitation for the assistance. Laura Gilmore asked if funds could be used along with other funding sources to build affordable housing. Ms. Whitaker stated the HOME funds could be used to build affordable housing with other funding sources. Ms. Reeves provided an overview of the Tax Credit Multifamily housing process which uses multiple funding sources to develop affordable housing within the community. John Johnson asked about the HOME funds. Ms. Reeves reviewed the HOME funds (handout provided).

With no further questions or comments, the meeting adjourned at 5:45 p.m.

Handouts:
PowerPoint Presentation
Community Development Block Program Overview
HOME Investment Partnerships Act Program Overview
Home Investment Partnerships Proposed Allocations for Member Jurisdictions
Escambia County Community Development Block Program Annual Funding Levels
Escambia County HOME Investment Partnerships Act Program Annual Funding Levels
City of Pensacola Community Development Block Grant and HOME Investment Partnerships Act Funding Levels
City of Pensacola Consolidated Plan Goals Summary
Public Participation Schedule Escambia Consortium FY 2020-2021 and FY 2021-2022 Annual Plan

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PENSACOLA, FL 32502

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County of Escambia:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **Pensacola News Journal** , a daily newspaper published in Escambia County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

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as published in said newspaper in the issue(s) of:

03/15/21

Affiant further says that the said **Pensacola News Journal** is a newspaper in said Escambia County, Florida and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 15th of March 2021, by legal clerk who is personally known to me

Affiant

Notary Public State of Wisconsin, County of Brown

My commission expires
5.5.23

# of Affidavits 1

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PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City of Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2021 – September 30, 2026 as well as the FY 2021/2021 and FY 2022-2026 Annual Housing and Community Development Plans for the periods October 1, 2021 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. This process serves as a collaborative tool for the community by identifying or updating existing conditions in the Consortium's member jurisdictions with regard to housing and community development needs, goals, and objectives. The Consortium's 2021-2026 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2021/2021 and FY 2021/2022 Annual Plans, when complete, will describe the Consortium's action plans for the utilization of resources provided through the FY 2021 and FY 2021 Community Development Block Grant, HOME and FY 2021 HOME Investment Partnerships Act, and other SHIP program designed to address housing and community development needs.

The meeting is being sponsored by the Consortium to afford citizens the opportunity to provide input and recommendations regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. The public meeting concerning the development of the new five-year Consolidated Plan and Annual Action Plans will be held at 4:30 P.M. on Monday, March 22, 2021, Pensacola City Hall, Hagler Mason Conference Room on the mezzanine, at 222 W. Main Street, Pensacola, Florida.

Members of the public may attend the meeting in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to at least 6 feet apart and to wear face coverings that cover their nose and mouth. Due to capacity limitations related to COVID-19, the meeting is being recorded and can be viewed at the following link: https://bit.ly/2PJ5Fjp

In addition to direct input provided during the public hearing, written comments or input regarding local housing needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 221, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via email to 2021consortium@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-4966 Escambia County, or Stacie Wilson at 850-858-0803 City of Pensacola.

In accordance with the Americans with Disabilities Act, any person needing special accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850.595.4966 at least 72 hours in advance of the event in order to allow time to provide the requested service.

Grover C. Robinson, IV
Mayor
City of Pensacola

Robert Bender
Chairman, Escambia County
Board of County Commissioners

Legal No. 0004640847 — 1T — March 15, 2021

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PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2020 – September 30, 2025 as well as the FY 2020/2021 and FY 2021/2022 Annual Housing and Community Development Plans for the periods October 1, 2020 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. This process serves as a collaborative tool for the community by identifying or updating existing conditions in the Consortium's member jurisdictions with respect to housing and community development needs, goals, and objectives. The Consortium's 2020-2024 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2020/2021 and FY 2021/2022 Annual Plans, when complete, will denote the Consortium's action plans for the utilization of resources provided through the FY 2020 and FY 2021 Community Development Block Grant, FY 2020 and FY 2021 HOME Investment Partnerships Act, and other HUD programs designed to address housing and community development needs.

The meeting is being sponsored by the Consortium to afford citizens the opportunity to provide input and recommendations regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. **The public meeting concerning the development of the new Five Year Consolidated Plan and Annual Action Plans will be held at 4:30 P.M. on Tuesday, March 23, 2021, Pensacola City Hall, Hagler Mason Conference Room on the 2nd Floor, at 222 W. Main Street, Pensacola, Florida.**

Members of the public may attend the meeting in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to sit at least 6 feet apart and to wear face coverings that cover their nose and mouth. Due to capacity limitations related to COVID - 19, the meeting is being recorded and can be viewed at the following link: https://bit.ly/3bDH1HP
In addition to direct input provided during the public hearing, written comments or input regarding local housing needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via e-mail to NED@myescambia.com or mwhitaker@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County) or Marcie Whitaker at 850-858-0323 (City of Pensacola).

In accordance with the American with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 at least 72 hours in advance of the event in order to allow time to provide the requested services.

Grover C. Robinson, IV
Mayor
City of Pensacola

Robert Bender
Chairman, Escambia County
Board of County Commissioners

(Published in the Pensacola News Journal March 15,2021)

PUBLIC MEETING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Hagler Mason Conference Room 2nd Floor City Hall
222 W. Main Street
March 23, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Meredith Reeves	221 Palafox Place, Suite 200	mareeves@myescambia.com	ESCAmbia Co.	
ROBERT STRICKLAND	4216 Chantilly Way	RSTRICKLANDJR@YAHOO.COM	CIRCLE INC.	850-572-3727
Ursula Jackson	420 W Chase St	ujackson@cityofpensacola.com	PHD	850 858-0333
DONNA PRUETT	10100 HILLVIEW DR 32514-5739 #3004	donna.jacobi@gmail.com	Family Promise of Escambia Co.	850-516-1157
Gaby Wilson		gaby@honorher.org	HER	850-450-4113
Victor Smith	8787 Salt Grass Dr	smithsupport@hotmail.com	Penwheels	850-503-6092
Paul Vikene	9345 Chisholm	paulisfishing@yahoo.com	Pen Wheels	850.497-3538
Laura Gilliam	1301 W. Government St.	laura.gilliam@uwnf.org	United Way Westfl	850.444.7110
Wes Hall	221 Palafox Place	wmhall@myescambia.com	Escambia County	850 572-0115
Lyndsey Benton	923 E La Rua St Pensacola	lbenton@miltonfl.org	City of Milton	850 983 5440
JOHN CLARK	BOX 17066 32522	JCLARK@COAWFLA.ORG	COUNCIL ON AGING	850-266-2501
Emma Kennedy	2 N. Palafox	ekennedy@pnj.com	PNJ	850-480-6979
Anita G. Hemphill	3901 N. 12th Ave. 32503	aghemphill@gmail.com	CONCERNED CITIZEN	850-483-4572
Melissa Johnson	5107 Princeton DR 32526		Fearless Community Inc	850-516-7175

PUBLIC MEETING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Hagler Mason Conference Room 2nd Floor City Hall
222 W. Main Street
March 23, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Jennifer Cline	5591 Charbar Dr. 32526	craftyjencline@gmail.com	Fearless Inc	850-281-4360
John d Shonda Johnson	1020 W Newhouring	johnj@openingdoorsnwfl.org		435-4055
Jami Wood	2031 Magnolia	jami@pensacoladream-center.org		516-9649
Marie Whitaker	420 w. chase st.	mwhitaker@cityofpensacola.com	City of Pensacola	791-5300

Minutes of Public Hearing
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Hearing
April 19, 2021

A public meeting was held April 19, 2021 at 4:00 p.m., at Escambia County Central Office Complex Room 104, 3363 West Park Place, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Ursula Jackson, PHD; Meredith Reeves, Division Manager, Neighborhood Enterprise Division

Citizens present: Shari Sebastiao, City of Milton Council Member

1. **WELCOME AND INTRODUCTION:** Meredith Reeves and Marcie Whitaker introduced themselves. Ms. Reeves explained the purpose of the public hearing was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans

2. **OVERVIEW OF CONSOLIDATED PLAN AND ANNUAL PLANS:** Meredith Reeves provided an overview of the Five-Year Plan and Annual Action Plan.

3. **OVERVIEW OF GRANTS AND ELIGIBLE ACTIVITES:** Marcie Whitaker and Meredith Reeves provided an overview of CDBG grant allocations for FY 2020 AND FY 2021. Ms. Reeves explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted consecutively. Ms. Reeves explained the primary objective of the CDBG program, CDBG program requirements for an activity to qualify, Grant requirements, and sample CDBG projects. Meredith Reeves provided an overview of the HOME program and explained the eligible activities. Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton.

4. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Meredith Reeves provided the Annual Plan Schedule for the remainder of the plan process, reviewed the public input schedule and provided attendees with a link to complete an online survey for additional feedback.

5. **PUBLIC COMMENTS AND QUESTIONS:** No public comments

With no further questions or comments, the meeting adjourned at 4:30 p.m.

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The Escambia Consortium, comprised of Escambia County, City of Pensacola, Santa Rosa County, and the City of Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five-Year Consolidated Plan covering the period October 1, 2021 – September 30, 2026 as well as the FY 2021/2021 and FY 2021/2022 Annual Housing and Community Development Plans for the periods October 1, 2021 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. The Consortium's 2021-2026 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2021/2021 and FY 2021/2022 Annual Plans, when complete, will describe the Consortium's action plans for the utilization of resources provided through the FY 2021 and FY 2021 Community Development Block Grant, FY 2021 and FY 2021 HOME Investment Partnerships Act, and other HUD programs designed to address housing and community development needs.

A public hearing is being sponsored by the Consortium to obtain citizen comments regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. The public hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 6:00 P.M. on Monday, April 12, 2021.

Members of the public may attend the meeting in person; however, there will be limited seating capacity. The meeting will be recorded and available on line via the County website. In addition to direct input provided during the public hearing, written comments or input regarding local housing or community development needs or priorities will be accepted through April 12, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 300, Pensacola, Florida 32502 or City of Pensacola Housing Department, 420 East 231d, Pensacola, FL 32501-1028, or via e-mail to NHDirector@cityofpensacola.com with the subject line Consortium. For further information, contact Meredith Reeves at 850-595-4980 (Escambia County) or Nicole Whitaker at 850-436-5600 (City of Pensacola).

The public hearing is being conducted in a handicapped accessible location. Pursuant with the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the County at 850-595-4927 at least three days in advance of the event in order to allow time to provide the requested services. Any non-English speaking person wishing to attend the public hearing should contact Meredith Reeves at 850-595-4927 at least three days prior to the hearing and services/aids will be provided.

Legal No. 672922 April 5, 2021

PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2020 – September 30, 2025 as well as the FY 2020/2021 and FY 2021/2022 Annual Housing and Community Development Plans for the periods October 1, 2020 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. The Consortium's 2020-2024 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2020/2021 and FY 2021/2022 Annual Plans, when complete, will denote the Consortium's action plans for the utilization of resources provided through the FY 2020 and FY 2021 Community Development Block Grant, FY 2020 and FY 2021 HOME Investment Partnerships Act, and other HUD programs designed to address housing and community development needs.

A public hearing is being sponsored by the Consortium to obtain citizen comments regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. **The public hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 4:00 P.M. on Monday, April 19, 2021.**

Members of the public may attend the meeting in person; however, there will be limited seating capacity. The meeting will be recorded and viewed on the County website. In addition to direct input provided during the public hearing, written comments or input regarding local housing or community development needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via e-mail to NED@myescambia.com or mwhitaker@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County) or Marcie Whitaker at 850-858-0323 (City of Pensacola).

The public hearing is being conducted in a handicapped accessible location. Pursuant with the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the County at 850-595-4947 at least three days in advance of the event in order to allow time to provide the requested services. Any non-English speaking person wishing to attend the public hearing should contact Meredith Reeves at 850-595-0022 at least three days prior to the hearing and an interpreter will be provided.

(Published in the Pensacola News Journal April 5, 2021)

PUBLIC HEARING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Escambia County Cental Office Complex, Room 104
3363 West Park Place, Pensacola FL 32505
April 19, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Ursula Jackson		UJackson@CityofPensacola.com	PHD	850 858-0333
Marcie Whitaker		mwhitaker@cityofpensacola.com	P'cola Housing	850-858-0323
Shari Sebastian	6751 Cedar Ridge Cir	ssebastian@miltonfl.org	Milton City Council	-850-450-3717
MEREDITH REEVES	221 Palafox Pl. Suite 200	mareeves@myescambia.com	ESC	595 4968

Minutes of Public Hearing
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Hearing
June 14, 2021

A public meeting was held June 14, 2021, at 1:00 p.m., at Escambia County Central Office Complex Room 104, 3363 West Park Place, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Christine Crespo, PHD; Meredith Reeves, Division Manager, Neighborhood Enterprise Division

Citizens present: John Johnson, Opening Doors; John Clark, Council on Aging; James Gulley

1. **WELCOME AND INTRODUCTION:** Meredith Reeves and Marcie Whitaker introduced themselves. Ms. Reeves explained the purpose of the public hearing was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans

2. **OVERVIEW OF CONSOLIDATED PLAN AND ANNUAL PLANS:** Meredith Reeves provided an overview of the Five-Year Plan and Annual Action Plan.

3. **OVERVIEW OF GRANTS AND PROPOSED ACTIVITES:** Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton. Marcie Whitaker and Meredith Reeves provided the proposed activities for CDBG grant allocations for FY 2020 and FY 2021. Ms. Reeves explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted at the same time. Ms. Whitaker discussed the increased funding amount for housing rehabilitation compared to prior years was due to the lack of 2020 SHIP funds that assist in leveraging rehab projects. The current City waitlist is about two years long, and this funding would help address the list and maintain affordable units within the City limits. Ms. Reeves echoed Ms. Whitaker's statement regarding housing rehabilitation and emphasized the increase of cost in construction was another critical factor for the allocated amounts. Ms. Reeves provided the proposed activities for the HOME program within the County and City limits.

4. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Ms. Reeves provided the Annual Plan Schedule for the remainder of the plan process. Ms. Whitaker stated that she hoped to take the plan for approval to City Council Members at the July meeting.

5. **PUBLIC COMMENTS AND QUESTIONS:**
James Gulley stated that foreclosures and evictions were high due to COVID-19 and that citizens needed legal service assistance.
Ms. Reeves responded that contracts were already in place with Legal Services of Northwest Florida addressing those concerns.

John Johnson asked how many people were on the City Housing Rehab list.
Ms. Whitaker responded approximately 180.

James Gulley stated he had a couple of concerns 1st housing rehab misinformation, 2nd recruiting CRA, and 3rd what would happen to the family's home once they are deceased.
Ms. Whitaker responded that recently they had pulled from the waitlist people who could qualify for the CRA rehab program, and the participants would be maintained on Housing's list in case not all repairs were completed.

Ms. Reeves also responded, stating that the County currently has a procedure that would allow family heirs who qualified to apply for the continuation of the rehab program. Ms. Whitaker and Ms. Reeves stated that as of today, neither the City nor County has foreclosed on a rehab home and that they hoped to maintain that.

James Gulley asked if CBG funds could be used for crosswalks at Corrine Jones Park?
Ms. Whitaker responded that they might be able to provide a crosswalk if the project is in an eligible area.
Ms. Reeves indicated she did not think it was an eligible area. Mr. Gulley then asked about crosswalks at Kiwani's Park. *Ms. Whitaker* indicated she thought that was an eligible area.

John Jonson commented that he was in favor of continuing to fund supportive services for the homeless but was concerned that the amount of $10k would be less the following year because it was a critical service needed in the community.
Ms. Reeves responded that HUD limits the monetary amount of supportive services that can be allocated but that funding for both years would be available at the same time. The goal is to leverage funding as best we can.
John Johnson was in favor of her response.

John Johnson asked when application for the supportive services would start?
Ms. Reeves and Ms. Whitaker responded not until HUD approves the plans and that could be around September or October.
Ms. Reeves stated that the County also received a one-time special allocation to address homelessness.

With no further questions or comments, the meeting adjourned at 1:45 p.m.

PENSACOLA News Journal pnj.com

ESC CO COMMISSIONERS/LEGALS
221 PALAFOX PL

PENSACOLA, FL 32502

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida
County of Escambia:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **Pensacola News Journal** , a daily newspaper published in Escambia County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE ESCAMBIA CO

as published in said newspaper in the issue(s) of:

06/04/21

Affiant further says that the said **Pensacola News Journal** is a newspaper in said Escambia County, Florida and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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PUBLIC NOTICE
ESCAMBIA CONSORTIUM CONSOLIDATED PLAN SUMMARY

The Escambia Consortium, comprised of Escambia County, the City of Pensacola, Santa Rosa County, and Milton, Florida, have drafted the 2020-2021 Annual Housing and Community Development Plan for the period October 1, 2020 – September 30, 2021. The draft Annual Plan denotes key agencies and individuals participating in the planning process and identifies the Consortium's 2020-2021 Annual Action Plan for the utilization of Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Public Housing Grant Programs, and other HUD programs designed to address housing and community development needs. The major priorities include rehabilitation of rental and homeowner occupied substandard housing units for families with incomes between 0 - 80% of the area median income, new construction, homebuyer assistance, and acquisition/rehabilitation activities in support of the provision of affordable housing for families with incomes primarily between 50 - 80% of median; expansion of below market rate and subsidized rental assistance for families with incomes between 0 - 50% of median through acquisition, rehabilitation and/or construction; support of activities leading to the development of housing for persons with special needs; supportive services addressing the special needs of the elderly, handicapped, and homeless or near homeless; redevelopment activities within designated areas of slum and blight; and targeted community development public facility and improvement priorities. Activities are generally available to assist eligible lower income persons in varying capacities and financial levels throughout the respective jurisdictions to the extent that such availability is not limited by Federal or State Regulations and/or financial resources. The draft 2020 Annual Action Plan is available for public review at the following Pensacola and Milton locations between the hours of 8:00 A.M. - 4:00 P.M., Monday through Friday:

City of Pensacola
City Hall lobby
222 West Main Street
Pensacola, Florida

Escambia County
Neighborhood Enterprise Division
Suite 200
221 Palafox Place
Pensacola, Florida

Housing Programs Office
Santa Rosa County Public Services Complex
6051 Old Bagdad Highway
Milton, Florida

ESCAMBIA CONSORTIUM, FLORIDA
ANNUAL ACTION PLAN SUMMARY
(October 1, 2020 - September 30, 2021)

This section of the Plan incorporates the Consortium's application to the U.S. Department of Housing and Urban Development (HUD) for Program Year 2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding which is detailed as follows:

ESCAMBIA COUNTY
2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:
Housing Rehabilitation Program (General) $427,267*
Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the rehabilitation of 7-8 substandard homeowner occupied units, including lead based paint assessment and abatement, and other related program operating cost, including program administration and temporary relocation as required. Funds may also be used to provide for sanitary sewer connection assistance, energy improvements, removal of architectural barriers for owners with disabilities, weatherization and storm protection/mitigation improvements, and other applicable improvements. (Unincorporated Escambia County)

*All program income from housing rehabilitation loans will be used to rehabilitate substandard homeowner occupied units for low and moderate income families located within unincorporated Escambia County (estimated program income is $5,000). (Unincorporated Escambia County)

PUBLIC SERVICES:
Council on Aging of West Florida, Inc. $45,000
Funds support the Council on Aging's Rural Elderly Outreach Program which provides supportive services, including transportation, for approximately 650 rural elderly citizens in Cantonment, Century, Davisville and McDavid in Escambia County, Florida. (1132 Muscogee, Cantonment)

Title Clearance $55,000
Funds will support legal services to clear title for 20-25 low or moderate income clients in order to remove barriers to their ability to improve or maintain their properties, by becoming eligible for traditional financing or County/City rehabilitation programs. Cases may include probate, quiet title, bankruptcy and tax disputes and will allow clients to gain and maintain ownership of their homes. Support provided through Legal Services of North Florida.

Fair Housing $15,000
Support ongoing Community Development Block Grant Fair Housing initiatives in the community.

Homeless Services $60,000
Support for operational costs for homeless shelter or other eligible homeless public service support, including HMIS and/or coordinated entry costs to support shelter operations.

DEMOLITION/CLEARANCE:
Demolition/Clearance of Unsafe Structures or Properties $20,000
Funds will be used to provide direct assistance for demolition/clearance for income eligible property owners to eliminate dilapidated, structurally unsound buildings and/or abandoned lots/properties in the unincorporated County. Remaining funds may be used in designated areas of slum and blight, specifically the Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington Community Redevelopment Areas and Century.

PUBLIC FACILITIES AND IMPROVEMENTS:
Neighborhood Improvement Project Enhancements $564,032
Funds to provide enhancements in conjunction with other community redevelopment and housing projects located within eligible CDBG low and moderate income Community Redevelopment Areas (CRA) to include street rehabilitation/reconstruction, new or upgraded street lighting, sidewalk construction/reconstruction, sanitary sewer and/or stormwater drainage improvements, and related infrastructure improvements, including those in support of housing development. Priority will be given to projects identified in the Redevelopment Plans for the County designated Community Redevelopment Areas: Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington. Funds, if any, remaining after completion of CRA priorities may be expended in other CDBG eligible areas.

ADMINISTRATION/PLANNING:
General Grant Administration/Management $271,033
Provides for oversight, management, coordination and monitoring of financial and programmatic administration of the CDBG Program, operating expenses, and indirect costs.

Escambia County Community Redevelopment Agency $17,500
Provides support for planning and administrative staffing and operation of the Community Redevelopment Agency which targets designated areas of slum and blight within the County.

TOTAL 2020 ESCAMBIA COUNTY CDBG PROPOSED BUDGET $1,483,592

CITY OF PENSACOLA
2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:
Housing Rehabilitation Loan/Grant Programs $192,035*

Funds to rehabilitate owner-occupied houses; to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead based paint hazards for projects with a house constructed prior to 1978, and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of approximately 10 owner occupied housing units. The program is available to low and moderate income persons occupying their homestead residence within the corporate limits of the City of Pensacola. Further, $47,359 from FY 2016 grant funds will be allocated to the activity.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low and moderate income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation $7,500

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC FACILITIES and IMPROVEMENTS:
Neighborhood Improvement Projects $100,000

Funds to support neighborhood improvement projects within CDBG eligible neighborhoods. Projects may include activities that address the removal of slum and blighted conditions associated with vacant or abandoned properties; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; community centers; and street lighting.

PUBLIC SERVICES:
Nutritional Meal Programs $70,000

Funds will provide support for two nutritional meal programs, Meals on Wheels and Senior Dining Sites, which are made available to low and moderate income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by the service provider, Council on Aging of West Florida, Inc., at 1:10 leverage for other critical federal and state funding. Further, $7,824 from grant year FY 2015 will be allocated to the activity.

Homebuyer and Foreclosure Prevention Education Program $45,276

Provide pre purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

PROGRAM PLANNING AND ADMINISTRATION:
General Grant Administration & Management $151,752

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL 2020 CITY OF PENSACOLA CDBG FY PROPOSED BUDGET $ 743,513

FY 2020-2021 CDBG Allocation	$ 708,513
FY 2015 CDBG Funds	$ 7,824
FY 2016 CDBG Funds	$ 47,359

TOTAL FY 2020 CITY OF PENSACOLA CDBG FUNDS AVAILABLE $ 813,777

ESCAMBIA CONSORTIUM
2020-2021 HOME INVESTMENT PARTNERSHIPS ACT (HOME)
PROPOSED BUDGET AND ACTIVITIES
FOR MEMBER JURISDICTIONS

ESCAMBIA COUNTY:
SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $344,734
Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 3 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (Unincorporated Escambia County)

HOMEBUYER ASSISTANCE $150,000
Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 10 families. (Escambia County)

CITY OF PENSACOLA:
SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $138,455
Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1-2 severely substandard homeowner occupied housing units. (City of Pensacola)

SANTA ROSA COUNTY:
SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $400,000
Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 3 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (Santa Rosa County)

HOMEBUYER ASSISTANCE $148,650
Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 13 families. (Santa Rosa County)

JOINT HOME ACTIVITIES (CONSORTIUM WIDE):
HOUSING DEVELOPMENT (CHDO SET ASIDE) $176,378
Provide low interest and/or deferred loan assistance to designated Community Housing Development Organizations (CHDO's) for development of affordable single family units for homeownership or affordable rental units either through new construction or acquisition and rehab of substandard units.

ADMINISTRATION & MANAGEMENT (JOINT) $117,583
Provides for oversight, management, monitoring and coordination of financial and general administration of the HOME Program in all participating jurisdictions.

2020 HOME Funds Available to the Consortium $ 1,175,838
(HUD Required 25% local match provided through SHIP funds and carry forward match balance)

TOTAL 2020 HOME PROPOSED BUDGET $ 1,175,838

A PUBLIC HEARING is being sponsored by the Consortium to afford citizens the opportunity to review, comment and/or provide input regarding the content of this Notice and/or the draft 2020 Annual Plan. The hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 1:00 P.M. (CST) on JUNE 14, 2021. All interested citizens are urged to attend and participate.

In accordance with the Americans with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 (City) or 850-595-4947 (County) at least 72 hours in advance of the event in order to allow time to provide the requested services.

Written comments or input regarding local housing needs or priorities will be accepted through July 5, 2021, and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or via NEDS@myescambia.com. For further information, contact Meredith Reeves at 850-595-4958 (Escambia County), Marcie Whitaker at 850-858-0128 (City of Pensacola), or Erin Mabeck at 850-981-7076 (Santa Rosa County).

Robert Bender, Chair	Grover C. Robinson, IV	Dave Piech, Chair
Escambia County	Mayor	Santa Rosa County
Board of County Commissioners	City of Pensacola	Board of County Commissioners

Legal No. 4765118 June 4, 2021

PUBLIC NOTICE
ESCAMBIA CONSORTIUM CONSOLIDATED PLAN SUMMARY

The Escambia Consortium, comprised of Escambia County, the City of Pensacola, Santa Rosa County, and Milton, Florida, have drafted the 2020/2021 Annual Housing and Community Development Plan for the period October 1, 2020 - September 30, 2021. The draft Annual Plan denotes key agencies and individuals participating in the planning process and identifies the Consortium's 2020/2021 Annual Action Plan for the utilization of Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Public Housing Grant Programs, and other HUD programs designed to address housing and community development needs. The major priorities include: rehabilitation of rental and homeowner occupied substandard housing units for families with incomes between 0-80% of the area median income; new construction, homebuyer assistance, and acquisition/rehabilitation activities in support of the provision of affordable housing for families with incomes primarily between 50-80% of median; expansion of below market rate and subsidized rental assistance for families with incomes between 0-50% of median through acquisition, rehabilitation and/or construction; support of activities leading to the development of housing for persons with special needs; supportive services addressing the special needs of the elderly, handicapped, and homeless or near homeless; redevelopment activities within designated areas of slum and blight; and targeted community development public facility and improvement priorities. Activities are generally available to assist eligible lower income persons in varying capacities and financial levels throughout the respective jurisdictions to the extent that such availability is not limited by Federal or State Regulations and/or financial resources. The draft 2020 Annual Action Plan is available for public review at the following Pensacola and Milton locations between the hours of 8:00 A.M. - 4:00 P.M., Monday through Friday.

City of Pensacola
City Hall lobby
222 West Main Street
Pensacola, Florida

Escambia County
Neighborhood Enterprise Division
Suite 200
221 Palafox Place
Pensacola, Florida

Housing Programs Office
Santa Rosa County Public Services Complex
6051 Old Bagdad Highway
Milton, Florida

ESCAMBIA CONSORTIUM, FLORIDA
ANNUAL ACTION PLAN SUMMARY
(October 1, 2020 - September 30, 2021)

This section of the Plan incorporates the Consortium's application to the U.S. Department of Housing and Urban Development (HUD) for Program Year 2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding which is detailed as follows.

ESCAMBIA COUNTY
2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:

Housing Rehabilitation Program (General) **$427,260***

Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the rehabilitation of 7-8 substandard homeowner occupied units, including lead based paint assessment and abatement, and other related program operating cost, including program administration and temporary relocation as required. Funds may also be used to provide for sanitary sewer connection assistance, energy improvements, removal of architectural barriers for owners with disabilities, weatherization and storm protection/mitigation improvements, and other applicable improvements. (Unincorporated Escambia County)

*All program income from housing rehabilitation loans will be used to rehabilitate substandard homeowner occupied units for low and moderate income families located within unincorporated Escambia County (estimated program income is $5,000). (Unincorporated Escambia County)

ADMINISTRATION/PLANNING:

General Grant Administration/Management **$279,030**

Provides for oversight, management, coordination and monitoring of financial and programmatic administration of the CDBG Program, operating expenses, and indirect costs.

Escambia County Community Redevelopment Agency **$17,500**

Provides support for planning and administrative staffing and operation of the Community Redevelopment Agency which targets designated areas of slum and blight within the County

PUBLIC SERVICES:

Council on Aging of West Florida, Inc. **$45,000**

Funds support the Council on Aging's Rural Elderly Outreach Program which provides supportive services, including transportation, for approximately 450 rural elderly citizens in Cantonment, Century, Davisville and McDavid in Escambia County, Florida. (132 Mintz Lane, Cantonment)

Title Clearance **$55,000**

Funds will support legal services to clear title for 20-25 low or moderate income clients in order to remove barriers to their ability to improve or maintain their properties, by becoming eligible for traditional financing or County/City rehabilitation programs. Cases may include probate, quiet title, bankruptcy and tax disputes and will allow clients to gain and maintain ownership of their homes. Support provided through Legal Services of North Florida.

Fair Housing **$15,000**

Support ongoing Community Development Block Grant Fair Housing initiatives in the community.

Homeless Services **$60,000**

Support for operational costs for homeless shelter or other eligible homeless public service support, including HMIS and/or coordinated entry costs to support shelter operations.

DEMOLITION/CLEARANCE:

Demolition/Clearance of Unsafe Structures or Properties **$20,000**

Funds will be used to provide direct assistance for demolition/clearance for income eligible property owners to eliminate dilapidated, structurally unsound buildings and/or abandoned lots/properties in the unincorporated County. Remaining funds may be used in designated areas of slum and blight, specifically the Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington Community Redevelopment Areas and Century.

PUBLIC FACILITIES AND IMPROVEMENTS:

Neighborhood Improvement Project Enhancements **$564,802**

Funds to provide enhancements in conjunction with other community redevelopment and housing projects located within eligible CDBG low and moderate income Community Redevelopment Areas (CRA) to include street rehabilitation/reconstruction; new or upgraded street lighting; sidewalk construction/ reconstruction; sanitary sewer and/or stormwater drainage improvements; and related infrastructure improvements, including those in support of housing development. Priority will be given to projects identified in the Redevelopment Plans for the County designated Community Redevelopment Areas: Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington. Funds, if any, remaining after completion of CRA priorities may be expended in other CDBG eligible areas.

TOTAL 2020 ESCAMBIA COUNTY CDBG PROPOSED BUDGET **$1,483,592**

=======

HOUSING REHABILITATION:
Housing Rehabilitation Loan/Grant Programs **$392,035***

Funds to rehabilitate owner-occupied houses; to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of approximately 10 owner occupied housing units. The program is available to low and moderate income persons occupying their homestead residence within the corporate limits of the City of Pensacola. Further, $47,390 from FY 2016 grant funds will be allocated to the activity.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low and moderate income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation **$7,500**

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC FACILITIES and IMPROVEMENTS:
Neighborhood Improvement Projects **$100,000**

Funds to support neighborhood improvement projects within CDBG eligible neighborhoods. Projects may include activities that address the removal of slum and blighted conditions associated with vacant or abandoned properties; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; community centers, and street lighting.

PUBLIC SERVICES:
Nutritional Meal Programs **$70,000**

Funds will provide support for two nutritional meal programs, Meals on Wheels and Senior Dining Sites, which are made available to low and moderate income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by the service provider, Council on Aging of West Florida, Inc., as 1:10 leverage for other critical federal and state funding. Further, $7,824 from grant year FY 2015 will be allocated to the activity.

Homebuyer and Foreclosure Prevention Education Program **$45,276**

Provide pre-purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

PROGRAM PLANNING AND ADMINISTRATION:
General Grant Administration/Management **$153,702**

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL 2020 CITY OF PENSACOLA CDBG PROPOSED BUDGET **$ 768,513**

FY 2020-2021 CDBG Allocation	$ 768,513
FY 2015 CDBG Funds	$ 7,824

FY 2016 CDBG Funds $ 47,390

TOTAL FY 2020 CITY OF PENSACOLA CDBG FUNDS AVAILABLE $ 823,727

ESCAMBIA CONSORTIUM

2020-2021 HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROPOSED BUDGET AND ACTIVITIES FOR MEMBER JURISDICTIONS

ESCAMBIA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$344,734**

Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 3 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (unincorporated Escambia County)

HOMEBUYER ASSISTANCE **$150,000**

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 12 families. (Escambia County)

CITY OF PENSACOLA:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$138,455**

Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1-2 severely substandard homeowner occupied housing units. (City of Pensacola)

SANTA ROSA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$100,000**

Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (Santa Rosa County)

HOMEBUYER ASSISTANCE **$148,690**

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 13 families. (Santa Rosa County)

JOINT HOME ACTIVITIES (CONSORTIUM-WIDE):

HOUSING DEVELOPMENT (CHDO SET-ASIDE) **$176,376**

Provide low interest and/or deferred loan assistance to designated Community Housing Development Organizations (CHDO's) for development of affordable single family units for homeownership or affordable rental units either through new construction or acquisition and rehab of substandard units.

ADMINISTRATION/MANAGEMENT (JOINT) **$117,583**

Provides for oversight, management, monitoring and coordination of financial and general administration of the HOME Program in all participating jurisdictions.

2020 HOME Funds Available to the Consortium $ 1,175,838
(HUD Required 25% Local match provided through SHIP funds and carry forward match balance)

TOTAL 2020 HOME PROPOSED BUDGET **$1,175,838**

A PUBLIC HEARING is being sponsored by the Consortium to afford citizens the opportunity to review, comment and/or provide input regarding the content of this Notice and/or the draft 2020 Annual Plan. The hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 1:00 P.M. (CST) on JUNE 14, 2021. All interested citizens are urged to attend and participate.

In accordance with the Americans with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 (City) or 850-595-4947 (County) at least 72 hours in advance of the event in order to allow time to provide the requested services.

Written comments or input regarding local housing needs or priorities will be accepted through **July 5, 2021**, and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or via NED@myescambia.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County), Marcie Whitaker at 850-858-0323 (City of Pensacola), or Erin Malbeck at 850-981-7076 (Santa Rosa County).

Robert Bender, Chair Escambia County Board of County Commissioners	Grover C. Robinson, IV Mayor City of Pensacola	Dave Piech, Chair Santa Rosa County Board of County Commissioners

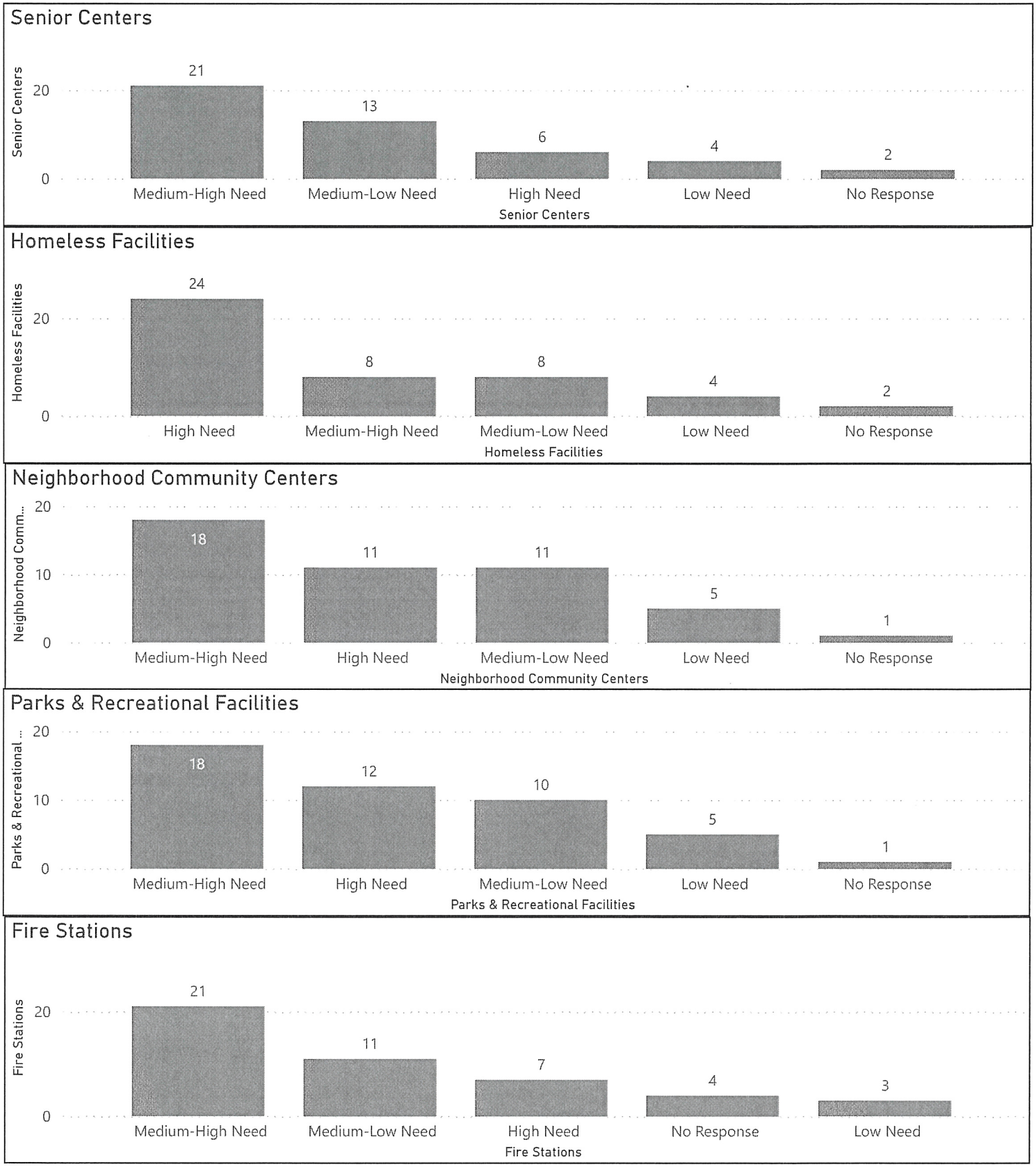
(Published in the Pensacola News Journal June 4, 2021)

PUBLIC HEARING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Escambia County Cental Office Complex, Room 104
3363 West Park Place, Pensacola FL 32505
June 14, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Marcie Whitaker	420 W. Chase St	Mwhitaker@cityofpensacola.com	City P'cola	850-858-0350
MEREDITH REEVES	221 Palafox Pl, Suite 200	mareeves@myescambia.com		850-595-4968
Christine Crespo	420 W. Chase St	CCrespo@cityofpensacola.com	City of P'cola	850 · 858 · 0350
John Johnson	1020 N. Newhorn St RD	johnj@openingdoorsnwfl.org	Opening Doors	800 439-3009
John CLARE	BOX 17066 PENSACOLA 32522	JCLARE@COAWFLA.ORG	COUNCIL ON AGING	850 266 2501
James L. Gulley	121 N. "L" St. 32502	jgulley4@gmail.com	Westside Garden Neighborhood Assoc.	(850) 206-7302

Please rate the need level for each of the following PUBLIC FACILITY items by choosing the one that best applies:



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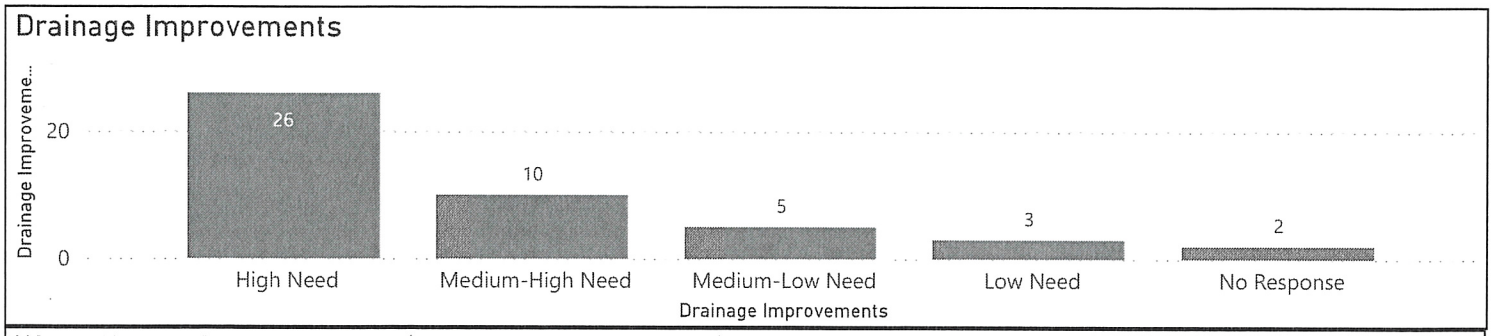

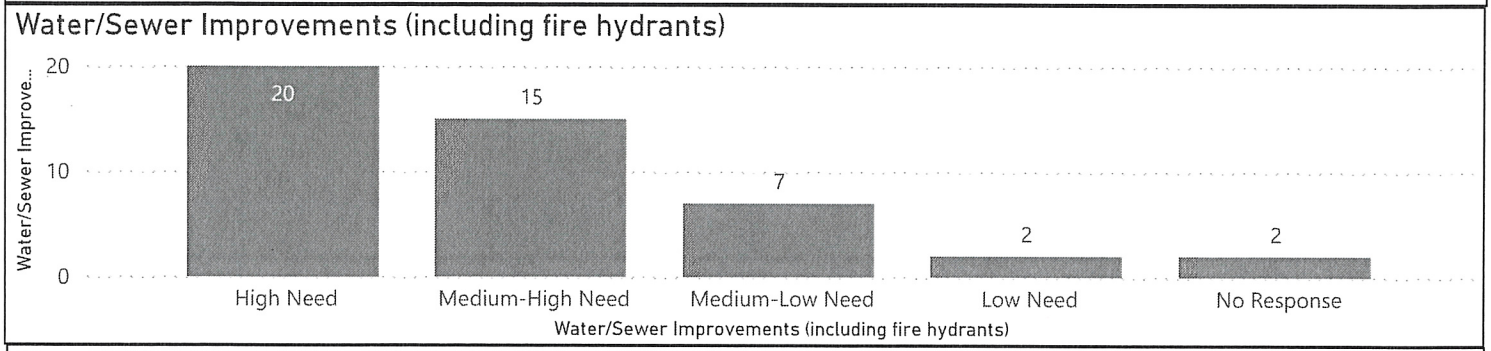

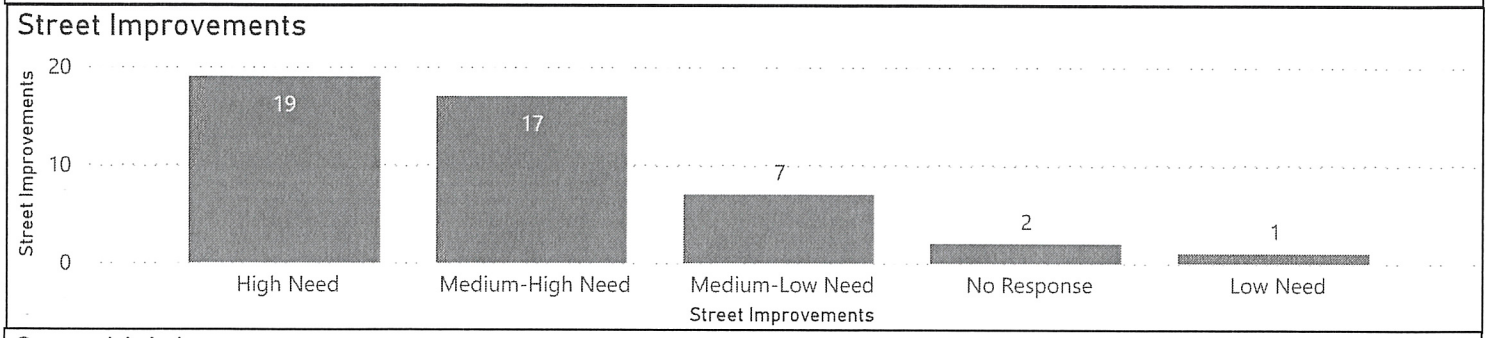

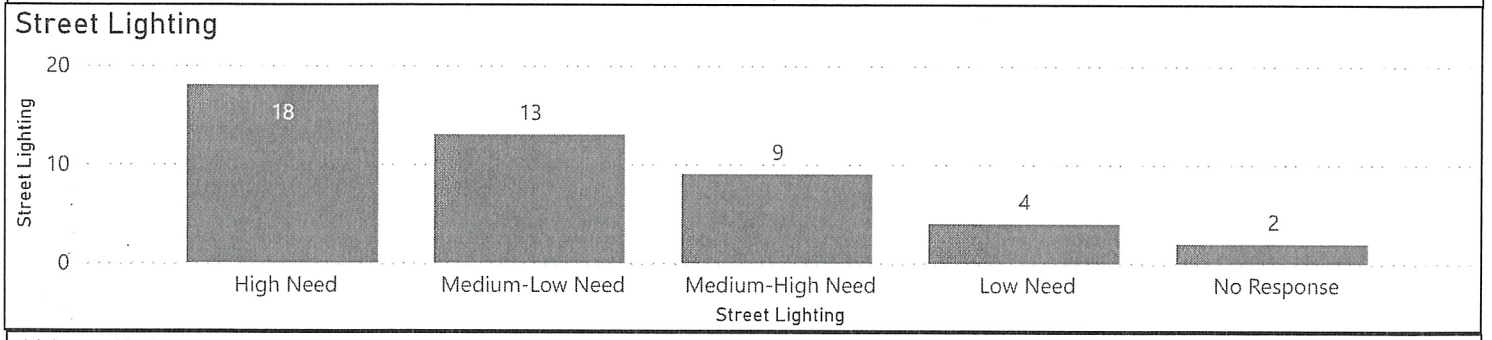

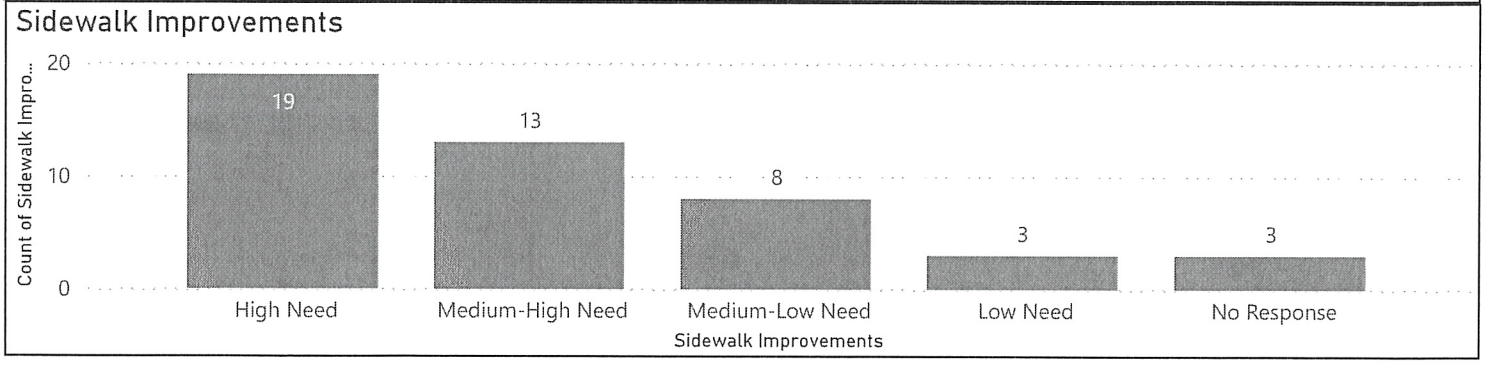

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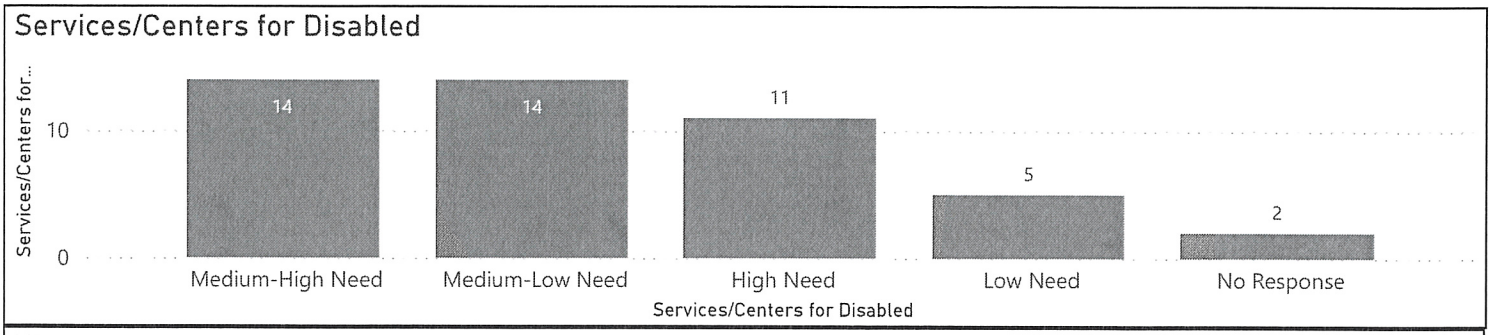

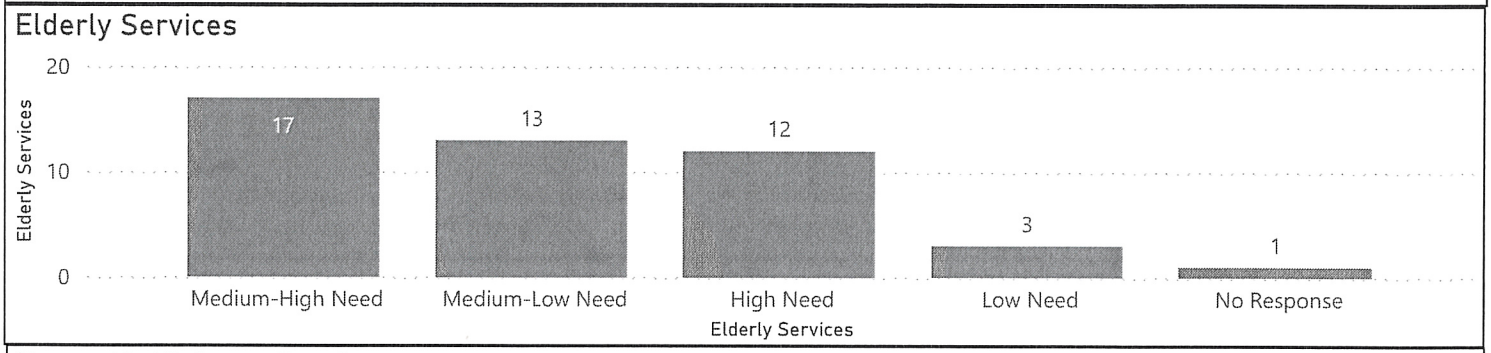



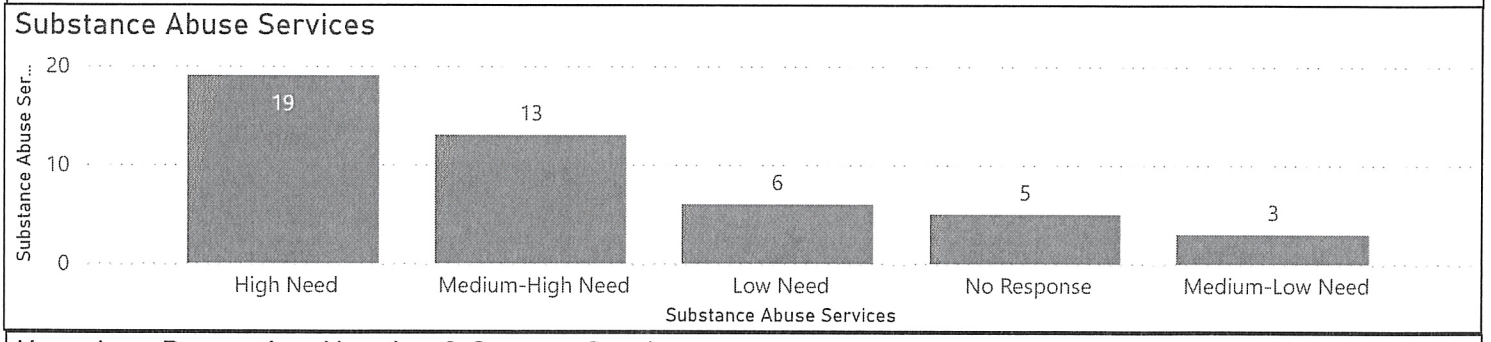

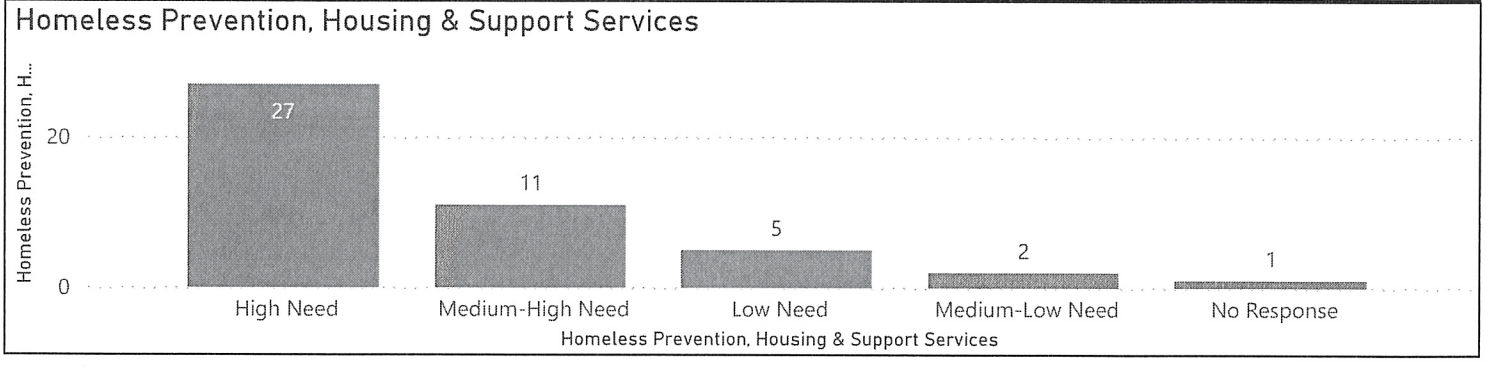

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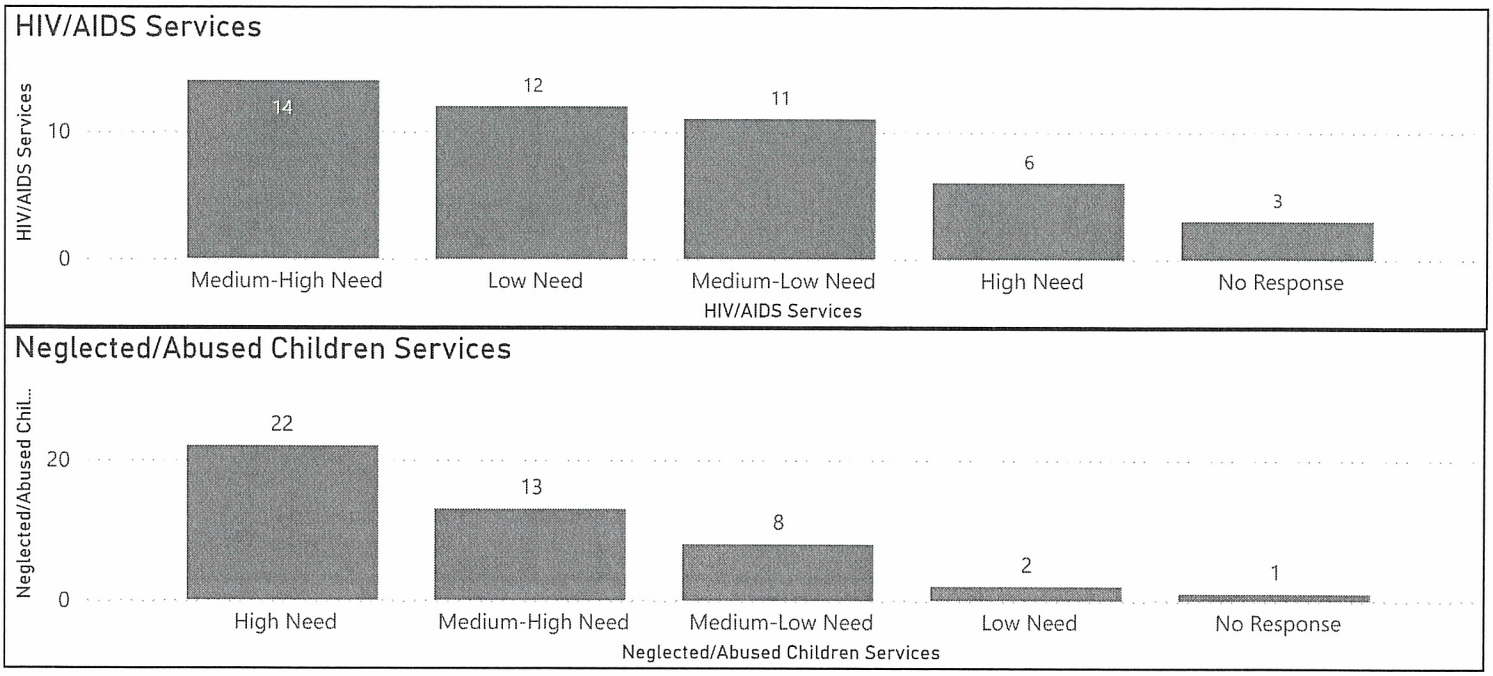

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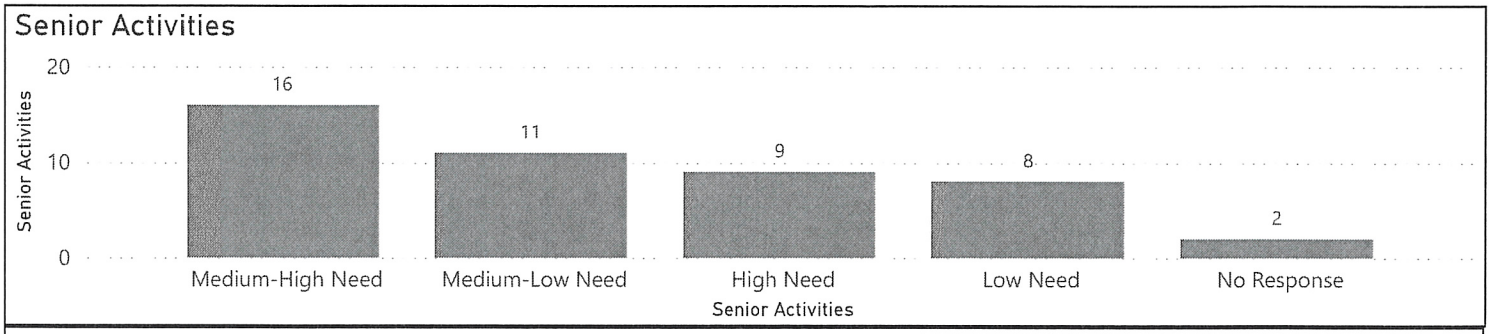

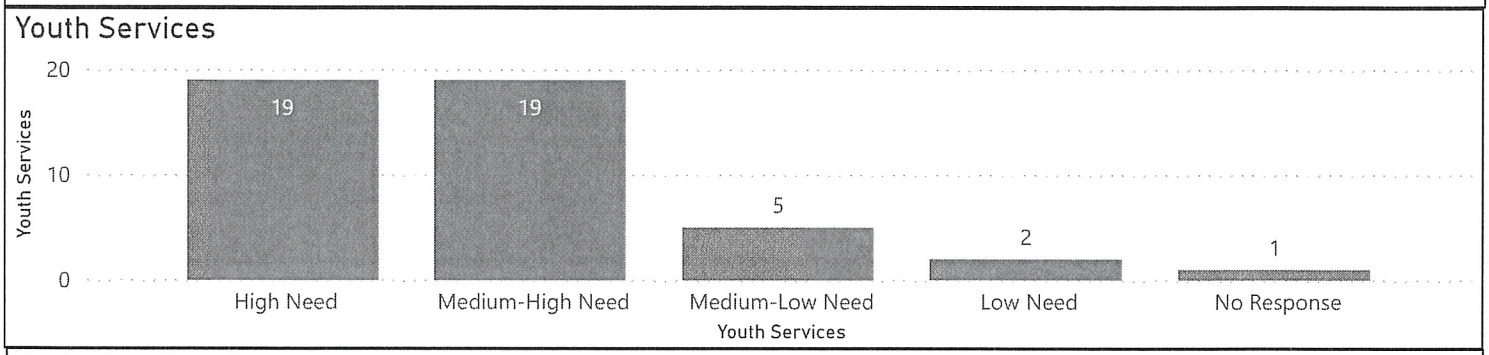

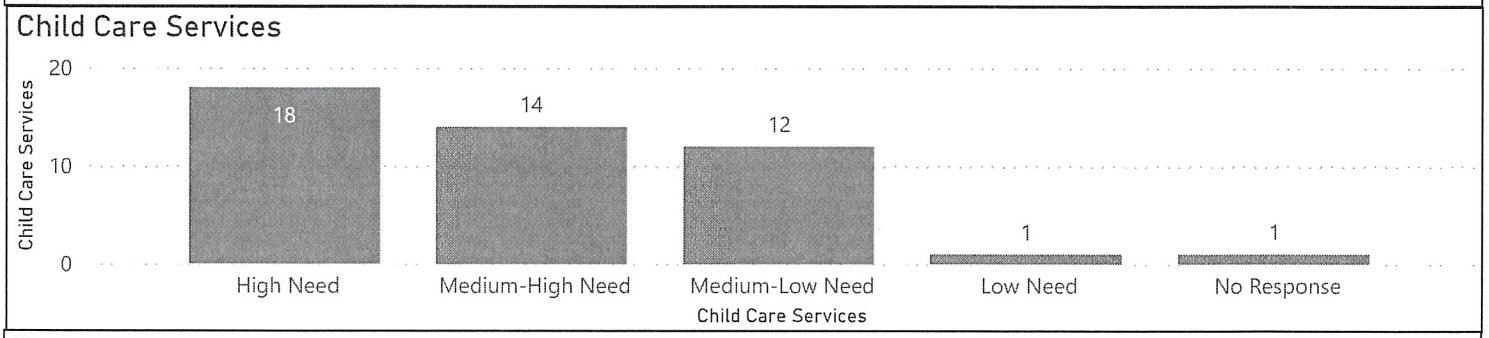

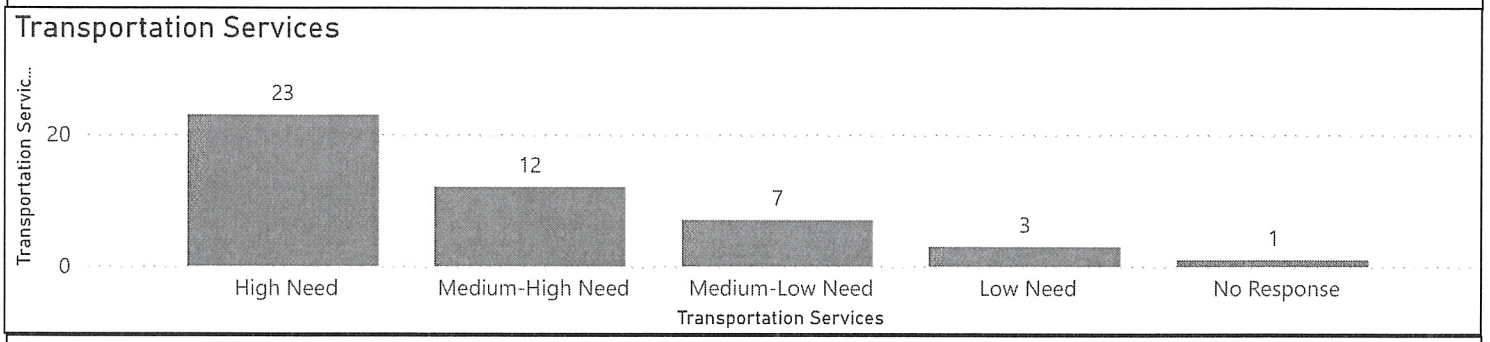

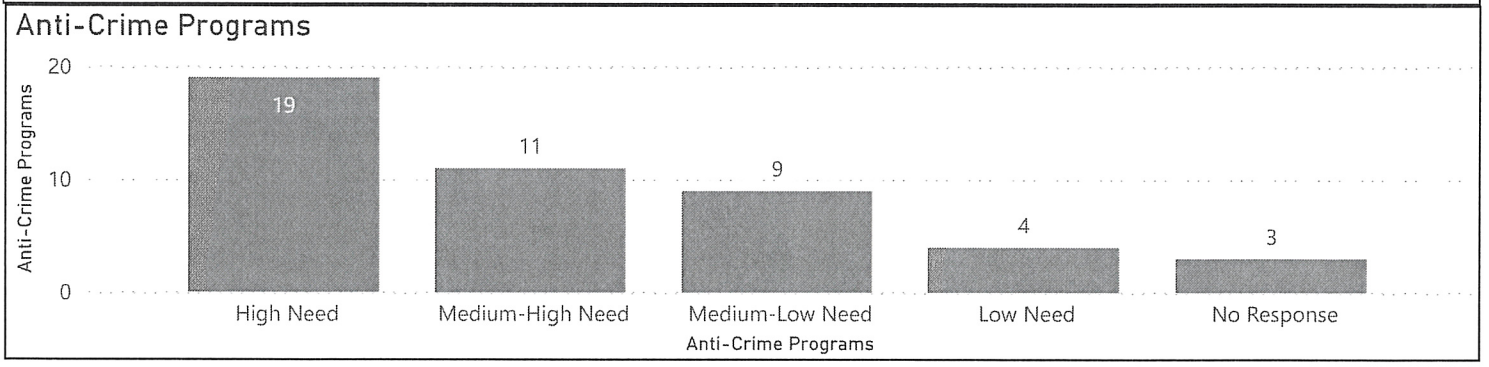

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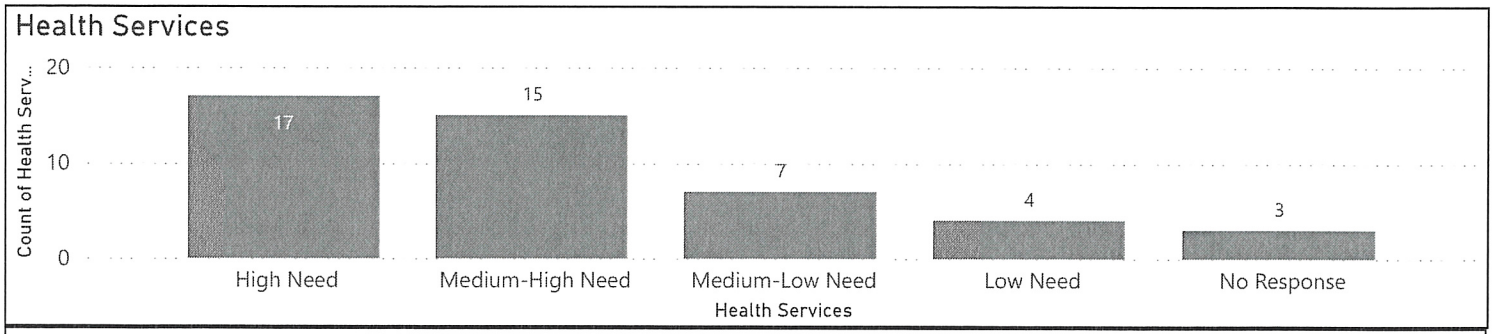

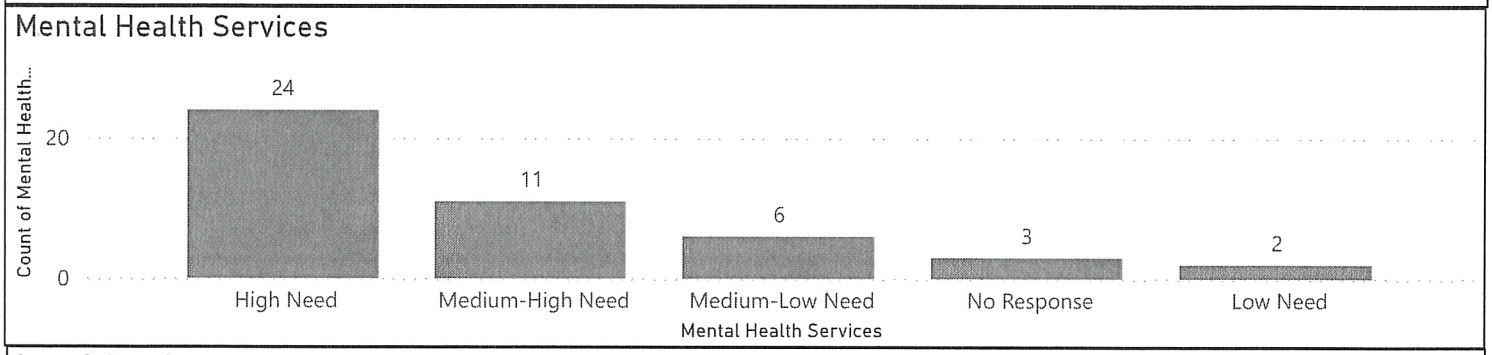

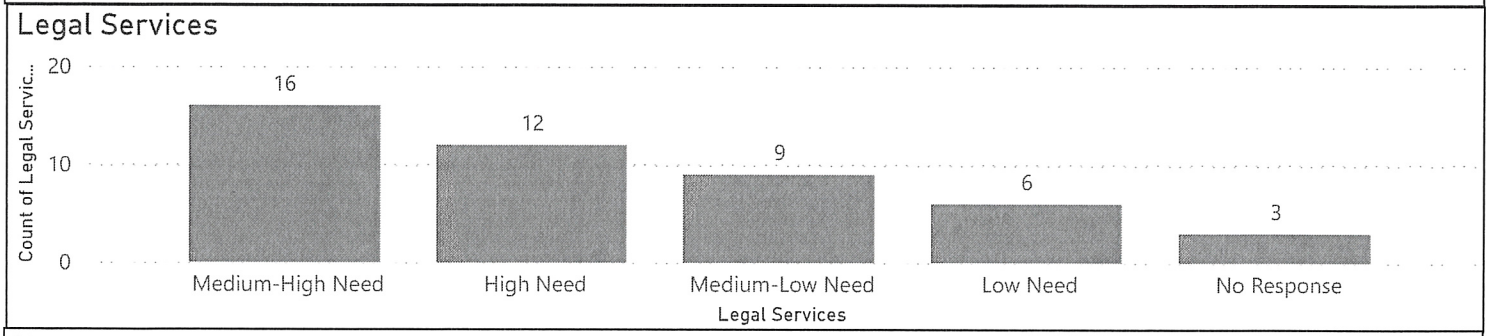

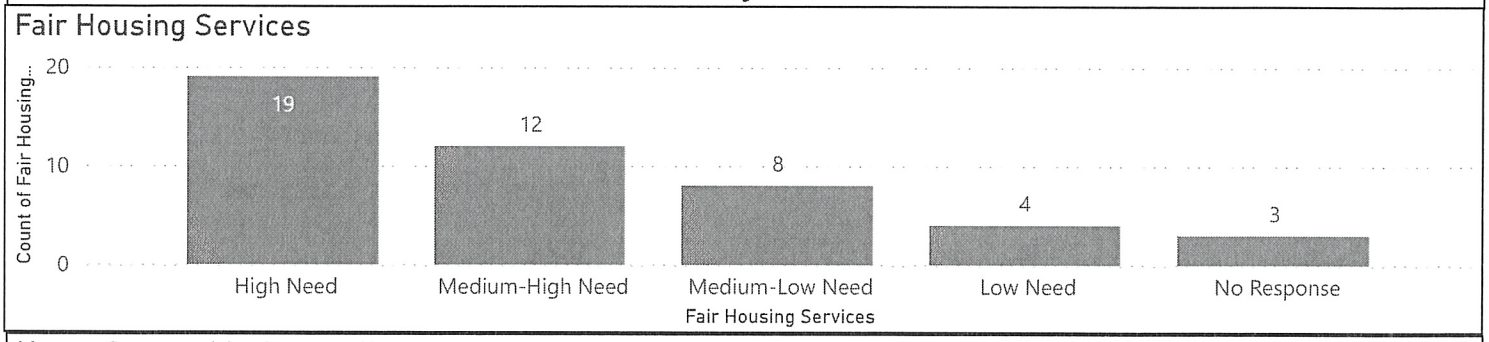

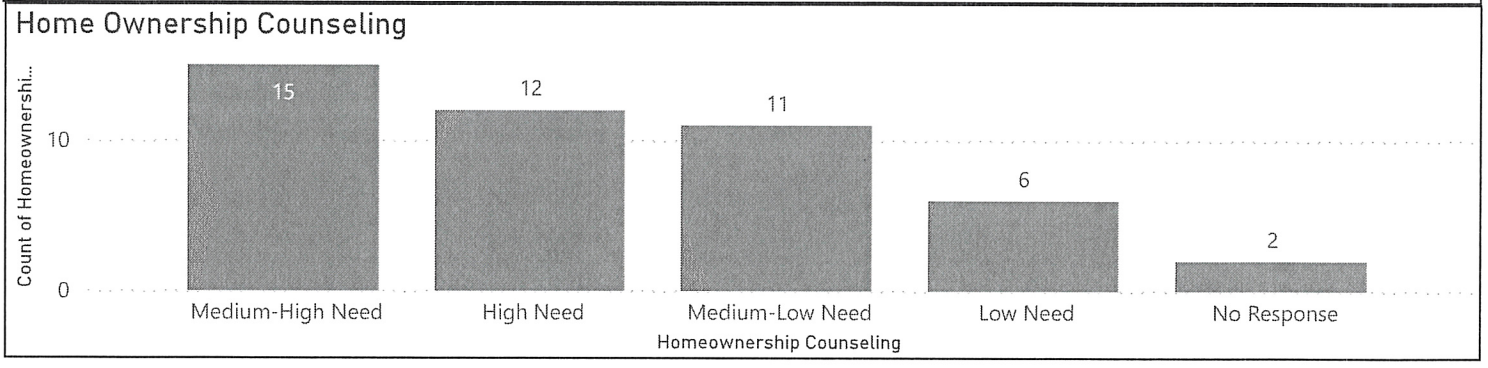

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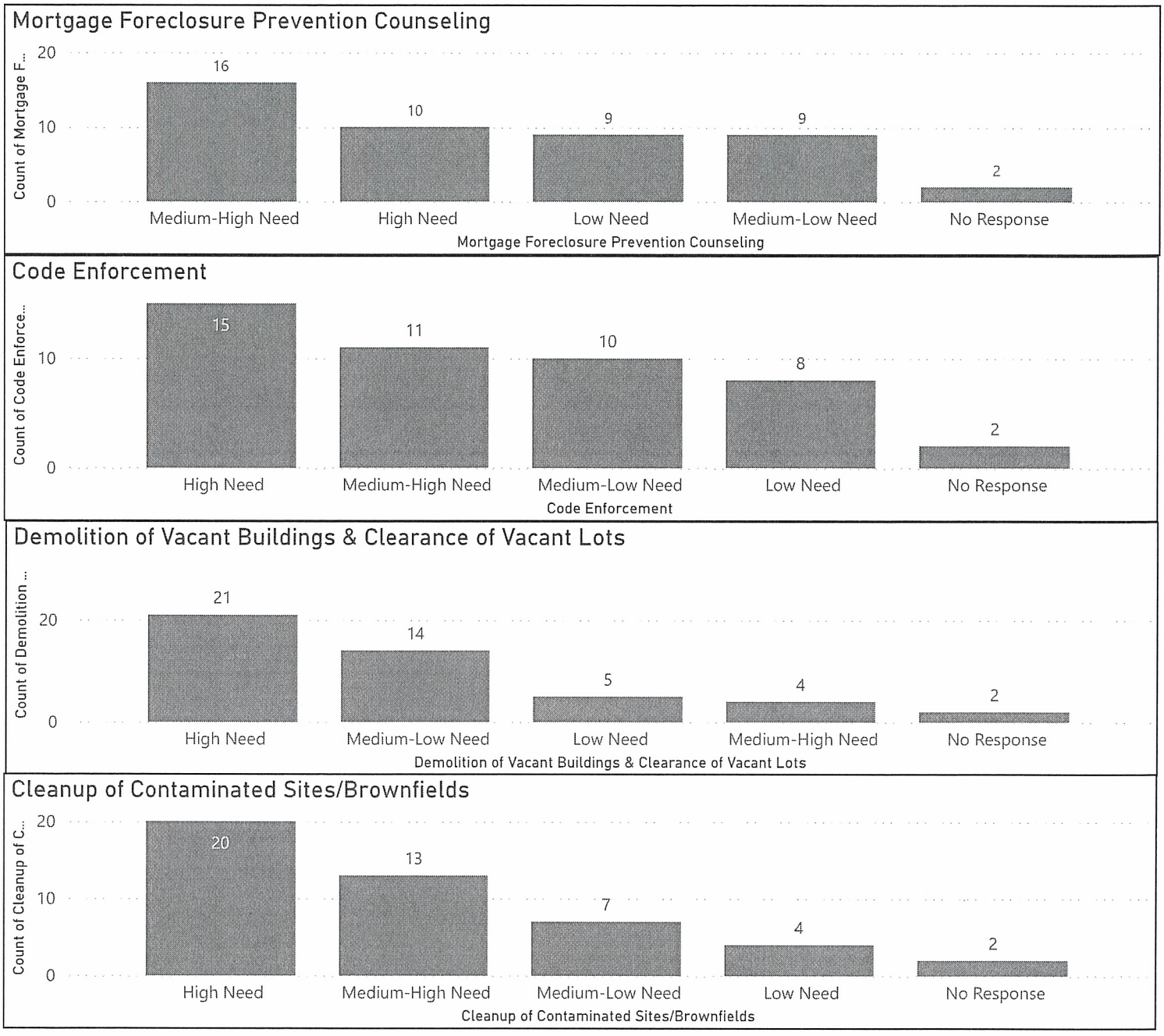

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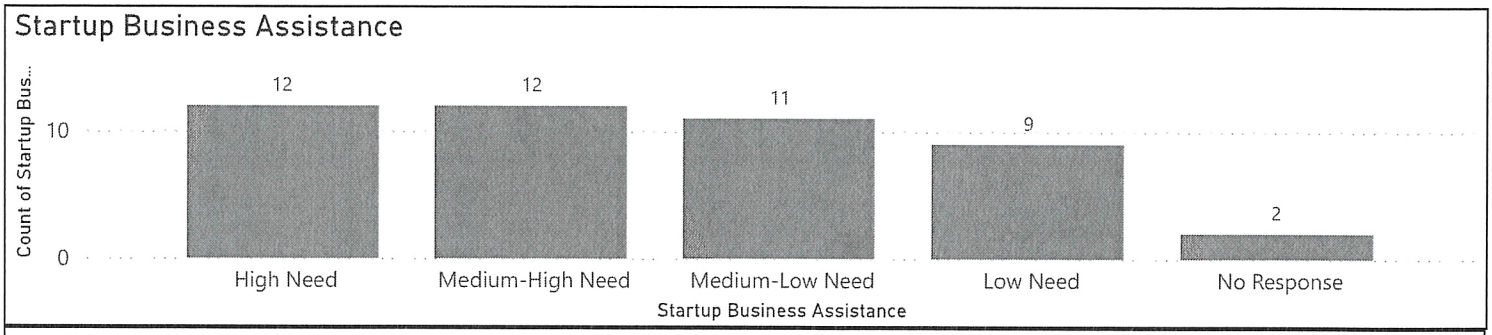

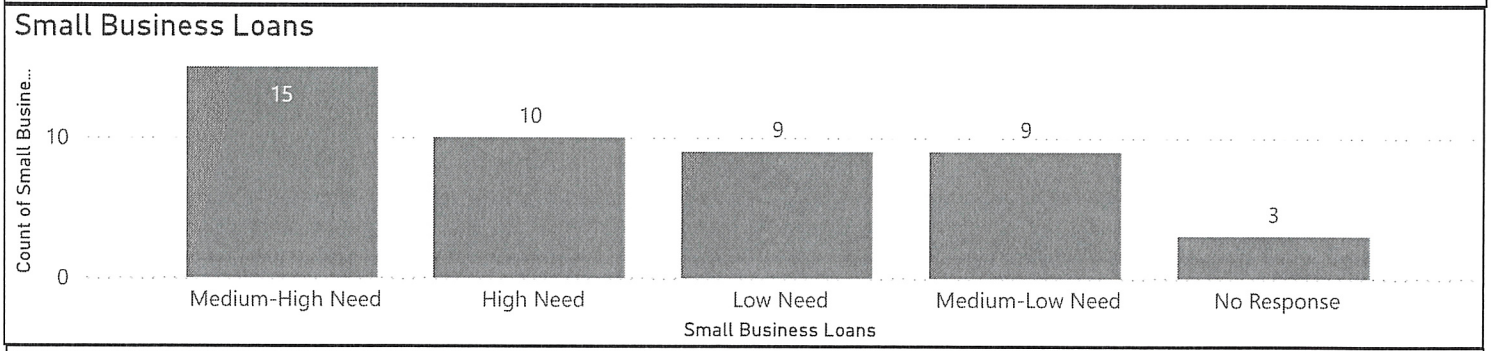

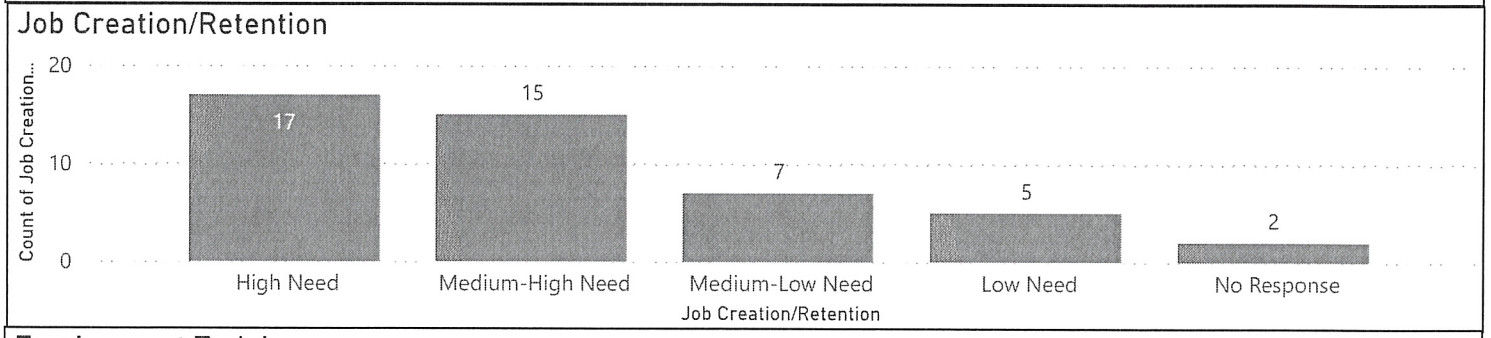

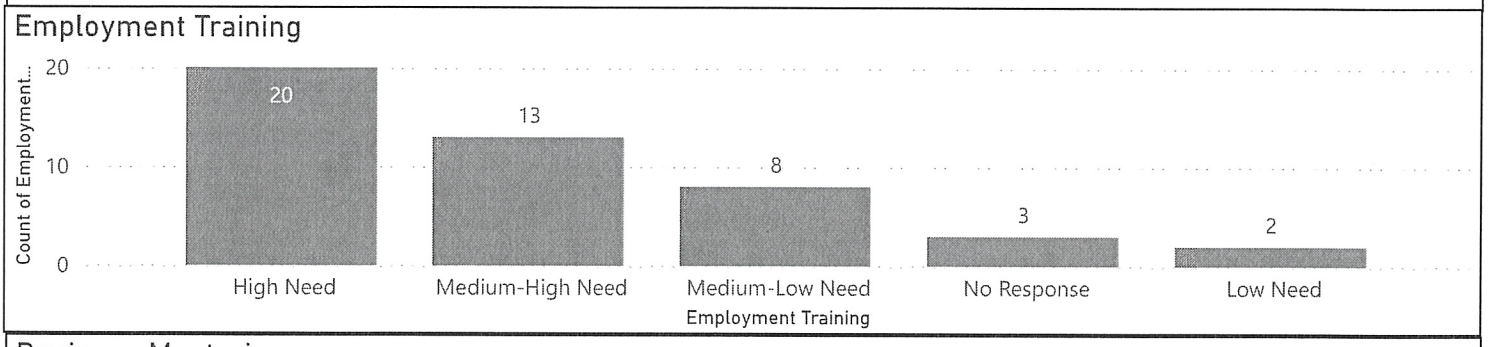

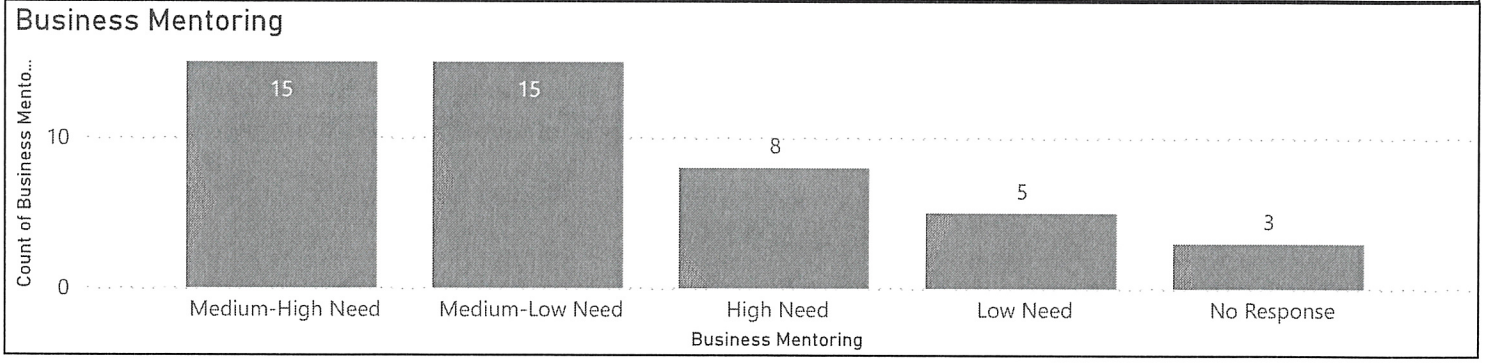

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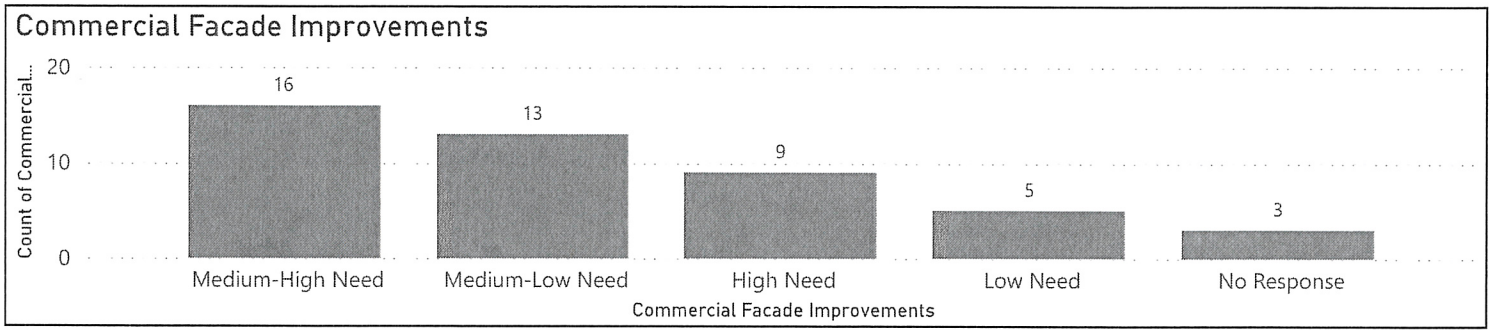
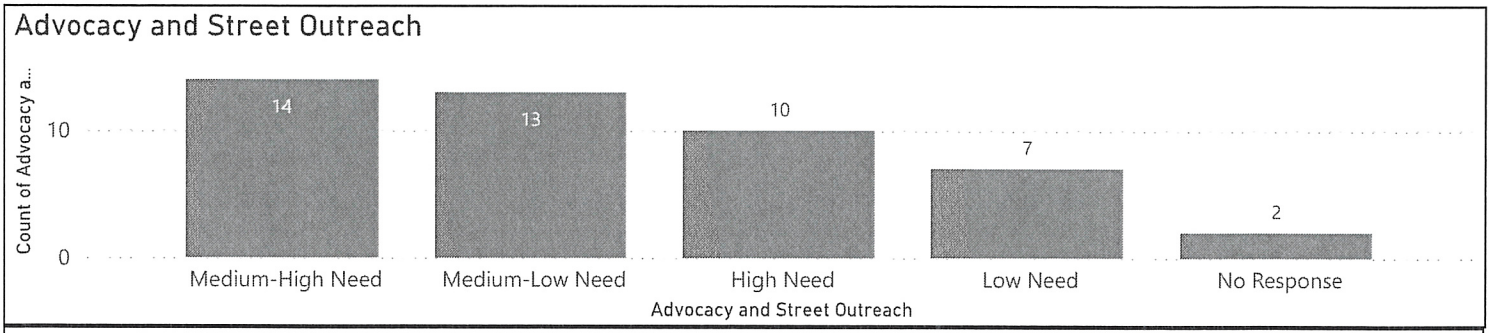
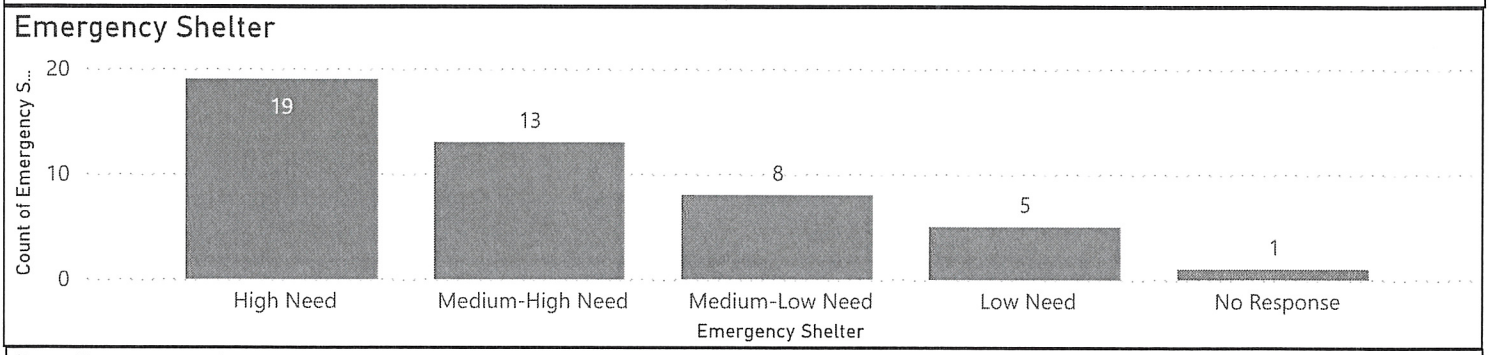
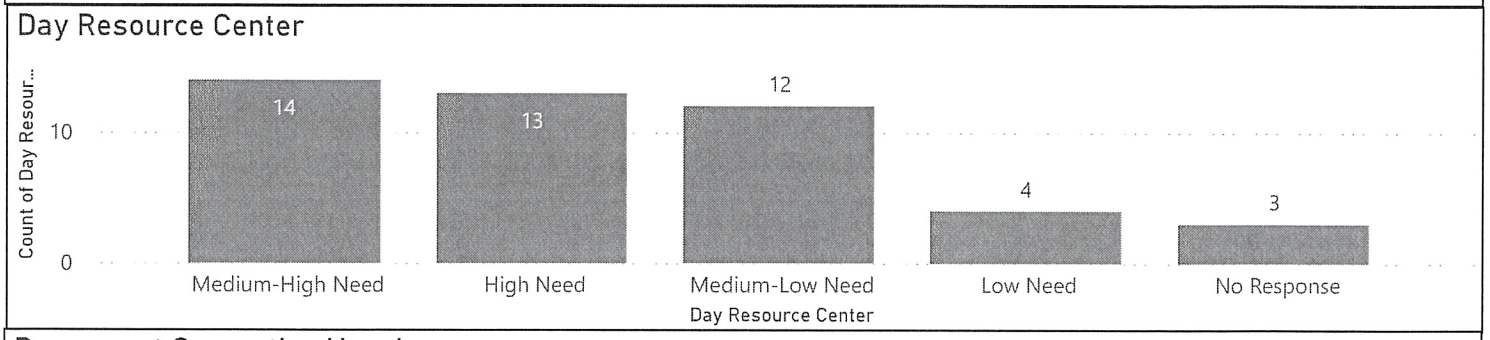
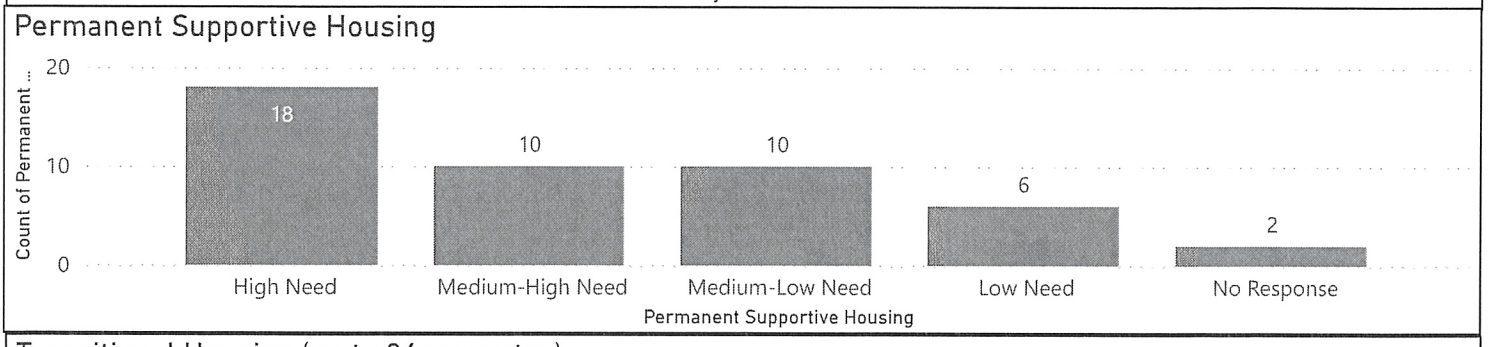


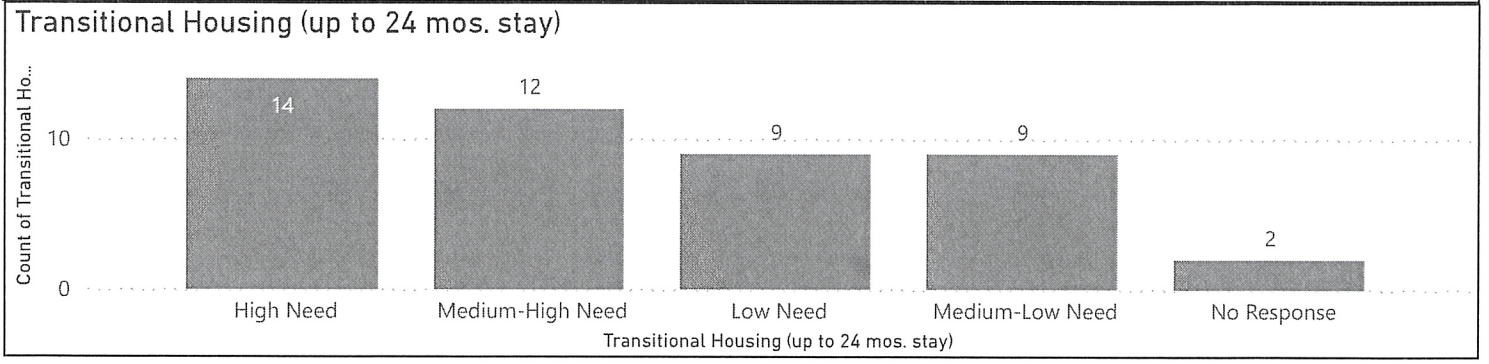
Please rate the need level for each of the following HOMELESS SERVICES & FACILITIES items by choosing the one that best applies:











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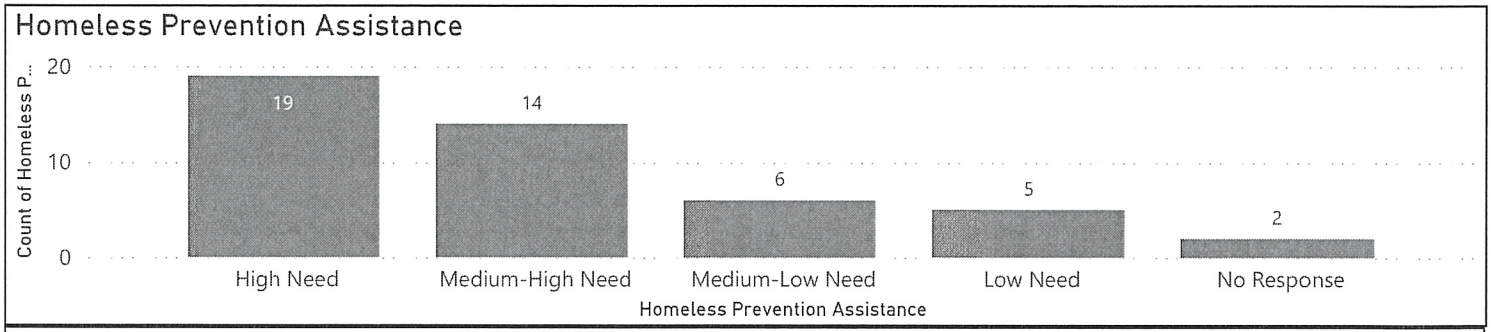

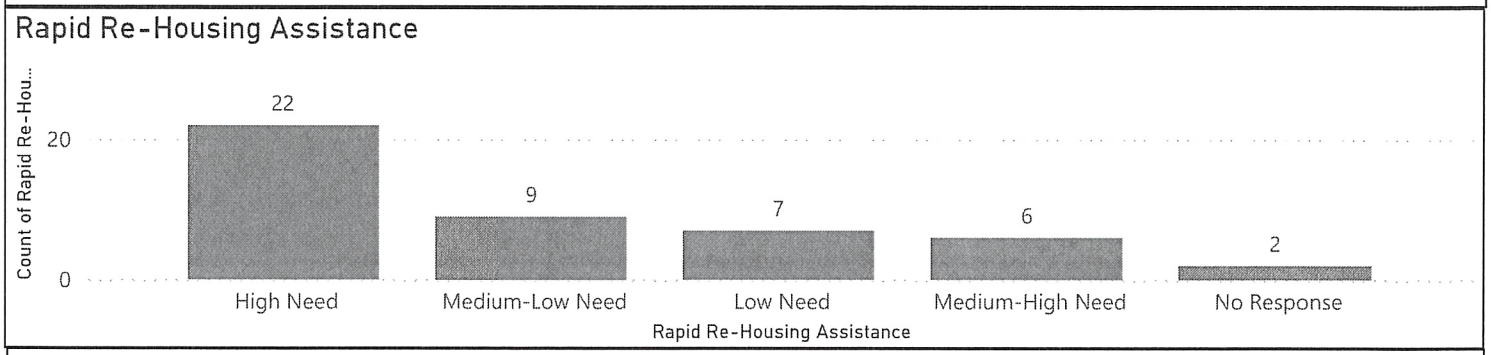

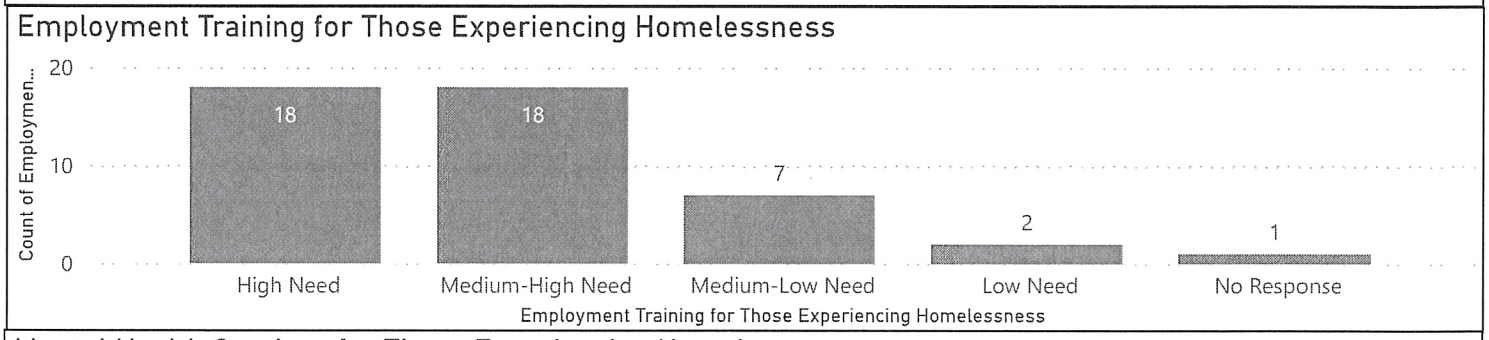

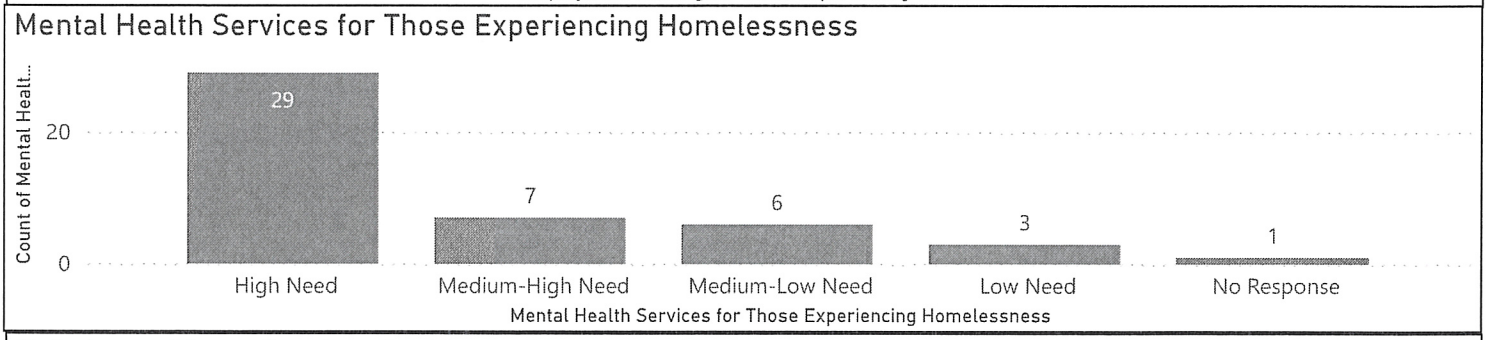

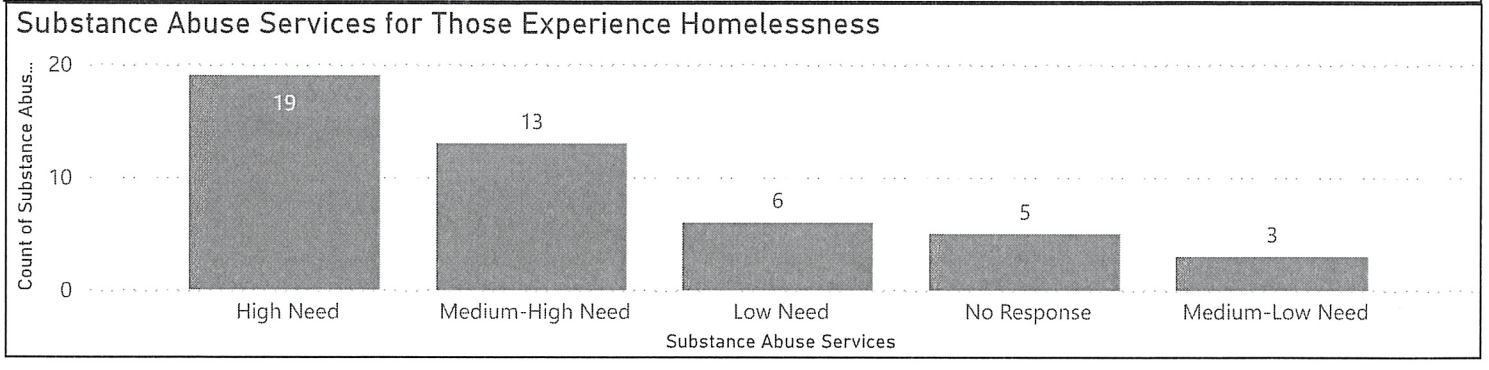

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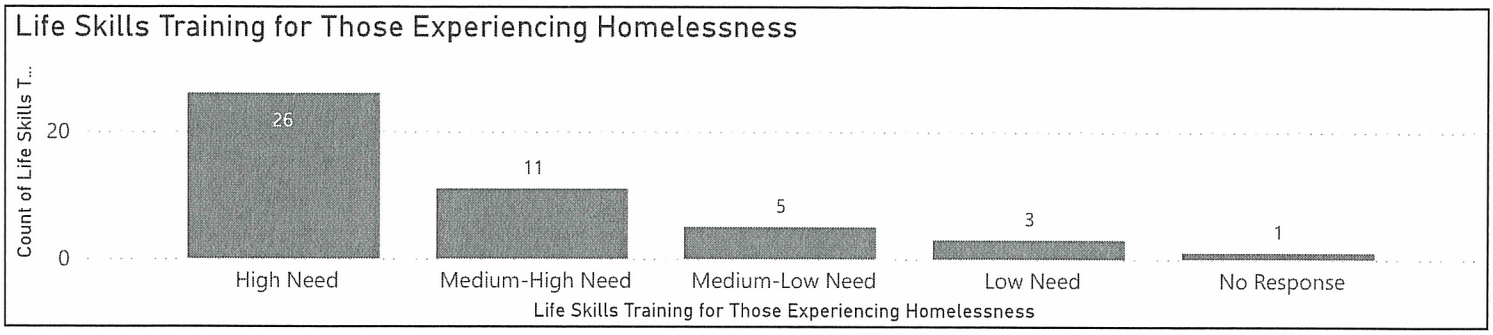
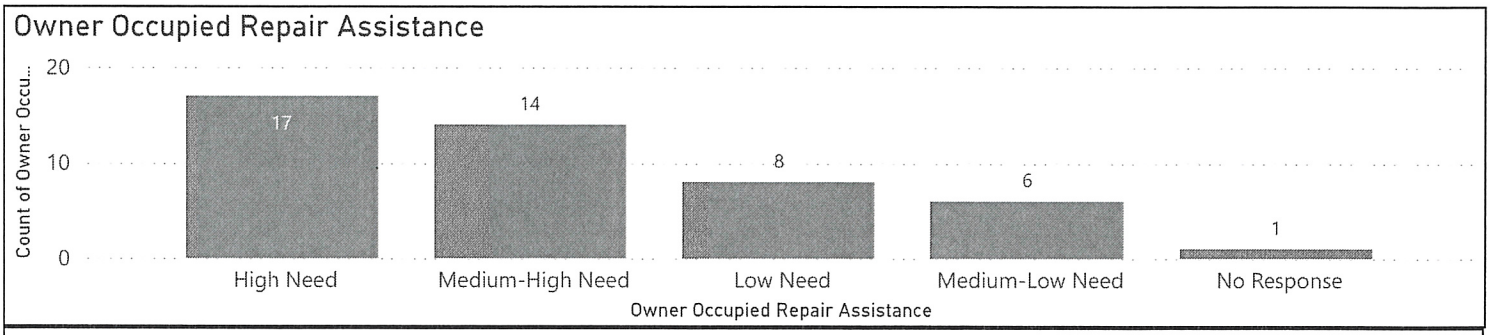
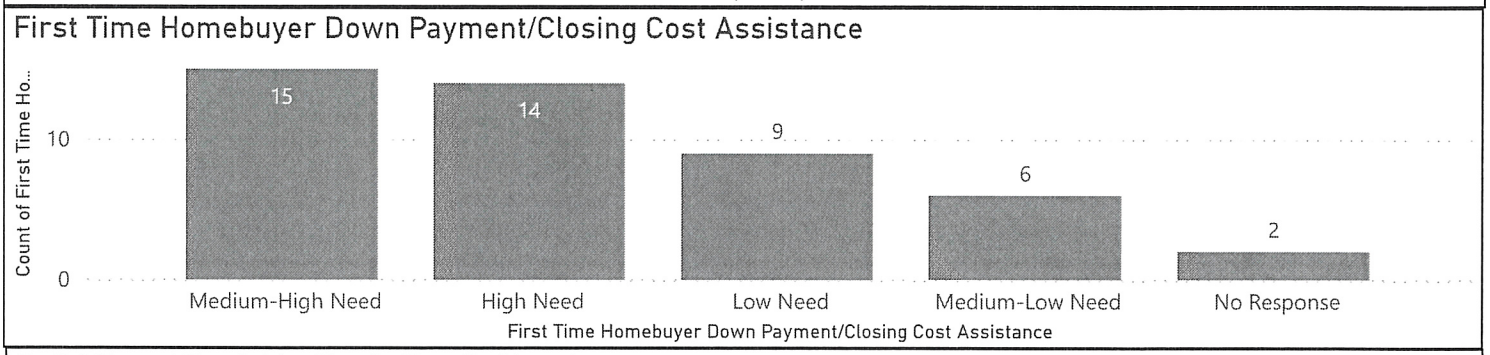
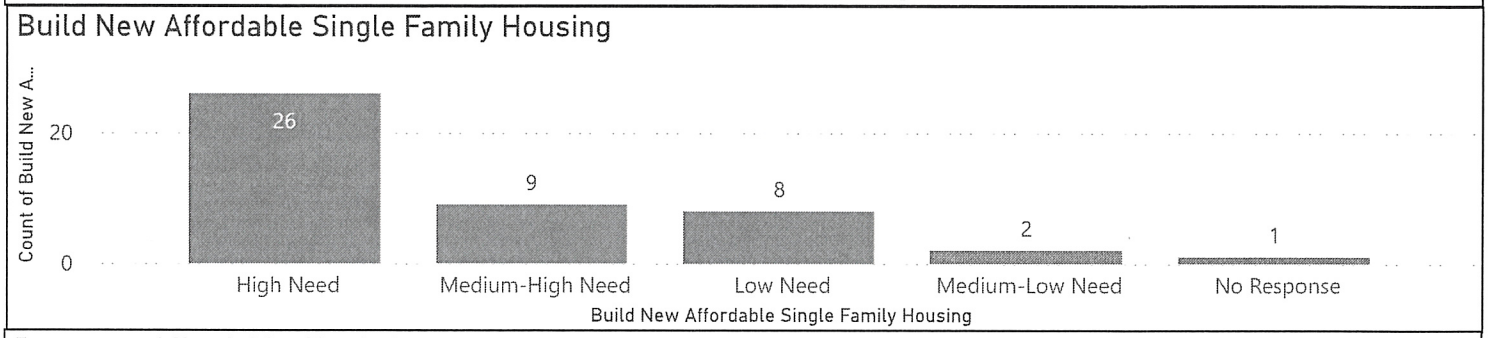
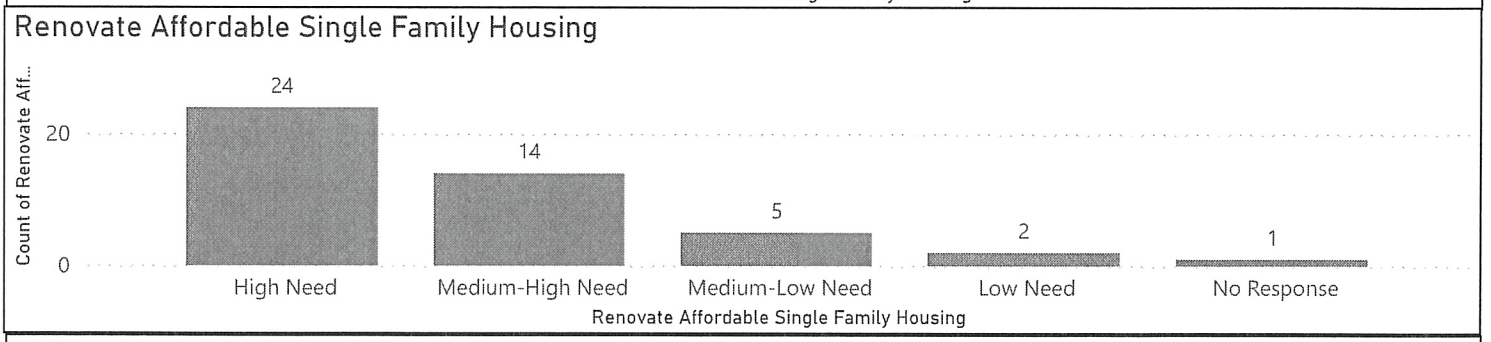


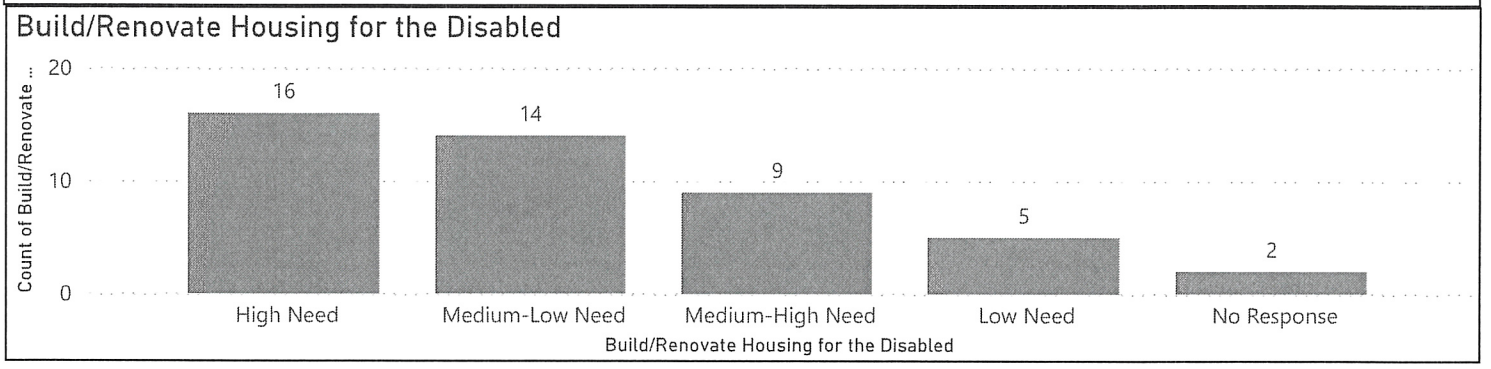
Please rate the need level for each of the following HOUSING items by choosing the one that best applies:



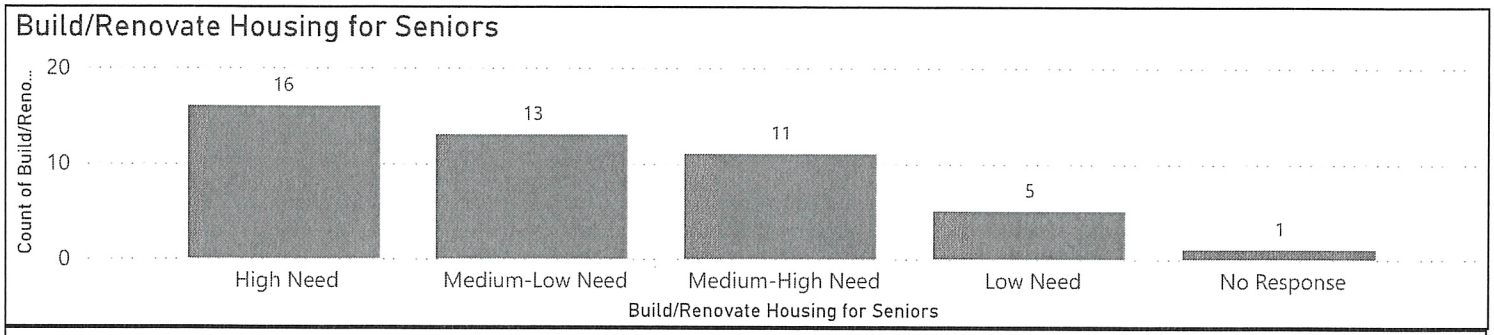


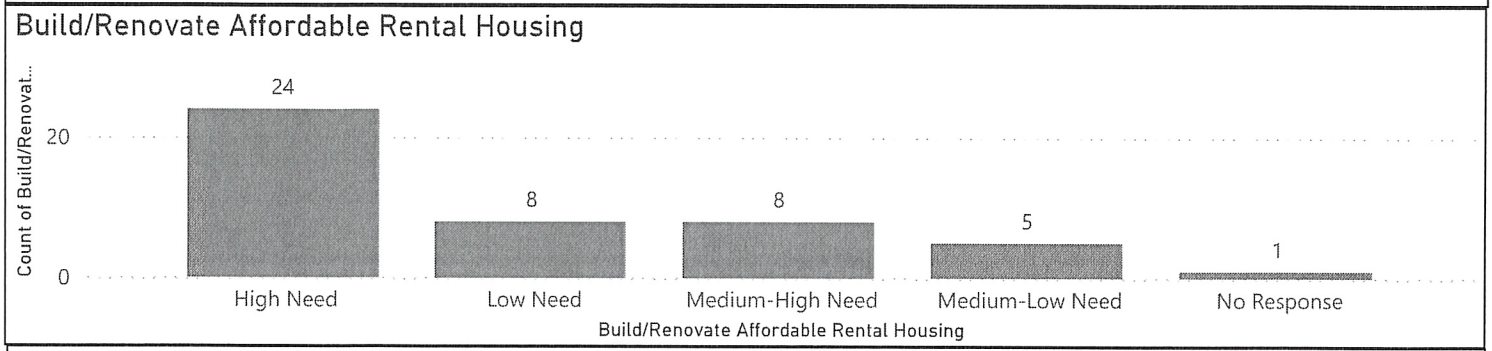


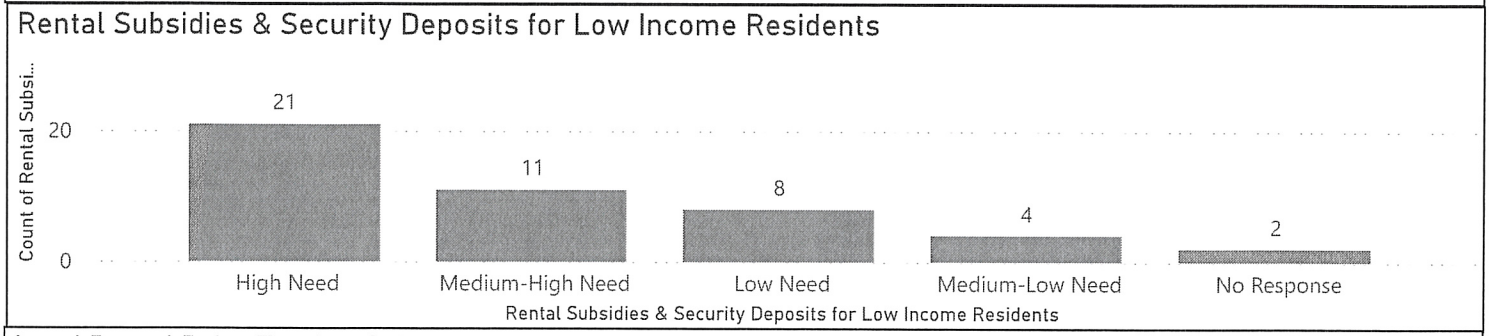


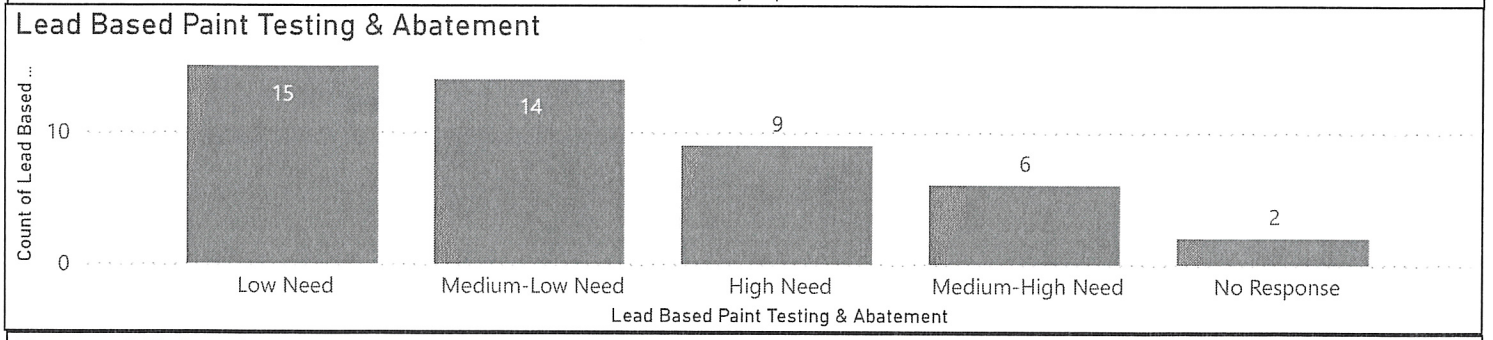


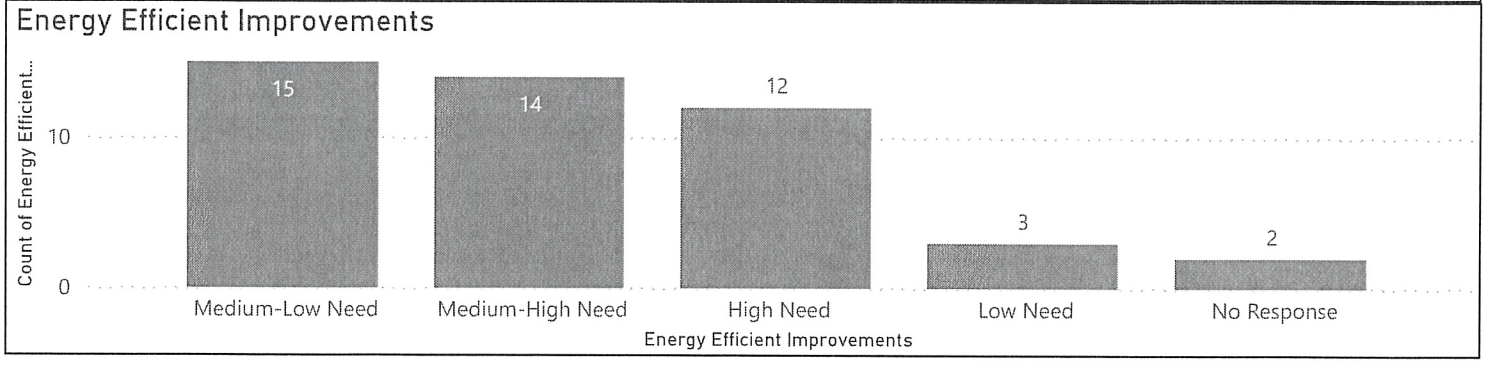
(continued) Please rate the need level for each of the following HOUSING items by choosing the one that best applies:



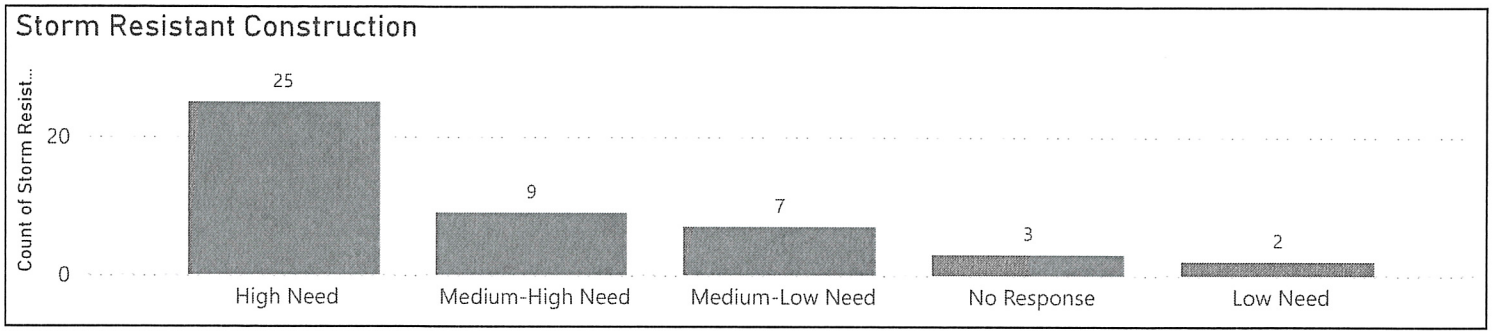








(continued) Please rate the need level for each of the following HOUSING items by choosing the one that best applies:



Please write in any additional needs that you feel are important and are not listed above or anything that you would like us to know about your neighborhood:

We need more job opportunities, heavily promoted job training, higher wages that will encourage homeownership, encourage renters to become homeowners, discourage all forms of housing where people do not work. We need a working and productive area!

Waterfront Rescue Mission is the largest provider of emergency services for the homeless in this area and yet does not have the support of the county or city. The mission and its properties on the Herman St. Campus have flooded three times and the county has not done anything to address the drainage issues in that area. Until this infrastructure is fixed, Waterfront cannot serve as a viable hurricane shelter for the homeless, which was part of its original design.

The design of this survey and its broad array of questions makes me wonder about the validity of its outcomes?

Some kind of code for trash and junk in yards, also some kind of assistance for single parents who work and make a moderate income for assistance in purchasing a home. I also think the community of Brownsville would benefit from a youth recreational center/computer lab for those who don't have access to one at home

Section 8/ HUD program needs to start back up

Put a light at Halsey and barrancas

None

No Response

No businesses or new housing will be attracted with waste services. THERE IS NO SEWER AVAILABLE ON THE WEST SIDE IF SOUTH NAVY BLVD. None could possibly be in favor of adding septic tanks on waterfront properties. This is an opportunity to get sewer to that area! Sewer was to be a priority on the redevelopment of Warrington and the plan is a 30 year plan, 4 years remaining. Sewer was a priority at inception and STILL HAS NOT BEEN ACCOMPLISHED!

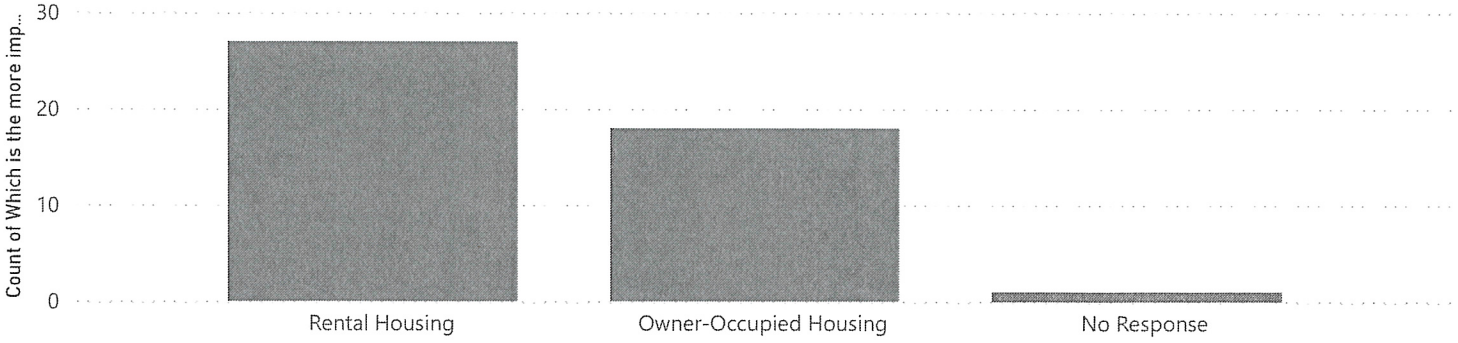
Lots of issues could be dealt with if code enforcement would "enforce" codes and IF it did not take so long to see positive action.

I would love to see more sidewalks around the main streets leading to the business areas to help make it easier to access on foot or bike. The look of the businesses should have a standard look to them so we don't have business centers that are just an ugly metal structure. I would like to see the park areas have more trees or shaded area around them also.

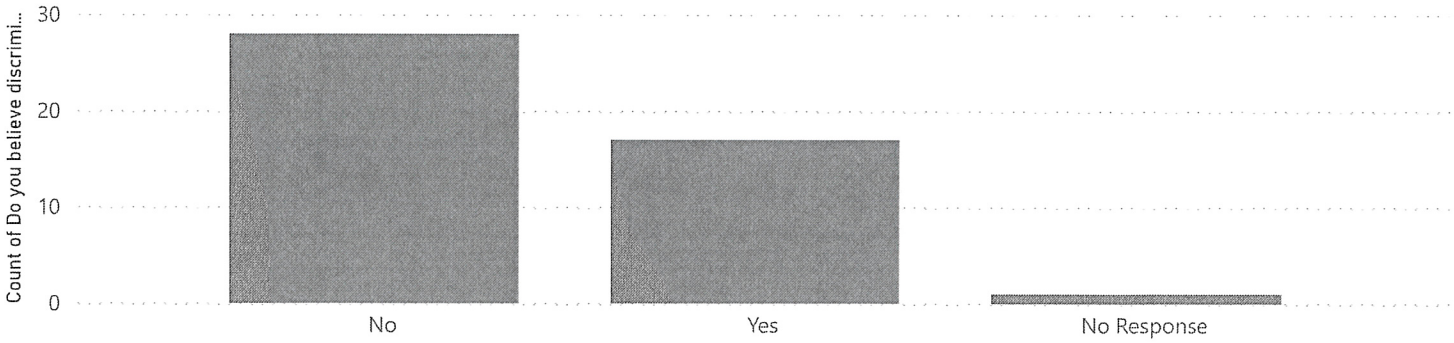
Homelessness is serious and endemic in Pensacola. The city and county need to address this issue forthwith.

Additional help for lower income adults without children too be considered for housing

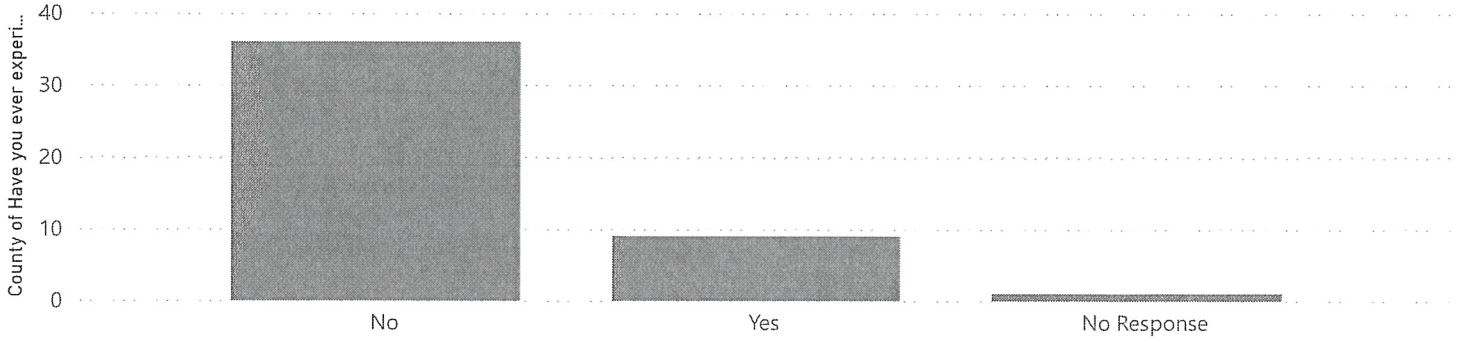
Which is the more important need in Escambia County/City of Pensacola?



Do you believe discrimination is an issue in your neighborhood?



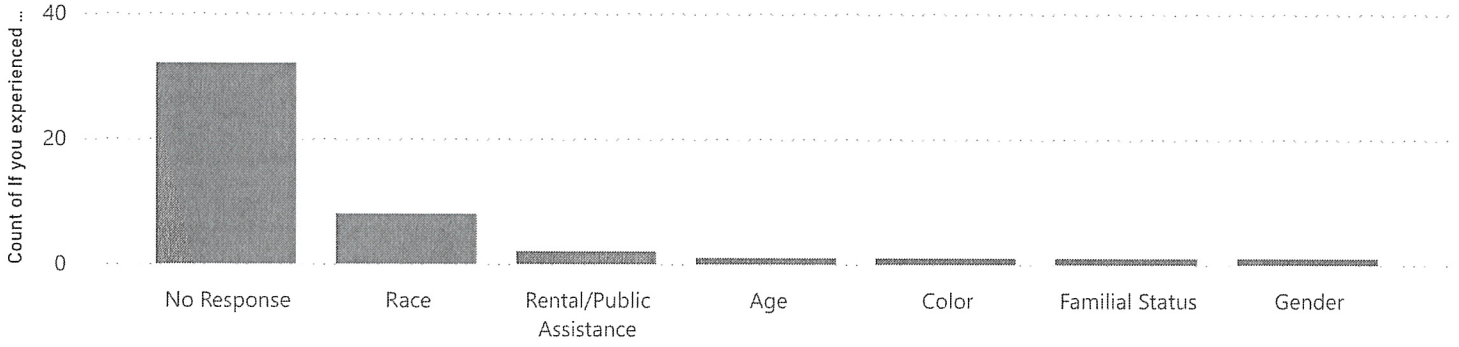
Have you ever experienced discrimination in housing?



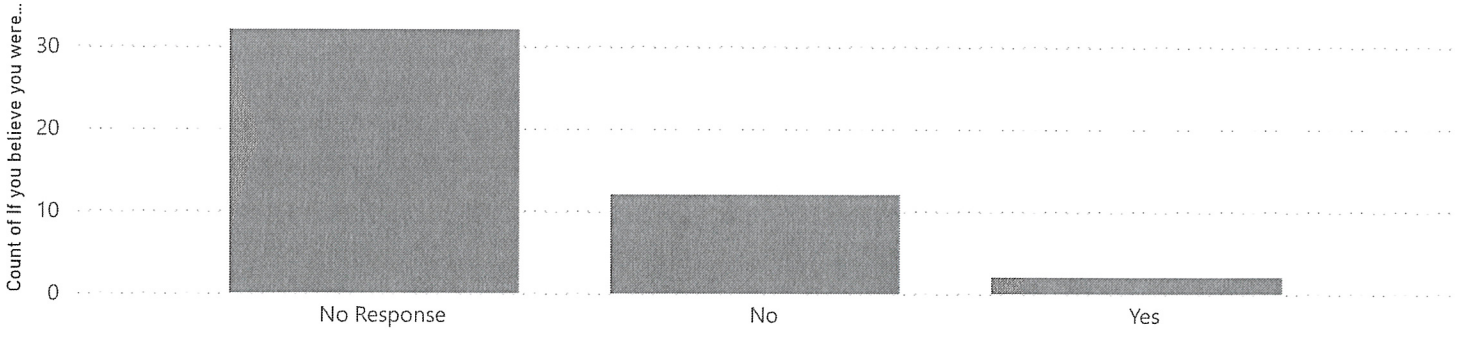
If you experienced discrimination in housing, who do you believe discriminated against you?



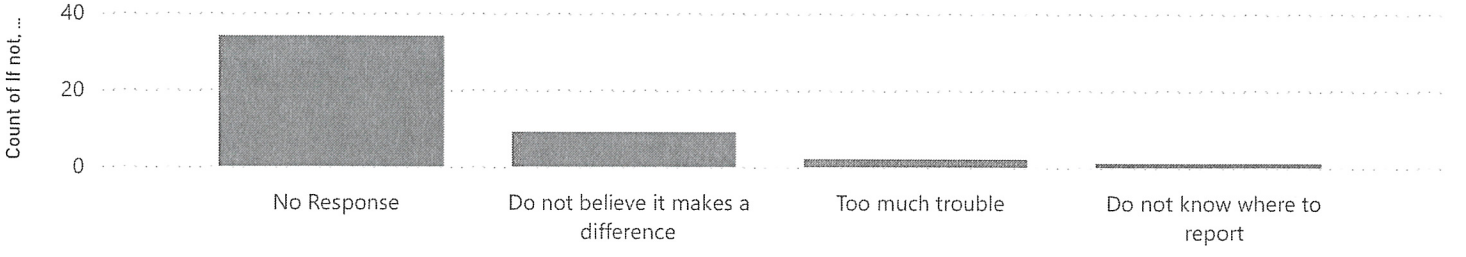
If you experienced discrimination in housing, on what basis do you believe you were discriminated against?



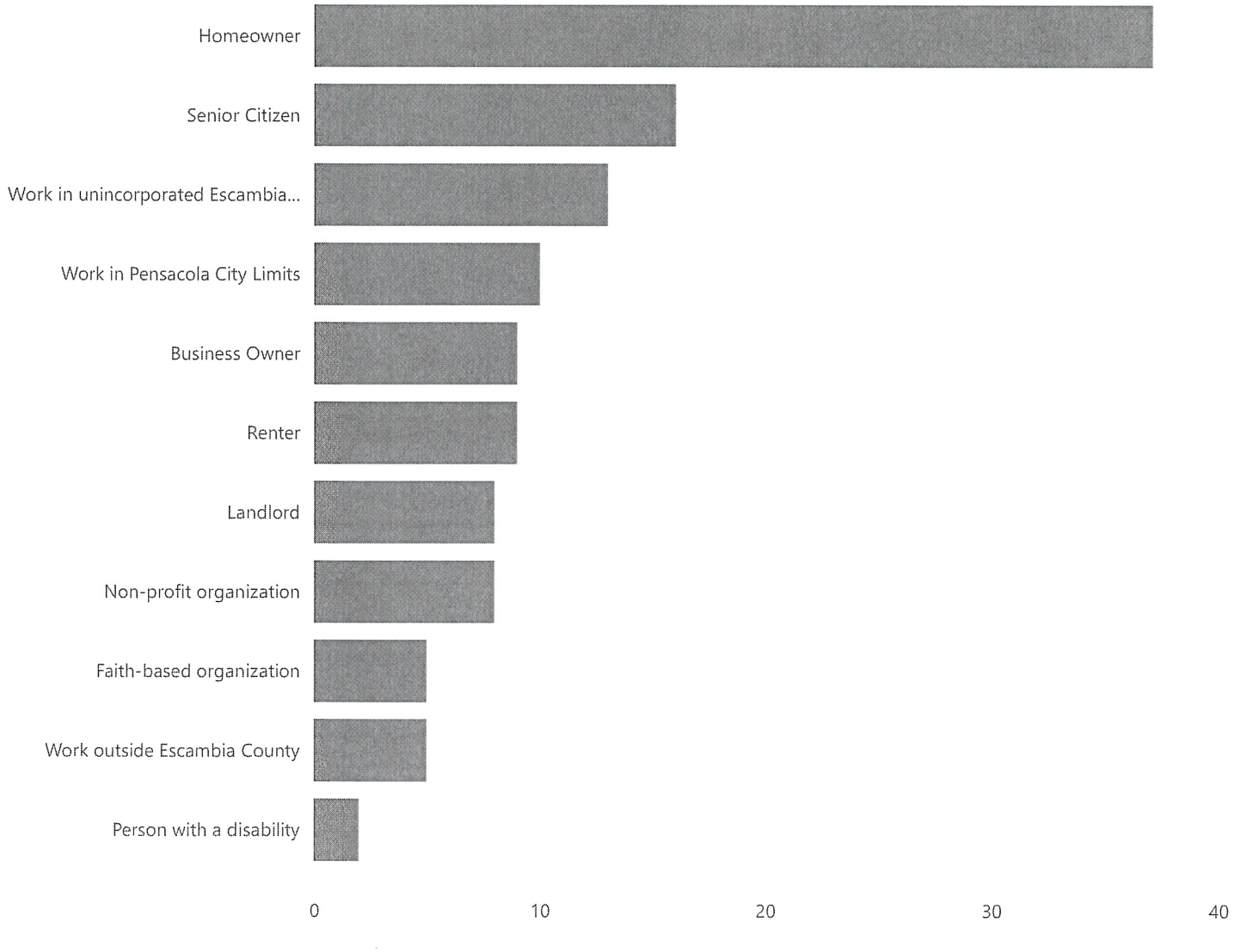
If you believe you were discriminated against, did you report the incident?



If not, WHY?



Please tell us about yourself by checking as many that apply:



Optional: Please list your organization and/or name

Loaves & Fishes

Re-entry Alliance Pensacola, Inc.

SaraBeth Bender

Tracey Wilson

Waterfront Rescue Mission, Jason Grizzard

WRC

City of Pensacola
Community Development Block Grant
2020-2024 Five Year Consolidated Plan and
2020-2021 Annual Action Plan

Reference Material

U.S. Census Data
U.S. Department of Housing and Urban Development - Comprehensive Housing Affordability Strategy (CHAS) data

United States Census Bureau

QuickFacts

Pensacola city, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more.***

Table

All Topics	Pensacola city, Florida
Population estimates, July 1, 2019, (V2019)	**52,975**
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	**52,975**
Population estimates base, April 1, 2010, (V2019)	52,008
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	1.9%
Population, Census, April 1, 2010	51,923
Age and Sex	
Persons under 5 years, percent	▲ 6.5%
Persons under 18 years, percent	▲ 24.2%
Persons 65 years and over, percent	▲ 17.3%
Female persons, percent	▲ 52.6%
Race and Hispanic Origin	
White alone, percent	▲ 63.6%
Black or African American alone, percent (a)	▲ 28.6%
American Indian and Alaska Native alone, percent (a)	▲ 0.2%
Asian alone, percent (a)	▲ 1.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%
Two or More Races, percent	▲ 5.2%
Hispanic or Latino, percent (b)	▲ 5.2%
White alone, not Hispanic or Latino, percent	▲ 60.0%
Population Characteristics	
Veterans, 2015-2019	4,663
Foreign born persons, percent, 2015-2019	3.4%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	59.6%
Median value of owner-occupied housing units, 2015-2019	$182,800
Median selected monthly owner costs -with a mortgage, 2015-2019	$1,367
Median selected monthly owner costs -without a mortgage, 2015-2019	$490
Median gross rent, 2015-2019	$954
Building permits, 2019	X
Families & Living Arrangements	
Households, 2015-2019	22,080
Persons per household, 2015-2019	2.36
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	80.9%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	4.1%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	90.7%
Households with a broadband Internet subscription, percent, 2015-2019	82.6%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	92.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	37.2%
Health	
With a disability, under age 65 years, percent, 2015-2019	11.7%
Persons without health insurance, under age 65 years, percent	▲ 12.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	61.3%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	57.3%
Total accommodation and food services sales, 2012 ($1,000) (c)	250,652
Total health care and social assistance receipts/revenue, 2012 ($1,000) (c)	1,768,370
Total manufacturers shipments, 2012 ($1,000) (c)	360,999

Total merchant wholesaler sales, 2012 ($1,000) (c)	246,182
Total retail sales, 2012 ($1,000) (c)	1,366,861
Total retail sales per capita, 2012 (c)	$26,115
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	19.5
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	$50,493
Per capita income in past 12 months (in 2019 dollars), 2015-2019	$33,043
Persons in poverty, percent	▲ 17.4%

BUSINESSES

Businesses	
Total employer establishments, 2018	X
Total employment, 2018	X
Total annual payroll, 2018 ($1,000)	X
Total employment, percent change, 2017-2018	X
Total nonemployer establishments, 2018	X
All firms, 2012	6,411
Men-owned firms, 2012	3,311
Women-owned firms, 2012	2,175
Minority-owned firms, 2012	1,401
Nonminority-owned firms, 2012	4,465
Veteran-owned firms, 2012	640
Nonveteran-owned firms, 2012	5,019

GEOGRAPHY

Geography	
Population per square mile, 2010	2,303.5
Land area in square miles, 2010	22.54
FIPS Code	1255925

About datasets used in this table

Value Notes

Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

(a) Includes persons reporting only one race
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper int open ended distribution.
F Fewer than 25 firms
D Suppressed to avoid disclosure of confidential information
N Data for this geographic area cannot be displayed because the number of sample cases is too small.
FN Footnote on this item in place of data
X Not applicable
S Suppressed; does not meet publication standards
NA Not available
Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and F Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

Table 10	> 25 yrs	Table S1501
add column		
less than 9th	742	
9-12 no degree	1,831	
some college	7,643	
asso degree	4,337	
grad or professional	5,629	

the other columns add up for the listed category

Table 6		Table S2301
unemployment rate ages 16-24	11.90%	
unemployment rate ages 25-65	4.37%	

Table 9	Civilian	unemployed	not in work force	Table B23006
ages 25-64				
less than HS	1,043	95	623	
HS grad	3,616	238	1,684	
some college and asso	6,892	417	2,336	
Bach and higher	8,315	142	1,410	

Source: 2019 ACS 5 yr estimates

Table 10	> 25 yrs				Table S1501	
add column						
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some college and asso	6,892	417	2,336			
Bach and higher	8,315	142	1,410			
Source: 2019 ACS 5 yr estimates						
Table 5						
pensacola ferry pass MSA	jobs	%	workers	%	jobs less workers	%
AG	57	0.65%	1770	0.83%	-1713	0.84%
Arts	1932	22.19%	24989	11.77%	-23057	11.32%
Cons	785	9.02%	13712	6.46%	-12927	6.35%
Ed/health	1592	18.29%	48357	22.77%	-46765	22.96%
Fin/RE	604	6.94%	17908	8.43%	-17304	8.50%
info	90	1.03%	3069	1.45%	-2979	1.46%
manf	336	3.86%	9928	4.67%	-9592	4.71%

other	278	3.19%	10508	4.95%	-10230	5.02%
pro/mgt	599	6.88%	23346	10.99%	-22747	11.17%
PA	231	2.65%	13279	6.25%	-13048	6.41%
retail	1657	19.04%	30362	14.30%	-28705	14.09%
trans	305	3.50%	10920	5.14%	-10615	5.21%
trade	239	2.75%	4229	1.99%	-3990	1.96%
total	8705	100.00%	212377	100.00%	-203672	100.00%
2019 Longitudinal employer household dynamics (jobs)						
Source: 2019 ACS 5 yr estimates						
jobs are only by MSA						
2019 4 qtr JAJ explorer						

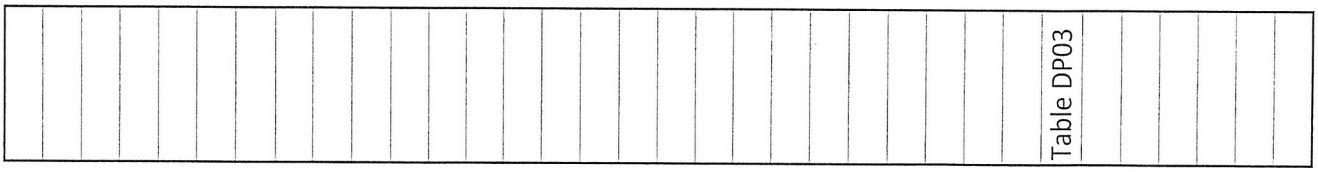


Table DP03

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City | Created on: March 27, 2021

Data for: Pensacola city, Florida | Year Selected: 2013-2017 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	975	2,105	3,080	
Household Income >30% to less-than or= 50% HAMFI	1,140	1,670	2,810	
Household Income >50% to less-than or= 80% HAMFI	1,775	2,040	3,815	
Household Income >80% to less-than or=100% HAMFI	1,340	950	2,290	
Household Income >100% HAMFI	7,655	2,260	9,915	
Total	12,880	9,030	21,910	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	2,840	4,505	7,345	
Household has none of 4 Housing Problems	9,955	4,220	14,175	
Cost burden not available, no other problems	85	305	390	
Total	12,880	9,030	21,910	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	1,220	2,295	3,515	
Household has none of 4 Severe Housing Problems	11,575	6,430	18,005	
Cost burden not available, no other problems	85	305	390	
Total	12,880	9,030	21,910	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	10,055	4,320	14,375	
Cost Burden >30% to less-than or= 50%	1,630	2,305	3,935	
Cost Burden >50%	1,110	2,100	3,210	
Cost Burden not available	85	305	390	
Total	12,880	9,030	21,910	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	2,310	380	390	3,080

Household Income >30% to less-than or= 50% HAMFI	2,055	755		2,810
Household Income >50% to less-than or= 80% HAMFI	1,735	2,080		3,815
Household Income >80% to less-than or= 100% HAMFI	525	1,770		2,290
Household Income >100% HAMFI	725	9,195		
Total	7,345	14,175	390	21,910
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,540	260	305	2,105
Household Income >30% to less-than or= 50% HAMFI	1,410	260		1,670
Household Income >50% to less-than or= 80% HAMFI	1,205	835		2,040
Household Income >80% to less-than or= 100% HAMFI	180	775		950
Household Income >100% HAMFI	170	2,095	0.0	2,260
Total	4,505	4,220	305	9,030
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	770	120	85	975
Household Income >30% to less-than or= 50% HAMFI	645	495		1,140
Household Income >50% to less-than or= 80% HAMFI	530	1,245		1,775
Household Income >80% to less-than or= 100% HAMFI	345	995		1,340
Household Income >100% HAMFI	555	7,100		7,655
Total	2,840	9,955	85	12,880
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	2,290	1,950	3,080	
Household Income >30% to less-than or= 50% HAMFI	2,020	935	2,810	
Household Income >50% to less-than or= 80% HAMFI	1,685	170	3,815	

Household Income >80% to less-than or= 100% HAMFI	485	60	2,290	
Household Income >100% HAMFI	665	90	9,915	
Total	7,145	3,210	21,910	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,525	1,360	2,105	
Household Income >30% to less-than or= 50% HAMFI	1,375	635	1,670	
Household Income >50% to less-than or= 80% HAMFI	1,170	70	2,040	
Household Income >80% to less-than or= 100% HAMFI	180		950	
Household Income >100% HAMFI	155	35	2,260	
Total	4,405	2,100	9,030	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	770	590	975	
Household Income >30% to less-than or= 50% HAMFI	645	300	1,140	
Household Income >50% to less-than or= 80% HAMFI	515	105	1,775	
Household Income >80% to less-than or= 100% HAMFI	305	60	1,340	
Household Income >100% HAMFI	505	55	7,655	
Total	2,740	1,110	12,880	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

CITY OF PENSACOLA
FY 2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITY SUMMARY

HOUSING REHABILITATION: **FUNDING**
Housing Rehabilitation Loan/Grant Programs **$392,035***

Funds to rehabilitate owner-occupied houses; to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead-based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of approximately 10 owner occupied housing units. The program is available to low- and moderate-income persons occupying their homestead residence within the corporate limits of the City of Pensacola. Further, $47,390 from FY 2016 grant funds will be allocated to the activity.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low- and moderate-income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation **$7,500**

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC FACILITIES and IMPROVEMENTS:
Neighborhood Improvement Projects **$100,000**

Funds to support neighborhood improvement projects within CDBG eligible neighborhoods. Projects may include activities that address the removal of slum and blighted conditions associated with vacant or abandoned properties; street rehabilitation/reconstruction including the installation of handicap curb cuts and related improvements; sidewalk construction; sanitary sewer and/or stormwater drainage improvements; park improvements; community centers, and street lighting.

PUBLIC SERVICES:
Nutritional Meal Programs **$70,000**

Funds will provide support for two nutritional meal programs, Meals on Wheels and Senior Dining Sites, which are made available to low- and moderate-income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by the service provider, Council on Aging of West Florida, Inc., as 1:10 leverage for other critical federal and state funding. Further, $7,824 from grant year FY 2015 will be allocated to the activity.

Homebuyer and Foreclosure Prevention Education Program **$45,276**

Provide pre-purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

PROGRAM PLANNING AND ADMINISTRATION:
General Grant Administration/Management **$153,702**

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL FY 2020-2021 CDBG PROPOSED BUDGET **$ 768,513**

FY 2020-2021 CDBG Allocation	**$ 768,513**
FY 2015 CDBG Funds	**$ 7,824**
FY 2016 CDBG Funds	**$ 47,390**

TOTAL FY 2020 CDBG FUNDS AVAILABLE **$ 823,727**

CITY OF PENSACOLA
FY2020-2021
HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM
PROPOSED BUDGET AND ACTIVITY SUMMARY

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION: **FUNDING $138,455**

Provide assistance for low/moderate income families through a combination of grants and loans secured by mortgages on the subject property for the substantial rehabilitation or reconstruction of approximately 2-3 severely substandard homeowner occupied housing units.

Program Administration/Management: **$21,165**

Provide the oversight, management, monitoring and coordination of financial and general administration of the City’s HOME Reconstruction Program.

TOTAL HOME FUNDS AVAILABLE **$ 159,620**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00560 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

CITY OF PENSACOLA FY 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AND HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

RECOMMENDATION:

That City Council approve the FY 2021-2022 CDBG Annual Action Plan for the period October 1, 2021 through September 30, 2022 for submission to U. S. Department of Housing and Urban Development. Further, that City Council approve the City of Pensacola 2021-2022 CDBG and HOME Programs Proposed Budgets and Activities Summary. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating to the programs' administration.

HEARING REQUIRED: No Hearing Required

SUMMARY:

As part of the U.S. Department of Housing and Urban Development's (HUD) Consolidated Plan process, the City of Pensacola Housing Department, in conjunction with other members of the Escambia Consortium, must prepare an Annual Action Plan each program year to submit to HUD for approval. The FY 2021-2022 Annual Action Plan covers the period October 1, 2021 through September 30, 2022. The Annual Action Plan identifies housing and community development activities and presents the proposed budget for the FY 2021-2022 CDBG funding request. The HOME program activities and budgets are presented in the City of Pensacola 2021-2022 CDBG and HOME Programs Proposed Budgets and Activities Summary. The approved plan is due to HUD on or before August 15, 2021.

The proposed Escambia Consortium Annual Action Plan summary was published in the Pensacola News Journal on June 7, 2021 allowing for a 30-day comment period. A public hearing was held June 14, 2021 at the Escambia County Central Office Complex to receive input regarding the proposed activities and budgets. Comments were positive and supportive of the proposed activities and budgets

PRIOR ACTION:

None

FUNDING:

	CDBG Program	HOME Program
Budget:	$1,066,600	$162,500
Actual:	$783,658	$164,893

FINANCIAL IMPACT:

No city general funds are required. Grant funding is received from HUD. Funding from prior CDBG grant years will be reallocated to the current grant year through the budget process. Additional funding available for HOME activities will be allocated through the budget process.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Marcie Whitaker, Housing Director

ATTACHMENTS:

1) City of Pensacola FY 2021-2022 CDBG Annual Action Plan
2) City of Pensacola FY 2021-2022 CDBG and HOME Programs Proposed Budgets and Activities Summary

PRESENTATION: No

COMMUNITY DEVELOPMENT BLOCK GRANT

2021 - 2022 ANNUAL ACTION PLAN

(October 1, 2021 - September 30, 2022)

CITY OF PENSACOLA:
Marcie Whitaker, Director
Housing Department
City of Pensacola
420 W. Chase Street
Pensacola, Florida 32502
Phone: (850)585-0350
Fax: (850)595-0113

Date: August 2021

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan contains a description of resources to be allocated for programmatic activities to address affordable housing and community development needs for low/moderate income families within the jurisdiction for the period October 1, 2021 to September 30, 2022. As indicated throughout the plan, the limited resources of local non-profits and the private and public sector greatly impact the ability to address the unmet needs in the jurisdiction.

As a member of the Escambia Pensacola Consortium, the City works cooperatively with Escambia County to assist residents in attaining decent affordable housing, a suitable living environment, and expanded economic opportunities.

The Plan identifies key community partners that contribute their expertise and assistance to the local jurisdiction to address the needs identified herein.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The major plan activities address the following needs: affordable housing opportunities for income eligible homeowners; needs to provide assistance for underserved populations; and opportunities and programs to support self-sufficiency. As evidenced throughout the plan, the need for affordable housing for extremely low, very low, and low/moderate income residents is a pressing issue for the jurisdiction. Housing needs are discussed in depth in Sections AP 20, AP 35, and AP 38.

Community development needs to support reinvestment in the City's redevelopment areas are discussed in Sections AP 20, AP 35, and AP 50. Concentrations of poverty are identified on the western jurisdictional boundary between the City and Escambia County. Coordinated efforts will be pursued to provide enhancements to these areas through housing rehabilitation, and public service activities with the goal of assisting these residents with attaining self-sufficiency.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Goals were assessed based upon an in depth review of the community's needs as presented in this plan. Specific activity selection was based upon an evaluation of the activity in meeting the needs of the community to address affordable housing and community development shortfalls. Support for the housing rehabilitation program was based upon a review and evaluation of the decades of experience the City has in managing and implementing this program with over 1,000 homeowners having successfully completed participation. Public service activities supported in the plan continue to provide much needed assistance to underserved populations within the city including elderly and/or special needs and low/moderate income residents.

The activities presented in the plan will be reviewed annually to determine the viability and success in addressing the needs of low/moderate income residents within the jurisdiction. These activities will be revised to address the changing needs of the community, within funding limitation.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation was achieved through various methods. Multiple public meetings were held in relation to the development of the 2021 - 2022 Annual Action Plan. The City of Pensacola, as a member of the Escambia Pensacola Consortium, participated in conjunction with Escambia County in all meetings held within Escambia County. Upon receipt of the jurisdiction's allocation notice, the proposed plan summary was advertised for a 30 day comment period. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

A public meeting and two public hearings were held March 23, 2021, April 19, 2021, and June 14, 2021, respectively, where input from community organizations, nonprofits, and citizens was solicited for preparation of the Annual Action Plan.

Local participation has been greatly expanded with the use of local government websites where access to all types of planning documents, budgets, compliance reports, and program implementation summaries are readily available for public.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the public meetings, service providers discussed the unmet needs in the community and the need for continued financial support. Proposed activities for the 2021-22 Annual Action Plan were presented at a public hearing. During the public hearing, general group discussion occurred regarding the proposed activities.

Attendees expressed support for the proposed activities.

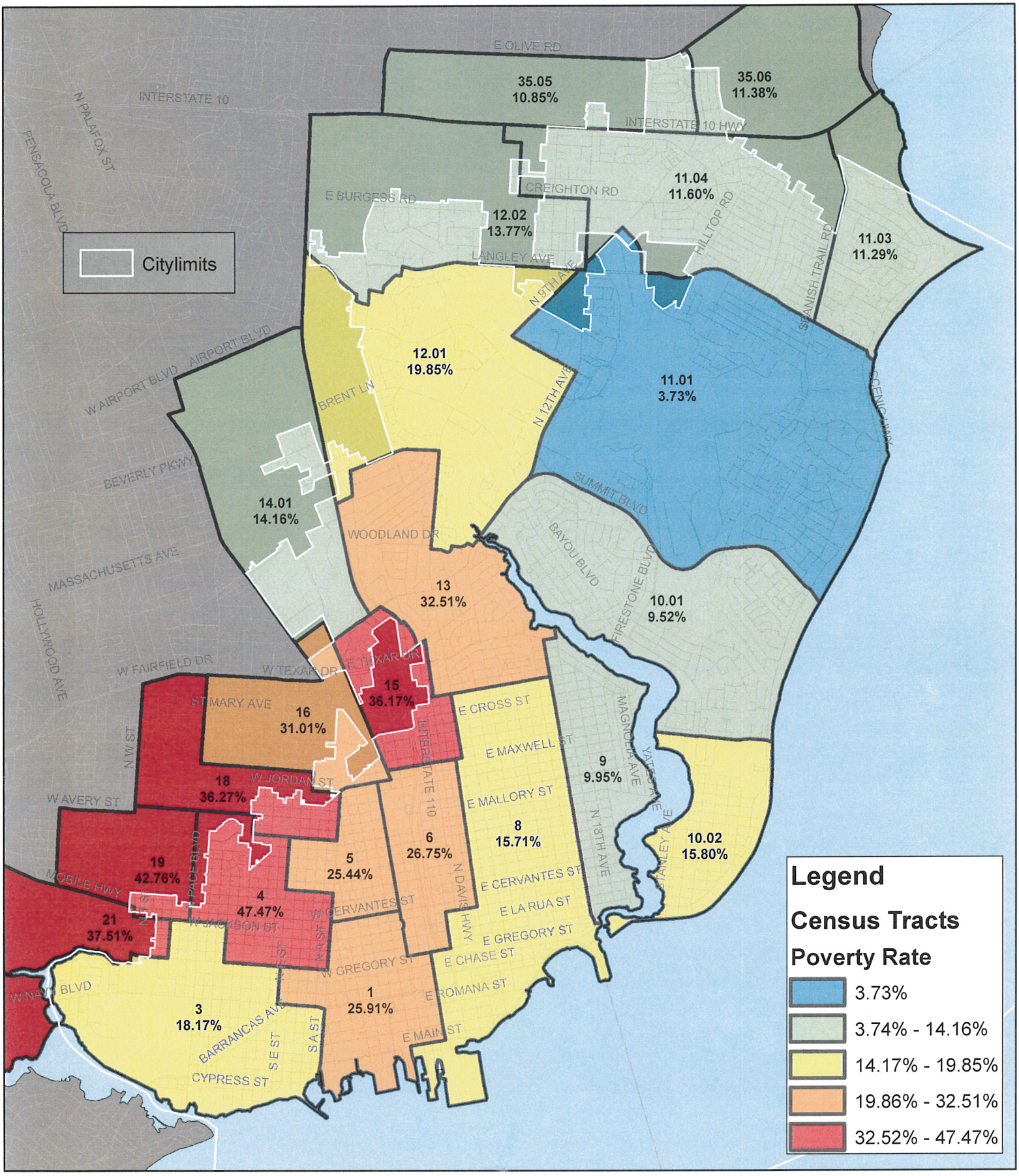
6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

Activities presented in the Annual Action Plan are generally available to assist low/moderate income families within the jurisdiction by supporting development or rehabilitation of affordable housing, providing suitable living environments, and creating opportunities to achieve and or maintain self-sufficiency.

Poverty Rate - Pensacola-area Census Tracts



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Date: 4/22/2021

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PENSACOLA

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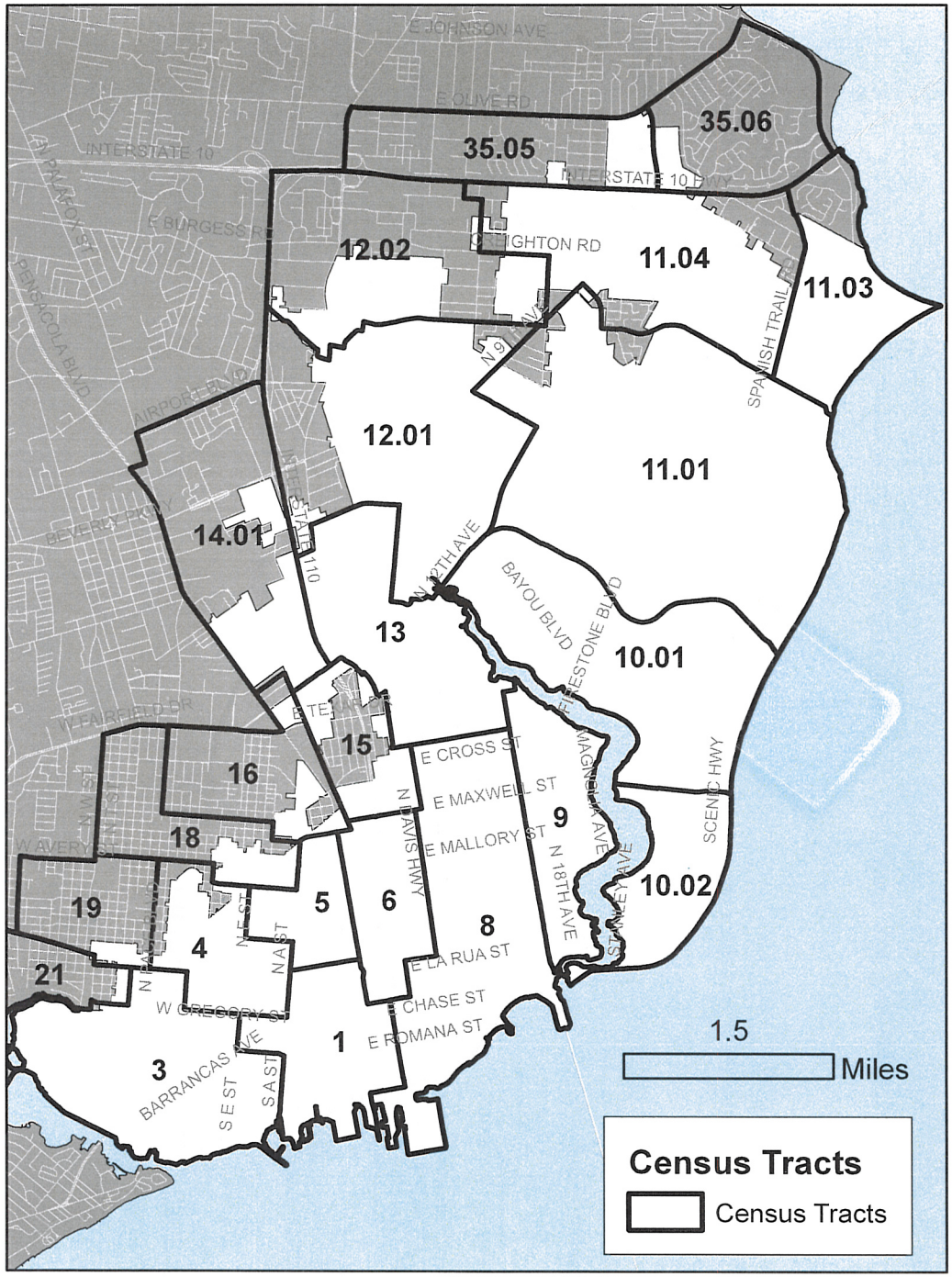

Race and Ethnicity
Pensacola-area Census Tracts

Census Tract	White alone (not Hispanic)	Black or African American alone (not Hispanic)	American Indian and Alaska Native alone (not Hispanic)	Asian alone (not Hispanic)	Native Hawaiian and Other Pacific Islander alone (not Hispanic)	Some other race alone (not Hispanic)	Two or more races (not Hispanic)	Persons of Hispanic Origin
1	58.79%	27.80%	0.32%	2.11%	0.00%	0.70%	4.66%	5.62%
3	62.44%	27.44%	0.00%	0.00%	0.00%	0.00%	5.13%	4.99%
4	15.45%	78.08%	1.47%	0.48%	0.00%	0.39%	1.65%	2.49%
5	66.62%	24.94%	0.00%	1.10%	0.00%	0.00%	2.19%	5.15%
6	15.21%	69.35%	0.00%	11.78%	0.00%	0.00%	0.00%	3.67%
8	58.81%	33.21%	0.30%	0.27%	0.00%	0.00%	2.47%	4.94%
9	86.17%	6.30%	0.00%	1.78%	0.00%	0.00%	1.43%	4.32
10.01	83.49%	3.63%	0.00%	4.02%	0.00%	0.00%	4.38%	4.49%
10.02	80.75%	8.63%	0.16%	3.43%	0.00%	0.00%	4.93%	2.09%
11.01	82.20%	5.35%	0.40%	4.09%	0.00%	0.00%	0.58%	7.39%
11.03	82.09%	9.27%	0.00%	2.88%	0.00%	0.00%	1.05%	4.71%
11.04	82.47%	9.44%	0.55%	0.62%	0.00%	0.23%	2.01%	4.68%
12.01	57.77%	22.15%	0.84%	1.98%	0.00%	0.29%	8.87%	8.10%
12.02	67.06%	27.25%	0.24%	1.26%	0.00%	0.00%	1.10%	3.09%
13	32.08%	65.05%	0.24%	0.00%	0.00%	0.00%	0.89%	1.74%
14.01	76.62%	4.16%	0.18%	8.74%	0.53%	0.00%	3.67%	6.09%
15	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
16	26.03%	61.30%	0.37%	0.25%	0.00%	0.15%	6.45%	5.44%
18	32.24%	62.37%	0.42%	0.00%	0.00%	0.42%	1.36%	3.19%
19	24.70%	56.83%	0.30%	10.68%	0.61%	0.35%	4.86%	1.67%
21	53.10%	29.11%	0.00%	3.58%	0.00%	0.00%	7.72%	6.49%
35.05	81.54%	7.07%	1.29%	0.95%	0.00%	0.00%	1.65%	7.50%
35.06	64.29%	28.44%	0.38%	2.90%	0.00%	0.00%	2.35%	1.63%

PENSACOLA
FLORIDA'S FIRST & FUTURE

Date: 4/22/2021

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PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PENSACOLA	Housing Department

Table 1 – Responsible Agencies

Narrative

The City of Pensacola Housing Department serves as the administrator for the City's Community Development Block Grant (CDBG) allocation.

Consolidated Plan Public Contact Information

City of Pensacola Housing Department

420 W. Chase Street

P.O. Box 12910

Pensacola, FL 32521-0031

850-858-0350

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation of the plan began in March 2021 and was achieved through a variety of strategies,including public meetings, outreach to other City Departments, as well as one-on-one meetings. Efforts were made to contact appropriate parties for input. Local service providers, nonprofits, and citizens attended the public meetings. Citizen participation was achieved through various methods. Multiple public hearings were held in relation to the development of the Consolidated Plan as well as the2020/21 and 2021/22 Annual Action Plans. An online public survey was promoted by the City and County and a link was posted to the City's website for public response. The City of Pensacola participated in conjunction with Escambia County in all meetings held within Escambia County. The planwas advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

A public meeting was held March 23, 2021, and two public hearings were held April 19, 2021, and June 14, 2021, where input from community organizations nonprofits and citizens was solicited for preparation of the Five Year Consolidated Plan and 2020-21 and 2021-22 Annual Action Plans. A public hearing was held June 14, 2021, where the Five Year Consolidated Plan and Annual Action Plans were presented, and public comment was solicited. Citizen participation was achieved through various methods. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City endeavored to enhance coordination between public and assisted housing providers and private government service agencies. The Housing Department has developed long-standing relationships with other departments within the city and governmental agencies, nonprofit organizations, and community organizations, and community interest groups. The housing and infrastructure needs of the City outstrip the local government resources, which necessitates a cooperative process to leverage limited funds to maximize the benefits for the entire area. The City coordinates outreach efforts to housing providers and service agencies with the Consortium lead, Escambia County, to address needs within the jurisdiction.

A comprehensive list of agencies, organizations, and groups consulted during the preparation of the Five Year Consolidated Plan and 2020-21 and 2021-22 Annual Action Plan is presented in section PR-10, Table 2.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Upon the Mayor's election in 2018, he began engaging the homeless support agencies in the community in a discussion to address the needs of this underserved population. In 2020, the City initiated a working group of Department and Division leaders within the City and engaged homeless service providers in the area to present in-depth information regarding the needs of the community. The CoC was a principal presenter. As an outcome from the working group, the City has engaged Dr. Robert Marbut to update recommendations made in a 2014 report which was provided to City Council and presented strategies to address homelessness in the community. As an outcome of the 2014 report, the City supports an outreach program sponsored by the Continuum which engages with homeless in the downtown area and attempts to connect them with housing and service providers.

The City Housing Director has served as a board member for Opening Doors of Northwest Florida, Inc, the lead agency for the Continuum of Care, for the past 10 years where policies, funding sources, and programs are discussed to address the needs of this underserved population.

In 2021 as the need for assistance grew through-out the pandemic, the Continuum of Care initiated a Homeless Reduction Task Force of NWF with specific goals of reducing homelessness in a two-county area. The City Housing Director and County Neighborhood Enterprise Division Manager cochair the Housing Subcommittee on the Task Force. The Housing Subcommittee is committed to meeting for three years and responsible for creating a plan to increase shelter capacity and permanent affordable housing beds in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City nor County are a recipient of ESG funds. The City Housing Director has served as a board member for Opening Doors of Northwest Florida, Inc, the lead agency for the Continuum of Care, for the past 10 years where the allocation of ESG funds received from the State are discussed and reviewed. The Board provides input on performance standards and evaluates outcomes of program expenditures and contributes to the development of policies and procedures for the administration of HMIS.

2.Agencies, groups, organizations and others who participated in the process and consultations

Table2–Agencies, groups, organizations who participated

1	Agency/Group/Organization	Area Housing Commission
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Housing Director routinely consults with the Executive Director of the Area Housing Commission regarding housing needs in the community. The City Housing Director and Executive Director for the Area Housing Commission jointly serve as Board members for the lead CoC agency.
2	Agency/Group/Organization	AMR AT PENSACOLA, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
3	Agency/Group/Organization	FL-511 Opening Doors of NW FL
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Opening Doors of NWF attended the March 2021 meeting. The Housing Director serves on this agency's Board and routinely discusses the unmet needs of the homeless in the area with the Executive Director.
4	Agency/Group/Organization	CIRCLE, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency attended the public meeting. Members of the organization routinely contact the City Housing Director regarding affordable housing development in the jurisdiction.
5	Agency/Group/Organization	COMM. EQUITY INVESTMENTS, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the organization routinely contact the City Housing Director regarding affordable housing development in the jurisdiction.
6	Agency/Group/Organization	COUNCIL ON AGING OF WEST FLORIDA, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from this agency attended the March public meeting. The city has a long standing partnership with this agency which provides services to a underserved populations in the jurisdiction.
7	Agency/Group/Organization	Community Action Program Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
8	Agency/Group/Organization	Pensacola Habitat for Humanity

	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents. A representative from this organization serves on the City County joint Affordable Housing Advisory Committee and the Homeless Task Force Housing Subcommittee.
9	Agency/Group/Organization	Catholic Charities of Northwest Florida, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
10	Agency/Group/Organization	ESCAMBIA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with the County to address the unmet needs of residents.

11	Agency/Group/Organization	Escambia County Housing Finance Authority
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet affordable housing needs of residents.
12	Agency/Group/Organization	United Way of Escambia County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
13	Agency/Group/Organization	Lakeview Center
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents. The Housing Director serves on the Board of the CoC with the Executive Director of Lakeview Center where mental health needs for area residents are routinely reviewed and discussed.
14	Agency/Group/Organization	Lutheran Services Florida Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
15	Agency/Group/Organization	Waterfront Rescue Mission
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in ongoing coordination with this agency to address the unmet needs of residents.
16	Agency/Group/Organization	Escambia-Pensacola Human Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city participates in ongoing coordination with this agency to address fair housing needs of area residents.
17	Agency/Group/Organization	Gulf Coast Veterans Healthcare System
	Agency/Group/Organization Type	Health Other Government – Federal
	What section of the Plan was addressed by Consultation?	Housing Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Housing Department administers the HUD-VASH program in cooperation with the Gulf Coast Veterans Healthcare System. The Housing Department Director and staff routinely coordinate with the VA to address the needs of homeless veterans in the community.

Table 3 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Outreach was made to all neighborhood groups in the City of Pensacola via email. The City coordinates outreach efforts to housing providers and service agencies with the Consortium lead, Escambia County, to address needs within the jurisdiction. Members of these organizations were invited to all public meetings and hearings.

Other local/regional/state/federal planning efforts considered when preparing the Plan

The City of Pensacola closely coordinated with Escambia County and the Escambia County Housing Finance Authority in preparation of the Consolidated Plan and Annual Action Plans as an adjacent unit of local government and other public entity, respectively.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Opening Doors of Northwest Florida, Inc.	The Consolidated Plan strives to match HUD and CoC strategic planning efforts as it relates to collaboration and implementation of strategies to address housing for area homeless.
Eastside Neighborhood Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.
Westside Community Redevelopment Area Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.
2010 Community Redevelopment Plan	City CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Urban Infill and Redevelopment Plan	CRA Board and staff	Priority issues identified and addressed in this local plan as well as the Strategic Plan, including Housing, Public Services, Public Improvements and Infrastructure, and Public Facilities.

Table 4 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation was achieved through various methods. Multiple public hearings were held in relation to the development of the Consolidated Plan as well as the 2020/21 and 2021/22 Annual Action Plans. The City of Pensacola participated in conjunction with Escambia County in all meetings held within Escambia County. An online public survey was promoted by the City and County and a link to the survey was posted to the City's website for public response. The plan was advertised for 30 days in its final draft version for public review. Through the process, citizen comments were incorporated where appropriate. No comments were rejected.

To launch the planning process and gather public input, a public meeting was held March 23, 2021. Two public hearings were held April 19, 2021, and June 14, 2021, where input from community organizations nonprofits and citizens was solicited for preparation of the Five Year Consolidated Plan and Annual Action Plan. A public hearing was held June 14, 2021, where the Five Year Consolidated Plan and Annual Action Plan were presented, and public comment was solicited.

Local participation has been greatly expanded with the use of local government websites where access to all types of planning documents, budgets, compliance reports, and program implementation summaries are readily available for public review.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	March 15, 2021 publication in Pensacola News Journal Escambia Consortium noticing public planning process and date of public meeting.	No comments were received.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/ broad community	The public meeting was held March 23, 2021, and was attended by representatives from CHDO agencies, elderly public service provider, media, homeless service providers, United Way, and citizens.	Comments included questions regarding funding streams, eligible activities, planning cycles, and several questions specific to homeless public service activities.	No comment was not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/ broad community	April 5, 2021, publication in Pensacola News Journal Escambia Consortium noticing public hearing for the Consolidated, 2020-21 and 2021/2022 Annual Action Plans planning process.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/ broad community	April 17, 2021, publication in Pensacola News Journal of HUD Consolidated Plan, 2020-21 and 2021-22 Annual Action Plans Public Hearing to be held April 19, 2021.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Press Release	Non-targeted/ broad community	April 16, 2021, City of Pensacola Public Information Office issued a press release noticing media contacts regarding public hearing for the Consolidated Plan, 2020-21 and 2021-22 Annual Action Plans hearing.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/ broad community	The public hearing was held April 19, 2021, and attended by citizens.	Comments included questions regarding funding allocations .	No comments were rejected.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-targeted/ broad community	June 4, 2021, publication in Pensacola News Journal of Escambia Consortium noticing public hearing scheduled for June 14, 2021, for Consolidated Plan 2020/21 Annual Action Plan review of proposed activities and budgets.	No comments were received.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/ broad community	June 5, 2021, publication in Pensacola News Journal of Escambia Consortium noticing public hearing scheduled for June 14, 2021, for Consolidated Plan 2021/22 Annual Action Plan review of proposed activities and budgets.	No comments were received.	N/A	N/A

9	Public Hearing	Non-targeted/ broad community	June 14, 2021, public hearing was held to present proposed 2020-21 and 2021-2022 activities and budgets. The meeting was attended by service providers.	Comments included questions regarding number of houses on the rehabilitation list, could funds be used for crosswalks, funding allocations. General discuss regarding evictions and foreclosures due to COVID, city and county policies regarding rehabilitation projects, and support for continuing to fund supportive services	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				for the homeless		
10	On-line Survey	Non-targeted/ broad community	A survey was posted to the County's website with a link provided on the City's website to solicit input from the community for the preparation of the Consolidated Plan, 2020-2021 and FY 2021-2022 Annual Action Plans.	Survey respondents supported public infrastructure and public service activities to address the needs of underserved populations and rehabilitation programs and new construction to address affordable housing needs.	No comments were rejected.	https://muescambia.com/our-services/neighborhood-human-services/surveys/escambia-pensacola-consortium-2021-consolidated-plan-survey/

Table 5– Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Community Development Block Grant (CDBG) resources will be utilized to accomplish long range local affordable housing and community development activities for the period October 1,2021 -September 30, 2022. For the planning period, funding will be used to support community development and public service activities within the City to include thefollowing: Housing Rehabilitation for owner-occupied single-family structures; and Public Service activities including nutritional meal programs; Homebuyer and Foreclosure Prevention education classes; Legal Services;andgrant administration and program management.

Long term funding allocations will continue to be coordinated with Escambia County, the Consortium lead, to assure the maximum benefit within the community as a result of the limited resources made available to support eligible activities from all public, private and non-profit resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	783,658	100,000		883,658	2,610,000	These funds will be used to support community development and housing objectives.

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

When eligible, CDBG funds will be used as leverage in conjunction with City general fund allocations, local option sales tax funds, and other grant resources to complete community development activities, address housing needs, and provide services to meet the needs of City residents.

State funds received as an allocation from Florida Housing Finance Corporation's State Housing Initiative Partnership program are used by the Consortium as match for the HOME Investment

Partnership Program allocation.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Through an Interlocal Agreement in support of an urban infill program administered by the Escambia County Housing Finance Authority, the jurisdiction has conveyed city owned vacant residential parcels for redevelopment and ultimately sale to an income eligible buyer.

The City continues to explore opportunities for public private partnerships and partnerships with area affordable housing providers to address the needs for community development and affordable housing in the jurisdiction.

Discussion

The City, as a member of the Consortium, supports the Consortium's major plan priorities to include the following: rehabilitation of homeowner occupied substandard housing for families with incomes between 0-80% of the local median; promote new construction, homebuyer assistance, and acquisition/rehabilitation activities to support affordable homeownership for families with incomes primarily between 50-80% of median; expand below market rate and subsidized rental assistance for families with incomes between 0-50% of median through acquisition, rehabilitation and/or new construction of units; enhance the availability of rental assistance for very low income families; support development of housing for underserved populations in the community; support reinvestment in distressed neighborhoods; and undertake a variety of targeted public infrastructure, public service, and community development activities primarily for the benefit of lower income residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2024	Affordable Housing	Income eligible Citywide	Housing	CDBG: $509,379	Homeowner Housing Rehabilitated: 10 Household Housing Units
2	Housing Rehabilitation Temporary Relocation	2021	2024	Affordable Housing	Income eligible Citywide	Housing	CDBG: $7,500	Homeowner Housing Rehabilitated: 3 Household Housing Units
3	Homebuyer and Foreclosure Prevention Classes	2021	2024	Non-Housing Community Development	Income eligible Citywide	Community Development	CDBG: $22,557	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
4	Nutritional Meal Programs	2021	2024	Non-Housing Special Needs	Income eligible Citywide	Community Development	CDBG: $70,000	Public service activities other than Low/Moderate Income Housing Benefit: 740 Persons Assisted
5	Public Service Legal Services	2021	2024	Non-Housing Community Development	Income eligible Citywide	Community Development	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
6	Grant Administration and Management	2021	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Income eligible Citywide		CDBG: 156,731	Other

Table 7 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Rehabilitation
	Goal Description	Development of sustainable urban communities by providing decent housing and a suitable living environment for families at 80% or less of area median income to include rehabilitation of owner-occupied structures providing structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; provide for the evaluation and control of lead based paint hazards for houses constructed prior to 1978; provide for private sewer lateral upgrades; and provide for administrative costs of these programs and other related housing rehabilitation/repair activities.
2	**Goal Name**	Housing Rehabilitation Temporary Relocation
	Goal Description	Provide funds for temporary relocation for families whose dwellings are being rehabilitated through the jurisdiction's residential rehabilitation program.
3	**Goal Name**	Homebuyer and Foreclosure Prevention Classes
	Goal Description	Provide pre-purchase and foreclosure prevention education classes to prepare residents for homeownership and provide guidance to avoid foreclosure and retain homeownership of their homes.
4	**Goal Name**	Nutritional Meal Programs
	Goal Description	Direct service to provide meals to low- and moderate-income elderly and/or special needs residents.
5	**Goal Name**	Public Service: Legal Services
	Goal Description	Provide legal services to income eligible residents jurisdiction wide.
6	**Goal Name**	Grant Administration and Management

	Goal Description	Provide grant oversight to ensure compliance with the program guidelines. Activities encompass developing and submitting plans and program budgets, project management and compliance tracking, financial management of grant funds, compiling data to comply with annual reporting and grant monitoring requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Community Development Block Grant (CDBG) resources will be utilized to accomplish long range local affordable housing and community development activities for the period October 1,2021, to September 30, 2022. The funding will be used to support community development and public service activities within the City to include the following: Housing Rehabilitation for owner-occupied single-family structures; Temporary Relocation to support housing rehabilitation programs; Public Service activities including funding to support nutritional service programs and legal services; Homebuyer and Foreclosure Prevention Education Program; and grant administration and program management.

Long term funding allocations will continue to be coordinated with Escambia County, the Consortium lead, to assure the maximum benefit within the community because of the limited resources made available to support eligible activities from all public, private, and non-profit resources.

#	Project Name
1	Housing Rehabilitation
2	Housing Rehabilitation Temporary Relocation
3	Homebuyer and Foreclosure Prevention Education Classes
4	Nutritional Meal Programs
5	Public Service Legal Services
6	Grant Administration and Management

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The majority of assistance available under this plan will be targeted toward low-income households across the jurisdiction. The need for housing rehabilitation is identified as a strategy in the redevelopment plans. While there has been a resurgence of housing construction in the urban core of the City, there continues to be a need for housing rehabilitation. Due to the age of the existing housing stock within the downtown area and in the adjoining neighborhoods, households with multiple housing problems are scattered throughout these areas. While there may not be a concentration of units in any one area of the City, units requiring some form of repair or rehabilitation can be identified in most neighborhoods throughout the City. Housing rehabilitation supports the goal of community redevelopment jurisdiction wide. Public Services are planned to assist income eligible residents with homeownership and foreclosure prevention education, legal issues, and nutritional meal services for elderly and special needs residents throughout the jurisdiction. The pandemic has increased the need for these services for at risk populations.

In light of the pandemic and continued needs of underserved populations in the jurisdiction, the need out paces the available funding.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation
	Target Area	Income eligible Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	
	Funding	CDBG: $509,379
	Description	Funding provides for the residential rehabilitation program and related activities.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Estimate to assist approximately 10 households with incomes at or below 80% of area median income located throughout the jurisdiction.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds to rehabilitate owner-occupied houses; to provide for structural modification the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead-based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of these programs and other housing related rehabilitation/repair activities.
2	**Project Name**	Housing Rehabilitation Temporary Relocation
	Target Area	Income eligible Citywide
	Goals Supported	Housing Rehabilitation Temporary Relocation
	Needs Addressed	
	Funding	CDBG: $7,500

	Description	Provides temporary relocation for families whose dwellings are being rehabilitated through the jurisdiction rehabilitation programs.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Estimate to assist approximately 3 households with income at or below 80% of area median located throughout the jurisdiction.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds support temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Program and HOME Reconstruction Program.
3	**Project Name**	Homebuyer and Foreclosure Prevention Education Classes
	Target Area	Income eligible Citywide
	Goals Supported	Homebuyer and Foreclosure Prevention Classes
	Needs Addressed	
	Funding	CDBG: $22,557
	Description	Provide pre-purchase and foreclosure prevention education classes to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities.	25 households assisted.
	Location Description	Income eligible Citywide

	Planned Activities	Pre-purchase homeownership education, guidance, and support classes. Assist City residents with a goal of owning their own home and provide foreclosure prevention education and assistance to assist residents avoid foreclosure and retain homeownership.
4	**Project Name**	Nutritional Meal Programs
	Target Area	Income eligible Citywide
	Goals Supported	Nutritional Meal Programs
	Needs Addressed	
	Funding	CDBG: $70,000
	Description	Direct services to provide meals to low- and moderate-income elderly and/or special needs residents.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activity will benefit 740 elderly or disabled residents in the community.
	Location Description	Jurisdiction wide.
	Planned Activities	Funds will provide nutritional services to approximately 740 elderly or disabled residents in the jurisdiction through the Meals on Wheels and Senior Dining Site programs.
5	**Project Name**	Public Services: Legal Services
	Target Area	Income eligible Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	
	Funding	CDBG: $25,000

	Description	Provide legal services to income eligible residents jurisdiction wide.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Benefit 5 low moderate-income households.
	Location Description	Jurisdiction wide.
	Planned Activities	Provide legal services to income eligible residents jurisdiction wide.
6	**Project Name**	Grant Administration and Management
	Target Area	Income eligible Citywide
	Goals Supported	Grant Administration and Management
	Needs Addressed	
	Funding	CDBG: $156,731
	Description	Provide funding to ensure proper fiscal and programmatic management of the various activities undertaken with grant funds. Includes personnel services and operational expenses.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Provides funding for staff support needed for grant administration. Approximately 22,260 residents meet the criteria of low moderate income.
	Location Description	Income eligible jurisdiction wide.
	Planned Activities	Funds to administer the program to include personnel services and operating expenses.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Concentrations of minority families and areas of poverty are found along the western boundary of the jurisdiction. Many of these census tracts have poverty rates exceeding 20%.

Geographic Distribution

Geographic Distribution

Target Area	Percentage of Funds
Westside Redevelopment Plan	
Eastside Redevelopment Plan	
Urban Core Redevelopment Area	
Community Redevelopment Plan 2010	
Income eligible jurisdiction wide	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

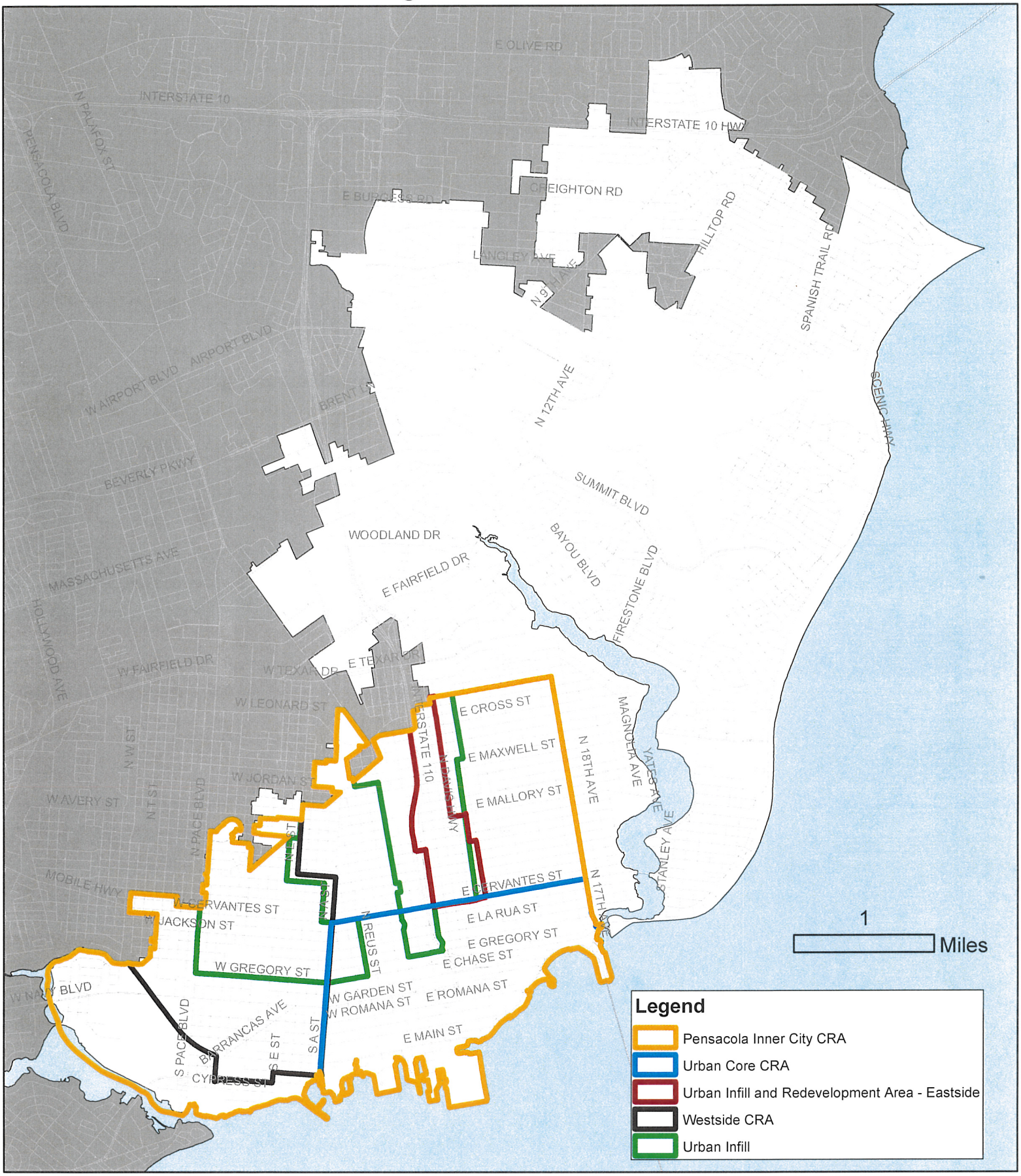
The majority of assistance available under this plan will be targeted toward low-income households across the jurisdiction. The need for housing rehabilitation is identified as a strategy in the redevelopment plans. While there has been a resurgence of housing construction in the urban core of the City, there continues to be a need for housing rehabilitation. Due to the age of the existing housing stock within the downtown area and in the adjoining neighborhoods, households with multiple housing problems are scattered throughout these areas. While there may not be a concentration of units in any one area of the City, units requiring some form of repair or rehabilitation can be identified in most neighborhoods throughout the City. Housing rehabilitation supports the goal of community redevelopment jurisdiction wide. Public Services are planned to assist income eligible residents with home ownership and foreclosure prevention education, legal services, and nutritional services for elderly and special needs residents provided by Council on Aging of West Florida,Inc. throughout the jurisdiction.

Discussion

While a specific geographic area is not prioritized within this plan, the City has identified several neighborhoods in need of revitalization to include the Urban Core, Eastside, and Westside neighborhoods. To support, enhance, and leverage ongoing revitalization efforts in those areas, the City's Annual Action Plan allocates resources to these designated areas. Additionally, resources will be used to support public service activities for income eligible residents of the City.

As a member of the Escambia / Pensacola Consortium and to leverage funding community wide, it is anticipated that activities may be completed in cooperation with Escambia County. It should be noted that needs in the identified areas far outpace the available and projected funding resources.

Designated Areas



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Date: 4/23/2021

N W E S

PENSACOLA
FLORIDA'S FIRST & FUTURE

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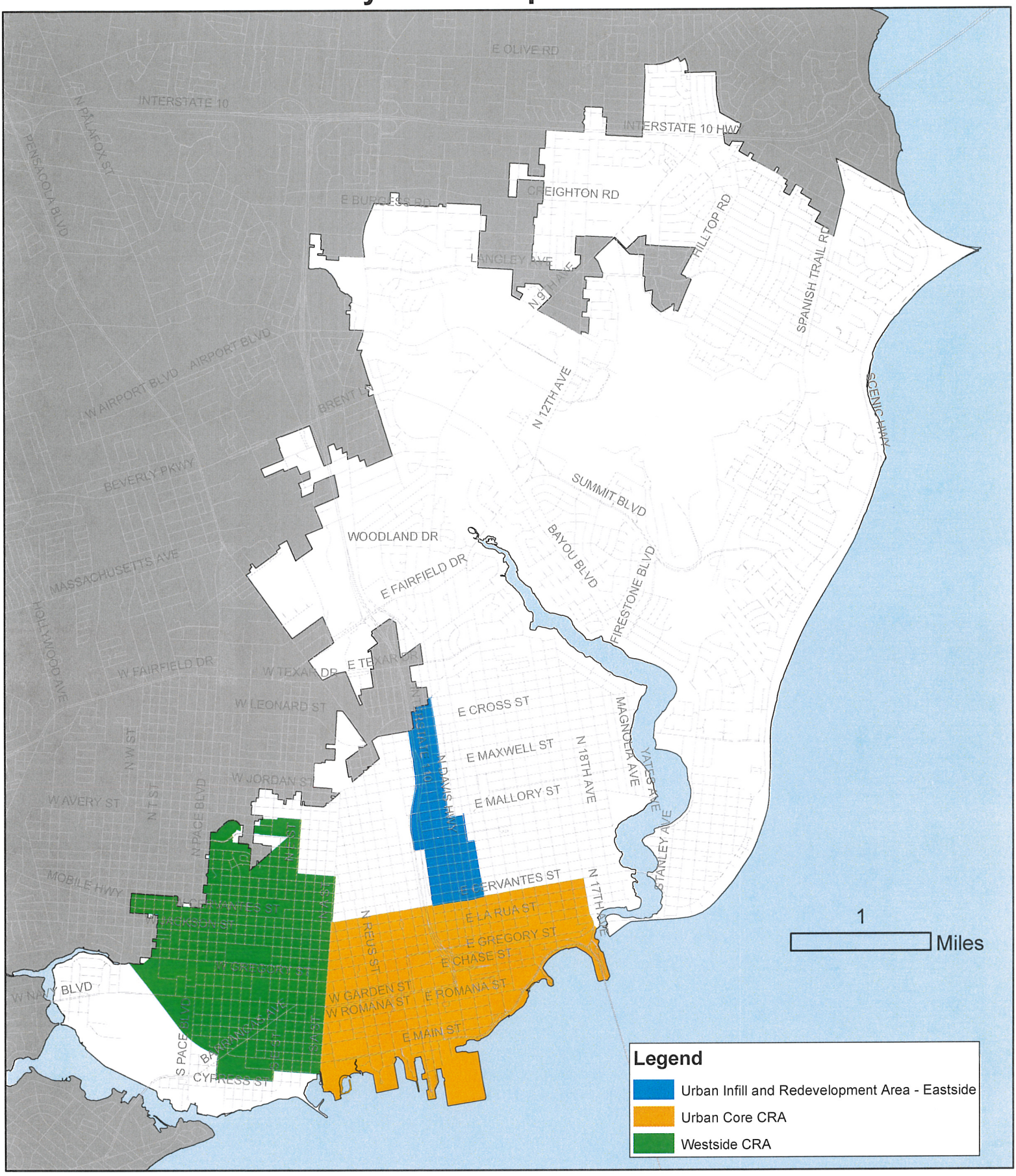
Community Redevelopment Areas



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Date: 4/30/2021

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

During 2020, the city convened an Affordable Housing Task Force consisting of 13 subject matter experts. In September 2020, City Council adopted the Affordable Housing Task Force Report which presented six recommendations and action steps to be implemented to address the need for affordable housing in the community. The task force identified the following three pillars, equity, accessibility, and affordability, as the foundation for the task force's goals. The city is in the process of implementing the recommendations and action steps .

In support of state funding the City and County jointly appoint members to a housing advisory committee, the Affordable Housing Advisory Committee. The committee reviews public policy for barriers to affordable housing on a triannual basis. During 2021, the committee will be reviewing the public policy and present a report to both jurisdictions of recommended revisions. The report was last presented to both jurisdictions in April 2019. The report supported several strategies that are currently being implemented to support affordable housing development in the jurisdiction.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

There are no planned actions currently to remove any public barriers.

Discussion

City Council adopted the Affordable Housing Incentive Plan Review Report April 11, 2019. No new policy changes were recommended by the committee. The committee will be reviewing public policies during 2021.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City proposes to undertake activities identified in this plan to address the needs of low/moderate income residents within the jurisdiction. This will be accomplished through continued cooperation with the Consortium lead agency to leverage the limited resources necessary to provide affordable housing, support suitable living environments, and provide economic opportunities throughout the jurisdiction.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle in meeting underserved needs is the lack of sufficient private and public funding. The City will continue to partner with other jurisdictions and agencies to address the jurisdiction's needs and leverage resources. To support reinvestment in the City and its many varied neighborhoods including the urban core and adjoining neighborhoods and other income qualifying areas, revitalization of distressed neighborhoods will be a priority through a host of projects that have been proposed within the associated redevelopment plans for these neighborhoods and will be supported through this plan where eligible.

Actions planned to foster and maintain affordable housing

The level of housing need and associated housing problems is inverse to family income. Housing rehabilitation will continue to be of primary importance to sustain homeownership, preserve existing affordable housing inventory, and assure families are living in suitable conditions. The City will implement a homebuyer program to support homeownership opportunities for low- and moderate-income families in the community. The intent of leveraging the limited available funds is to meet the needs of the community. The City will continue to coordinate the preservation and development of affordable housing with Escambia County, the Consortium lead, and other area partners such as the Escambia County Housing Finance Authority.

Actions planned to reduce lead-based paint hazards

The support of housing rehabilitation projects where lead-based paint hazards are addressed will continue to reduce the presence of this hazard to area residents. Section 8 Housing Choice Voucher holders are encouraged to look for units in good repair which also diminishes the potential for exposure to lead based paint hazards.

Actions planned to reduce the number of poverty-level families

The plan supports programs which provide residents with tools to help themselves improve their financial stability and should assist in reducing poverty level families. They will be served with new job opportunities and an enhanced quality of life. Credit and financial literacy classes

and homeowner education for prospective homebuyers are programs that are currently in place. The educational classes coupled with Homebuyer subsidies will offer families an opportunity to begin building financial security and offer residents a "step up" out of poverty as well as build wealth and skills so that residents can remove themselves from the debt cycle that plagues many low-income families.

Actions planned to develop institutional structure

The organizations identified in the plan reflect a strong community commitment to addressing the unmet needs of low/moderate income families and the underserved population in the area. Both the volunteer and paid staff provide a valuable resource for the community. The limited financial resources available do not come close to meeting the multitude of housing and community development needs identified in the plan. The City will continue to coordinate efforts through area partners, the Consortium, and the CoC to identify opportunities to leverage funding from both the public and private sectors to expand the capacity of available resources and service delivery models.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to engage in community discussions which are leading to the development of outcome based goals promoting long term solutions. The local agencies tasked with providing social services continue to be underfunded and struggle to meet the growing demand for services and assistance. The City will continue to coordinate efforts through the Consortium and the CoC to identify opportunities to leverage funding from both the public and private sectors to expand the capacity of available resources and service delivery models. The City, as a member of the Consortium, supports the continued delivery of training and technical assistance for local not for profits and other interested agencies to assist with developing capacity in these agencies.

Discussion

The intent is to leverage the limited available funds to meet the needs of the community. The city plans to continue the work of the past through the new planning period. Continued coordination and any newly identified opportunities to address needs will be incorporated within future annual plans, when eligible and affordable.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The City generates approximately $100,000 in program income annually from the Housing Rehabilitation activity.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed - $100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan – 0
3. The amount of surplus funds from urban renewal settlements – 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. – 0
5. The amount of income from float-funded activities

Total Program Income - 0

Other CDBG Requirements

1. The amount of urgent need activities 0

Discussion

Historically, the City generates approximately $100,000 in program income from the Housing Rehabilitation activity. These funds are receipted into IDIS and reallocated to support additional housing rehabilitation projects under this activity. Currently the jurisdiction does not make use of Section 108 loan funding, urban renewal settlement funding, funds returned to the line of credit, and/or income from float funded activities. The jurisdiction plans to continue using program income to enhance current funding levels under the Housing Rehabilitation activity to address unmet needs of low/moderate income families for affordable housing by sustaining and upgrading the existing housing stock within the community.

City of Pensacola
Community Development Block Grant
2021-22 Annual Action Plan

Citizen Participation

Meeting Advertisements
Meeting Minutes

Minutes of Public Meeting
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Meeting
March 23, 2021

A public meeting was held March 23, 2021 at 4:30 p.m., at Hagler Mason Conference Room 2nd Floor City Hall, 420 W. Chase Street, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Ursula Jackson, (PHD); Meredith Reeves, Division Manager, Neighborhood Enterprise Division, Neighborhood and Human Services Department, Wes Hall, Assistant County Administrator, Escambia County

Citizens present: Robert Strickland, Circle Inc.; Donna Pruett, Family Promise of Escambia County; Gaby Wilson, HER; Victoria Smith, Penwheels; Paul Vikine, Penwheels; Laura Gilmore, Untied Way; Lyndsey Benton, City of Milton; John Clarke, Council on Aging of NWFL; Anita Hemphill, Melissa Johnson, Fearless Community Inc.; Jennifer Cline, Fearless Community Inc.; John Johnson, Opening Doors NWFL; Shonda Johnson, Opening Doors NWFL; Terri Merrick, Pensacola Dream Center.

1. **WELCOME AND INTRODUCTION:** Marcie Whitaker introduced herself and Meredith Reeves. Marcie Whitaker explained the purpose of the public meeting was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans. Ms. Whitaker explained that in response to COVID-19 the U.S. Department of Housing and Urban Development developed waivers that provided an opportunity for The City of Pensacola and Escambia County to postpone the Consolidated Plan and Annual Action Plans. Ms. Whitaker stated the FY 2020 Annual Action Plan would be conducted this year along with the FY 2021 Annual Action Plan and the Five Year Consolidated Plan.

2. **OVERVIEW OF CONSOLIDATED PLAN:** Marcie Whitaker provided an overview of the Five-Year Plan and explained it summarizes long range goals for local affordable housing and community development needs within the City of Pensacola and Escambia County.

3. **OVERVIEW OF ANNUAL PLAN:** Marcie Whitaker provided an overview of the annual action plan and explained the annual action is a component of the Five Year Consolidated Plan. Ms. Whitaker explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted consecutively. Ms. Whitaker explained the primary objective of the CDBG program, CDBG program requirements for an activity to qualify, Grant requirements, and sample CDBG projects.

4. **DISCUSSION OF HANDOUTS:** Meredith Reeves provided an overview of the HOME program and explained the eligible activities. Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton. Meredith Reeves informed attendees of a reduction in funding for the Consortium and referred them to a handout listing grant funding amounts. In addition, Ms. Reeves explained that Escambia County will no longer receive funding for the Emergency Solution Grant (ESG) and that the funds would be issued through State programs.

5. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Marcie Whitaker and Meredith Reeves reviewed the Public Participation and Annual Plan Schedule for the remainder of the plan process (handout provided).

6. **PUBLIC COMMENTS AND QUESTIONS:** Gaby Wilson asked for clarification on Emergency Solution Grant (ESG) funding. Meredith Reeves explained that Escambia County was no longer receiving funding

for the Emergency Solution Grant (ESG). Ms. Whitaker reiterated that the ESG funds would be issued through the state and not the local jurisdiction. Ms. Reeves and Ms. Whitaker explained that CDBG and Home funds could be used for homeless needs if it meets the required criteria. John Johnson asked if brick or mortar homelessness facilities was the only eligible activity or could motel vouchers qualify. Ms. Whitaker explained the activity would have to meet the national objective and assist a city resident to qualify for CDBG funds through the City of Pensacola. Ms. Reeves explained that assistance to a brick in mortar homelessness facilities could be a potential proposed project. John Clark asked if Escambia County and The City of Pensacola has a separate application process for CDBG. Ms. Whitaker explained that separate applications are required because Escambia County and City of Pensacola are both considered as entitlement communities. Ms. Reeves stated Escambia County application process is more extensive due to the Home Consortium. John Johnson asked if any CDBG funds were at risk of being recaptured. Meredith Reeves explained the funds have been obligated and are projected to be expensed. In addition, Ms. Reeves explained the fiscal year is October 1st – September 30th. Melissa Johnson asked for clarification on the allocation of funds within the consortium. Ms. Reeves provided an overview of the allocation of funds and explained Escambia County has more of an administrative burden and therefore receives a higher percent of funding. John Johnson asked if the Five Year plan could be amended and if so, what is the process. Ms. Reeves provided an overview of Five Year plan amendment process. Gabby Wilson asked if the Housing Rehabilitation program helped with homeless prevention. Ms. Whitaker provided an overview of the Housing Rehabilitation Program and how many families have been assisted. In addition, Ms. Whitaker provided instructions on how to view a copy of the Consolidated Annual Performance and Evaluation Report (CAPER) that provided the data. Ms. Reeves stated that the county and the city historically have not concentrated CDBG and HOME funds on homeless incentives because of prior ESG funds that were available. Ms. Reeves advised the attendees that other funding opportunities for COVID-19 will become available that are targeted towards homeless prevention. John Johnson suggested to the attendees interested in funding for homeless prevention to contact United Way to get connected with other agencies. John Johnson asked if CDBG funds could be used to subsidized rent for homeless individuals receiving limited fixed income. Ms. Reeves explained that HOME funds would be more suitable for subsidized rental assistance. Ms. Whittaker explained that the TBRA program that Ms. Reeves was referring to would not offer long term solution because of the time limitation for the assistance. Laura Gilmore asked if funds could be used along with other funding sources to build affordable housing. Ms. Whitaker stated the HOME funds could be used to build affordable housing with other funding sources. Ms. Reeves provided an overview of the Tax Credit Multifamily housing process which uses multiple funding sources to develop affordable housing within the community. John Johnson asked about the HOME funds. Ms. Reeves reviewed the HOME funds (handout provided).

With no further questions or comments, the meeting adjourned at 5:45 p.m.

Handouts:
PowerPoint Presentation
Community Development Block Program Overview
HOME Investment Partnerships Act Program Overview
Home Investment Partnerships Proposed Allocations for Member Jurisdictions
Escambia County Community Development Block Program Annual Funding Levels
Escambia County HOME Investment Partnerships Act Program Annual Funding Levels
City of Pensacola Community Development Block Grant and HOME Investment Partnerships Act Funding Levels
City of Pensacola Consolidated Plan Goals Summary
Public Participation Schedule Escambia Consortium FY 2020-2021 and FY 2021-2022 Annual Plan

PUBLIC MEETING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Hagler Mason Conference Room 2nd Floor City Hall
222 W. Main Street
March 23, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Jennifer Cline	5591 Charbar Dr. 32526	craftyjencline@gmail.com	Fearless Inc	850-281-4360
John d Shonda Johnson	1020 W Newhouring	johnj@openingdoorsnwfl.org		435-4055
Jami Reid	2031 Magnolia	jami@pensacoladreamcenter.org		516-9647
Marie Whitaker	420 W. Chase St.	mwhitaker@cityofpensacola.com	City of Pensacola	791-5300

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PENSACOLA, FL 32502

Published Daily-Pensacola, Escambia County, FL

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County of Escambia:

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Sworn to and Subscribed before me this 15th of March 2021, by legal clerk who is personally known to me

Affiant

Notary Public State of Wisconsin, County of Brown

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PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2021 – September 30, 2026 as well as the FY 2021/2021 and FY 2022/2023 Annual Housing and Community Development Plans for the periods October 1, 2021 – September 30, 2022 and October 1, 2022 – September 30, 2023 respectively. This process serves as a collaborative tool for the community by identifying or updating existing conditions in the Consortium's member jurisdictions with regard to housing and community development needs, goals, and objectives. The Consortium's 2021-2026 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2021/2022 and FY 2022/2023 Annual Plans, when complete, will denote the Consortium's action plans for the utilization of resources provided through the FY 2021 and FY 2021 Community Development Block Grant, FY 2021 and FY 2021 HOME Investment Partnerships Act, and other HUD program designed to address housing and community development needs.

The meeting is being sponsored by the Consortium to afford citizens the opportunity to provide input and recommendations regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. The public meeting convening the development of the new five-Year Consolidated Plan and Annual Action Plans will be held at 4:30 P.M. on Tuesday, March 23, 2021, Pensacola City Hall, Taylor Room Conference Room on the 2nd floor, at 222 W. Main Street, Pensacola, Florida.

Members of the public may attend the meeting in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to wear at least a face mask and to wear face coverings that cover their nose and mouth. Due to capacity limitations related to COVID - 19, the meeting is being recorded and may be viewed at the following link: https://bit.ly/2QIIIJP

In addition to their input provided during the public hearing, written comments or input regarding local housing needs or priorities will be accepted through April 23, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 300, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via e-mail to MJPhillips@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-3460 Escambia County, or Marie Mitchell at 850-858-0803 City of Pensacola.

In accordance with the Americans with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-595-3460 at least 72 hours in advance of the event in order to allow time to provide the requested service.

Grover C. Robinson, IV
Mayor
City of Pensacola

Robert Bender
Chairman, Escambia County
Board of County Commissioners

Legal No. 0004640847 published on March 15, 2021

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MAR 23 2021
Housing Dept.

PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2020 – September 30, 2025 as well as the FY 2020/2021 and FY 2021/2022 Annual Housing and Community Development Plans for the periods October 1, 2020 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. This process serves as a collaborative tool for the community by identifying or updating existing conditions in the Consortium's member jurisdictions with respect to housing and community development needs, goals, and objectives. The Consortium's 2020-2024 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2020/2021 and FY 2021/2022 Annual Plans, when complete, will denote the Consortium's action plans for the utilization of resources provided through the FY 2020 and FY 2021 Community Development Block Grant, FY 2020 and FY 2021 HOME Investment Partnerships Act, and other HUD programs designed to address housing and community development needs.

The meeting is being sponsored by the Consortium to afford citizens the opportunity to provide input and recommendations regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. **The public meeting concerning the development of the new Five Year Consolidated Plan and Annual Action Plans will be held at 4:30 P.M. on Tuesday, March 23, 2021, Pensacola City Hall, Hagler Mason Conference Room on the 2nd Floor, at 222 W. Main Street, Pensacola, Florida.**

Members of the public may attend the meeting in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to sit at least 6 feet apart and to wear face coverings that cover their nose and mouth. Due to capacity limitations related to COVID - 19, the meeting is being recorded and can be viewed at the following link: https://bit.ly/3bDH1HP
In addition to direct input provided during the public hearing, written comments or input regarding local housing needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via e-mail to NED@myescambia.com or mwhitaker@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County) or Marcie Whitaker at 850-858-0323 (City of Pensacola).

In accordance with the American with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 at least 72 hours in advance of the event in order to allow time to provide the requested services.

Grover C. Robinson, IV
Mayor
City of Pensacola

Robert Bender
Chairman, Escambia County
Board of County Commissioners

(Published in the Pensacola News Journal March 15,2021)

PUBLIC MEETING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Hagler Mason Conference Room 2nd Floor City Hall
222 W. Main Street
March 23, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Meredith Reeves	221 Palafox Place, Suite 200	mareeves@myescambia.com	ESCAmbia Co.	
ROBERT STRICKLAND	4216 Chantilly Way	RstricklandJR@yahoo.com	CIRCLE INC.	850-572-3727
Ursula Jackson	420 W Chase St	ujackson@cityofpensacola.com	PHD	850 858-0333
DONNA PRUETT	10100 HILLVIEW DR 32514-5739 #3004	donna.jacobi@gmail.com	Family Promise of Escambia Co.	850-516-1157
Gaby Wilson		gaby@homerher.org	HER	850-450-4113
Victor Smith	8787 Salt Grass Dr	smithsupport@hotmail.com	Peawheels	850-503-6092
Paul Vikrone	9345 Chisholm	paulisfishing@yahoo.com	Pen Wheels	850.497-3538
Laura Gilliam	1301 W. Government St.	laura.gilliam@uwnf.org	United Way Westfl	850.444.7110
Wes Hall	221 Palafox Place	wmhall@myescambia.com	Escambia County	850 572-0115
Lyndsey Benton	923 E La Rua St Pensacola	lbenton@miltonfl.org	City of Milton	850 983 5440
JOHN CLARK	BOX 17066 32522	JCLARK@COAWFLA.ORG	COUNCIL ON AGING	850-266-2501
Emma Kennedy	2 N. Palafox	ekennedy@pnj.com	PNJ	850-480-6979
Anita G. Hemphill	3901 N. 12th Ave 32503	aghemphill@gmail.com	CONCERNED CITIZEN	850-483-4572
Melissa Johnson	5107 Princeton DR 32526		Fearless Community Inc	850-516-7175

Minutes of Public Hearing
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Hearing
April 19, 2021

A public meeting was held April 19, 2021 at 4:00 p.m., at Escambia County Central Office Complex Room 104, 3363 West Park Place, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Ursula Jackson, PHD; Meredith Reeves, Division Manager, Neighborhood Enterprise Division

Citizens present: Shari Sebastiao, City of Milton Council Member

1. **WELCOME AND INTRODUCTION:** Meredith Reeves and Marcie Whitaker introduced themselves. Ms. Reeves explained the purpose of the public hearing was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans

2. **OVERVIEW OF CONSOLIDATED PLAN AND ANNUAL PLANS:** Meredith Reeves provided an overview of the Five-Year Plan and Annual Action Plan.

3. **OVERVIEW OF GRANTS AND ELIGIBLE ACTIVITES:** Marcie Whitaker and Meredith Reeves provided an overview of CDBG grant allocations for FY 2020 AND FY 2021. Ms. Reeves explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted consecutively. Ms. Reeves explained the primary objective of the CDBG program, CDBG program requirements for an activity to qualify, Grant requirements, and sample CDBG projects. Meredith Reeves provided an overview of the HOME program and explained the eligible activities. Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton.

4. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Meredith Reeves provided the Annual Plan Schedule for the remainder of the plan process, reviewed the public input schedule and provided attendees with a link to complete an online survey for additional feedback.

5. **PUBLIC COMMENTS AND QUESTIONS:** No public comments

With no further questions or comments, the meeting adjourned at 4:30 p.m.

PUBLIC HEARING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Escambia County Cental Office Complex, Room 104
3363 West Park Place, Pensacola FL 32505
April 19, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
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Marcie Whitaker		mwhitaker@cityof-pensacola.com	P'cola Housing	850-858-0323
Shari Sebastian	6751 Cedar Ridge Cir	SSebastian@miltonfl.org	Milton City Council	850-450-3717
MEREDITH REEVES	221 Palafox Pl. Suite 200	mareeves@myescambia.com	ESC	595 4968

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Affiant

Notary Public State of Wisconsin, County of Brown

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PUBLIC NOTICE

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A public hearing is being sponsored by the Consortium to obtain citizen comments regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. The public hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505, at 10:00 AM on Tuesday, April 13, 2021.

Members of the public may attend the meeting in person, however, there will be limited seating capacity. The meeting will be recorded and available on the County website. In addition to direct input provided during the public hearing, written comments or input regarding local housing or community development needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 300, Pensacola, Florida 32502 or City of Pensacola Housing Department, 420 West Chase, Pensacola, FL 32501-1031, or via e-mail to: ATEDyer@cityofpensacola.com or Milton City Hall, 6738 Caroline Street, Milton, FL 32570.

For further information, contact Meredith Reeves at 850-595-4928 (Escambia County) or Stacie Whitburn at 850-623-1220 (City of Pensacola).

The public hearing is being conducted in a handicapped accessible location. Persons with disabilities who require assistance to participate in the hearing are asked to advise the County at 850-595-4947 at least three days in advance of the event in order to allow time to provide the requested service. Any non-English speaking person wishing to attend the public hearing should contact Meredith Reeves at 850-595-4928 at least three days prior to the hearing and assistance will be provided.

Publish: 4/5/2021 April 5, 2021

PUBLIC NOTICE

The Escambia Consortium, comprised of City of Pensacola, Escambia County, Santa Rosa County, and the City Milton, Florida announces initiation of the public participation process that will facilitate the preparation of the Five Year Consolidated Plan covering the period October 1, 2020 – September 30, 2025 as well as the FY 2020/2021 and FY 2021/2022 Annual Housing and Community Development Plans for the periods October 1, 2020 – September 30, 2021 and October 1, 2021 – September 30, 2022, respectively. The Consortium's 2020-2024 Consolidated Plan will identify the community's housing and community development priorities, and target strategies to address priorities established in the next five fiscal years. The FY 2020/2021 and FY 2021/2022 Annual Plans, when complete, will denote the Consortium's action plans for the utilization of resources provided through the FY 2020 and FY 2021 Community Development Block Grant, FY 2020 and FY 2021 HOME Investment Partnerships Act, and other HUD programs designed to address housing and community development needs.

A public hearing is being sponsored by the Consortium to obtain citizen comments regarding assisted housing, housing related needs/priorities, supportive housing needs, and non-housing community development needs within the Consortium. Comments regarding the Escambia Consortium Fair Housing Plan and Analysis of Impediments are also welcome. **The public hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 4:00 P.M. on Monday, April 19, 2021.**

Members of the public may attend the meeting in person; however, there will be limited seating capacity. The meeting will be recorded and viewed on the County website. In addition to direct input provided during the public hearing, written comments or input regarding local housing or community development needs or priorities will be accepted through April 22, 2021 and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521-0031, or via e-mail to NED@myescambia.com or mwhitaker@cityofpensacola.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County) or Marcie Whitaker at 850-858-0323 (City of Pensacola).

The public hearing is being conducted in a handicapped accessible location. Pursuant with the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the County at 850-595-4947 at least three days in advance of the event in order to allow time to provide the requested services. Any non-English speaking person wishing to attend the public hearing should contact Meredith Reeves at 850-595-0022 at least three days prior to the hearing and an interpreter will be provided.

(Published in the Pensacola News Journal April 5, 2021)

Minutes of Public Hearing
City of Pensacola and Escambia County
Escambia Pensacola Five Year Consolidated Plan and FY2020 FY2021 Annual Plans
Minutes of Public Hearing
June 14, 2021

A public meeting was held June 14, 2021, at 1:00 p.m., at Escambia County Central Office Complex Room 104, 3363 West Park Place, Pensacola, Florida.

Staff members present: Marcie Whitaker, City of Pensacola Housing Division (PHD); Christine Crespo, PHD; Meredith Reeves, Division Manager, Neighborhood Enterprise Division

Citizens present: John Johnson, Opening Doors; John Clark, Council on Aging; James Gulley

1. **WELCOME AND INTRODUCTION:** Meredith Reeves and Marcie Whitaker introduced themselves. Ms. Reeves explained the purpose of the public hearing was to provide information and receive public input regarding the needs of the community for development of the Escambia Consortium Five Year Consolidated Plan, FY2020 and FY2021 Annual Action Plans

2. **OVERVIEW OF CONSOLIDATED PLAN AND ANNUAL PLANS:** Meredith Reeves provided an overview of the Five-Year Plan and Annual Action Plan.

3. **OVERVIEW OF GRANTS AND PROPOSED ACTIVITES:** Ms. Reeves provided an overview of the allocation of funds for the Escambia Consortium which consist of Escambia County, The City of Pensacola, Santa Rosa County and City of Milton. Marcie Whitaker and Meredith Reeves provided the proposed activities for CDBG grant allocations for FY 2020 and FY 2021. Ms. Reeves explained that due to COVID-19 the FY20 and FY21 Annual Plans would be completed and submitted at the same time. Ms. Whitaker discussed the increased funding amount for housing rehabilitation compared to prior years was due to the lack of 2020 SHIP funds that assist in leveraging rehab projects. The current City waitlist is about two years long, and this funding would help address the list and maintain affordable units within the City limits. Ms. Reeves echoed Ms. Whitaker's statement regarding housing rehabilitation and emphasized the increase of cost in construction was another critical factor for the allocated amounts. Ms. Reeves provided the proposed activities for the HOME program within the County and City limits.

4. **REVIEW OF PUBLIC PARTICIPATION SHEDULE AND PLAN(S) PROCESS:** Ms. Reeves provided the Annual Plan Schedule for the remainder of the plan process. Ms. Whitaker stated that she hoped to take the plan for approval to City Council Members at the July meeting.

5. **PUBLIC COMMENTS AND QUESTIONS:**
James Gulley stated that foreclosures and evictions were high due to COVID-19 and that citizens needed legal service assistance.
Ms. Reeves responded that contracts were already in place with Legal Services of Northwest Florida addressing those concerns.

John Johnson asked how many people were on the City Housing Rehab list.
Ms. Whitaker responded approximately 180.

James Gulley stated he had a couple of concerns 1st housing rehab misinformation, 2nd recruiting CRA, and 3rd what would happen to the family's home once they are deceased.
Ms. Whitaker responded that recently they had pulled from the waitlist people who could qualify for the CRA rehab program, and the participants would be maintained on Housing's list in case not all repairs were completed.

Ms. Reeves also responded, stating that the County currently has a procedure that would allow family heirs who qualified to apply for the continuation of the rehab program. Ms. Whitaker and Ms. Reeves stated that as of today, neither the City nor County has foreclosed on a rehab home and that they hoped to maintain that.

James Gulley asked if CBG funds could be used for crosswalks at Corrine Jones Park?
Ms. Whitaker responded that they might be able to provide a crosswalk if the project is in an eligible area.
Ms. Reeves indicated she did not think it was an eligible area. Mr. Gulley then asked about crosswalks at Kiwani's Park. *Ms. Whitaker* indicated she thought that was an eligible area.

John Jonson commented that he was in favor of continuing to fund supportive services for the homeless but was concerned that the amount of $10k would be less the following year because it was a critical service needed in the community.
Ms. Reeves responded that HUD limits the monetary amount of supportive services that can be allocated but that funding for both years would be available at the same time. The goal is to leverage funding as best we can.
John Johnson was in favor of her response.

John Johnson asked when application for the supportive services would start?
Ms. Reeves and Ms. Whitaker responded not until HUD approves the plans and that could be around September or October.
Ms. Reeves stated that the County also received a one-time special allocation to address homelessness.

With no further questions or comments, the meeting adjourned at 1:45 p.m.

PUBLIC HEARING

Escambia - Pensacola Five Year Consolidated Plan and FY 2020 and 2021 Annual Action Plans
Escambia County Cental Office Complex, Room 104
3363 West Park Place, Pensacola FL 32505
June 14, 2021

NAME	MAILING ADDRESS	E-MAIL ADDRESS	AGENCY REPRESENTING	PHONE NUMBER
Marcie Whitaker	420 W. Chase St	Mwhitaker@cityofpensacola.com	City P'cola	850-858-0350
MEREDITH REEVES	221 Palafox Pl, Suite 200	mareeves@myescambia.com		850-595-4968
Christine Crespo	420 W. Chase St	CCrespo@cityofpensacola.com	City of P'cola	850 · 858 · 0350
John Johnson	1020 N. Newhaven St RD	johnj@openingdoorsnwfl.org	Opening Doors	800 439-3009
John CLARE	BOX 17066 PENSACOLA 32522	JCLARE@COAWFLA.ORG	COUNCIL ON AGING	850 266 2501
James L. Gulley	121 N. "L" St. 32502	jgulley4@gmail.com	Westside Garden Neighborhood Assoc.	(850) 206-7302

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Notary Public State of Wisconsin, County of Brown

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State of Wisconsin

PUBLIC NOTICE
ESCAMBIA CONSORTIUM CONSOLIDATED PLAN SUMMARY

The Escambia Consortium, comprised of Escambia County, the City of Pensacola, Santa Rosa County, and Milton, Florida, have drafted the 2021/2022 Annual Housing and Community Development Plan for the period October 1, 2021 - September 30, 2022. The draft Annual Plan denotes key agencies and individuals participating in the planning process and identifies the Consortium's 2021/2022 Annual Action Plan for the utilization of Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Public Housing Grant Programs, and other HUD programs designed to address housing and community development needs. The major priorities include: rehabilitation of rental and homeowner occupied substandard housing units for families with incomes between 0 - 80% of the area median income, new construction, homebuyer assistance, and acquisition/rehabilitation activities in support of the provision of affordable housing for families with incomes primarily between 50 - 80% of median, expansion of below market rate and subsidized rental assistance for families with incomes between 0 - 50% of median through acquisition, rehabilitation and/or construction; support of activities leading to the development of housing for persons with special needs; supportive services addressing the special needs of the elderly, hand capped, and homeless or near homeless; redevelopment activities within designated areas of slum and blight; and targeted community development public facility and improvement priorities. Activities are generally available to assist eligible lower income persons in varying capacities and financial levels throughout the respective jurisdictions to the extent that such availability is not limited by federal or State Regulations and/or financial resources. The draft 2021 Annual Action Plan is available for public review at the following Pensacola and Milton locations between the hours of 8:00 A.M. - 4:00 P.M., Monday through Friday.

City of Pensacola
City Hall lobby
222 West Main Street
Pensacola, Florida

Escambia County
Neighborhood Enterprise Division
Suite 200
221 Palafox Place
Pensacola, Florida

Housing Programs Office
Santa Rosa County Public Services Complex
6051 Old Bagdad Highway
Milton, Florida

ESCAMBIA CONSORTIUM, FLORIDA
ANNUAL ACTION PLAN SUMMARY
(October 1, 2021 - September 30, 2022)

This section of the Plan incorporates the Consortium's application to the U.S. Department of Housing and Urban Development (HUD) for Program Year 2021 Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding which is detailed as follows:

ESCAMBIA COUNTY
2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:
Housing Rehabilitation Program (General) $439,008*
Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the rehabilitation of 7-8 substandard homeowner occupied units, including lead based paint assessment and abatement, and other related program operating cost, including program administration and temporary relocation as required. Funds may also be used to provide for sanitary sewer connection assistance, energy improvements, removal of architectural barriers for owners with disabilities, weatherization and storm protection/mitigation improvements, and other applicable improvements. (Unincorporated Escambia County)

*All program income from housing rehabilitation loans will be used to rehabilitate substandard homeowner occupied units for low and moderate income families located within unincorporated Escambia County (estimated program income is $5,000). (Unincorporated Escambia County)

PUBLIC SERVICES:
Council on Aging of West Florida, Inc. $50,000
Funds support the Council on Aging's Rural Elderly Outreach Program which provides supportive services, including transportation, for approximately 450 rural elderly citizens in Cantonment, Century, Davisville and McDavid in Escambia County, Florida. (132 Mertz Lane, Cantonment)

Title Clearance $45,000
Funds will support legal services to clear title for 20-25 low or moderate income clients in order to remove barriers to their ability to improve or maintain their properties, by becoming eligible for traditional financing or County/City rehabilitation programs. Cases may include probate, quiet title, bankruptcy and tax disputes and will allow clients to gain and maintain ownership of their homes. Support provided through Legal Services of North Florida.

Fair Housing $35,000
Support ongoing Community Development Block Grant Fair Housing initiatives in the community.

Homeless Services $50,000
Support for operational costs for homeless shelter or other eligible homeless public service support, including HMIS and/or coordinated entry costs to support shelter operations.

DEMOLITION/CLEARANCE:
Demolition/Clearance of Unsafe Structures or Properties $50,000
Funds will be used to provide direct assistance for demolition/clearance for income eligible property owners to eliminate dilapidated, structurally unsound buildings and/or abandoned lots/properties in the unincorporated County. Remaining funds may be used in designated areas of slum and blight, specifically the Atmore, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington Community Redevelopment Areas and Century.

PUBLIC FACILITIES AND IMPROVEMENTS:
County Facility Handicapped Accessibility Improvement Project $25,000
Completion of American with Disabilities Act (ADA) required handicapped accessibility planning, permitting, design and improvements to Escambia County public buildings and facilities. Funding to support improvements to Century Volunteer Fire Department, Sheriff's Evidence Storage, Government Complex Office, Wildlife Sanctuary, Bellview Athletic Park, Cantonment Athletic Park, Brent Athletic Park or other necessary County parks/facilities as funding permits. Funds, if any, remaining after completion of projects may be expended on Neighborhood Improvement Project Enhancements (County-wide).

Neighborhood Improvement Project Enhancements $511,290
Funds to provide enhancements in conjunction with other community redevelopment and housing projects located within eligible CDBG low and moderate income Community Redevelopment Areas (CRA) to include street rehabilitation/reconstruction; new or upgraded street lighting; sidewalk construction/reconstruction; sanitary sewer and/or stormwater drainage improvements, and related infrastructure improvements, including those in support of housing development. Priority will be given to projects identified in the Redevelopment Plans for the County designated Community Redevelopment Areas: Atmore, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington. Funds, if any, remaining after completion of CRA priorities may be expended in other CDBG eligible areas.

ADMINISTRATION/PLANNING:
General Grant Administration/Management $287,000
Provides for oversight, management, coordination and monitoring of financial and programmatic administration of the CDBG Program, operating expenses, and indirect costs.

Escambia County Community Redevelopment Agency $17,000

Florida Support for planning & construction activity & operation of the Community Redevelopment Agency within targeted Urban Infill & Redevelopment Area (UIRA) boundaries within the City of Pensacola.

Eligible activities within the County.

TOTAL 2021 ESCAMBIA COUNTY CDBG PROPOSED BUDGET $1,520,253

CITY OF PENSACOLA
2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:

Housing Rehabilitation Loan/Grant Programs $501,870*

Funds to repair and/or rehabilitate owner-occupied houses, to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of 10 owner occupied housing units. The program is available to low and moderate income persons occupying their homestead residence within the corporate limits of the City of Pensacola.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low and moderate income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation $7,500

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated via the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC SERVICES:

Meals/Social Meal Programs $70,000

Funds will provide support for two nutritional programs, Meals on Wheels and Senior Dining Sites, which are made available to low and moderate income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by COA as 1:10 leverage for other critical federal and state funding.

Homebuyer and Foreclosure Prevention Education Program $22,557

Provide pre-purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

Legal Services $15,000

Provide legal services and counseling to income eligible residents.

PROGRAM PLANNING AND ADMINISTRATION:

General Grant Administration/Management $155,731

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL 2021 CITY OF PENSACOLA CDBG PROPOSED BUDGET $ 783,658

ESCAMBIA CONSORTIUM
2021-2022 HOME INVESTMENT PARTNERSHIPS ACT (HOME)
PROPOSED BUDGET AND ACTIVITIES
FOR MEMBER JURISDICTIONS

ESCAMBIA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $378,270

Provide assistance for low/moderate income families through Deferred Payment Loans/Low interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 3 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (unincorporated Escambia County)

HOME/BUYER ASSISTANCE $100,000

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 8 families. (Escambia County)

CITY OF PENSACOLA:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $145,493

Provide assistance for low/moderate income families through Deferred Payment Loans/Low interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1-2 severely substandard homeowner occupied housing units. (City of Pensacola)

SANTA ROSA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION $100,000

Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (Santa Rosa County)

HOME/BUYER ASSISTANCE $131,077

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 13 families. (Santa Rosa County)

JOINT HOME ACTIVITIES (CONSORTIUM WIDE):

HOUSING DEVELOPMENT (CHDO SET ASIDE) $171,168

Provide low interest and/or deferred loan assistance to designated Community Housing Development Organizations (CHDO's) for development of affordable single family units for homeownership or affordable rental units either through new construction or acquisition and rehab of substandard units.

ADMINISTRATION/MANAGEMENT (HOME) $114,112

Provides for oversight, management, monitoring and coordination of financial and general administration of the HOME Program in all participating jurisdictions.

2021 HOME Funds Available to the Consortium $ 1,141,120
(HUD Required 25% Local match provided through SHIP funds and carry forward match balance)

TOTAL 2021 HOME PROPOSED BUDGET $ 1,141,120

A PUBLIC HEARING is being sponsored by the Consortium to afford citizens the opportunity to review, comment and/or provide input regarding the content of this Notice and/or the draft 2021 Annual Plan. The hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 1:00 P.M. (CST) on JUNE 14, 2021. All interested citizens are urged to attend and participate.

In accordance with the Americans with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 (City) or 850-595-4947 (County) at least 72 hours in advance of the event in order to allow time to provide the requested services.

Written comments or input regarding local housing needs or priorities will be accepted through July 5, 2021, and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or via NEDS@myescambia.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County), Marcie Whitaker at: 850-858-0323 (City of Pensacola), or Erin Mallbeck at 850-981-7076 (Santa Rosa County).

Robert Bender, Chair
Escambia County
Board of County Commissioners

Grover C. Robinson, IV
Mayor
City of Pensacola

Dave Piech, Chair
Santa Rosa County
Board of County Commissioners

Legal No. 4765565 June 7, 2021

PUBLIC NOTICE
ESCAMBIA CONSORTIUM CONSOLIDATED PLAN SUMMARY

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Pensacola, Florida

Housing Programs Office
Santa Rosa County Public Services Complex
6051 Old Bagdad Highway
Milton, Florida

ESCAMBIA CONSORTIUM, FLORIDA
ANNUAL ACTION PLAN SUMMARY
(October 1, 2021 - September 30, 2022)

This section of the Plan incorporates the Consortium's application to the U.S. Department of Housing and Urban Development (HUD) for Program Year 2021 Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding which is detailed as follows.

ESCAMBIA COUNTY
2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:

Housing Rehabilitation Program (General) **$430,003***

Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the rehabilitation of 7-8 substandard homeowner occupied units, including lead based paint assessment and abatement, and other related program operating cost, including program administration and temporary relocation as required. Funds may also be used to provide for sanitary sewer connection assistance, energy improvements, removal of architectural barriers for owners with disabilities, weatherization and storm protection/mitigation improvements, and other applicable improvements. (Unincorporated Escambia County)

*All program income from housing rehabilitation loans will be used to rehabilitate substandard homeowner occupied units for low and moderate income families located within unincorporated Escambia County (estimated program income is $5,000). (Unincorporated Escambia County)

PUBLIC SERVICES:

Council on Aging of West Florida, Inc. **$50,000**

Funds support the Council on Aging's Rural Elderly Outreach Program which provides supportive services, including transportation, for approximately 450 rural elderly citizens in Cantonment, Century, Davisville and McDavid in Escambia County, Florida. (132 Mintz Lane, Cantonment)

Title Clearance **$65,000**

Funds will support legal services to clear title for 20-25 low or moderate income clients in order to remove barriers to their ability to improve or maintain their properties, by becoming eligible for traditional financing or County/City rehabilitation programs. Cases may include probate, quiet title, bankruptcy and tax disputes and will allow clients to gain and maintain ownership of their homes. Support provided through Legal Services of North Florida.

Fair Housing **$35,000**

Support ongoing Community Development Block Grant Fair Housing initiatives in the community.

Homeless Services **$50,000**

Support for operational costs for homeless shelter or other eligible homeless public service support, including HMIS and/or coordinated entry costs to support shelter operations.

DEMOLITION/CLEARANCE:

Demolition/Clearance of Unsafe Structures or Properties **$50,000**

Funds will be used to provide direct assistance for demolition/clearance for income eligible property owners to eliminate dilapidated, structurally unsound buildings and/or abandoned lots/properties in the unincorporated County. Remaining funds may be used in designated areas of slum and blight, specifically the Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington Community Redevelopment Areas and Century.

PUBLIC FACILITIES AND IMPROVEMENTS:

County Facility Handicapped Accessibility Improvement Project **$25,000**

Completion of Americans with Disabilities Act (ADA) required handicapped accessibility planning, permitting, design and improvements to Escambia County public buildings and facilities. Funding to support improvements to Century Volunteer Fire Department, Sheriff's Evidence Storage, Government Complex Office, Wildlife Sanctuary, Bellview Athletic Park, Cantonment Athletic Park, Brent Athletic Park or other necessary County parks/facilities as funding permits. Funds, if any, remaining after completion of priorities may be expended on Neigbhorhood Improvement Project Enhancements (Countywide)

Neighborhood Improvement Project Enhancements **$511,290**

Funds to provide enhancements in conjunction with other community redevelopment and housing projects located within eligible CDBG low and moderate income Community Redevelopment Areas (CRA) to include street rehabilitation/reconstruction; new or upgraded street lighting; sidewalk construction/ reconstruction; sanitary sewer and/or stormwater drainage improvements; and related infrastructure improvements, including those in support of housing development. Priority will be given to projects identified in the Redevelopment Plans for the County designated Community Redevelopment Areas: Atwood, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox & Warrington. Funds, if any, remaining after completion of CRA priorities may be expended in other CDBG eligible areas.

ADMINISTRATION/PLANNING:

General Grant Administration/Management **$287,000**

Provides for oversight, management, coordination and monitoring of financial and programmatic administration of the CDBG Program, operating expenses, and indirect costs.

Escambia County Community Redevelopment Agency **$17,000**

Provides support for planning and administrative staffing and operation of the Community Redevelopment Agency

which targets designated areas of slum and blight within the County

TOTAL 2021 ESCAMBIA COUNTY CDBG PROPOSED BUDGET **$1,520,293**

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CITY OF PENSACOLA

2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROPOSED BUDGET AND ACTIVITIES

HOUSING REHABILITATION:

Housing Rehabilitation Loan/Grant Programs **$501,870***

Funds to repair and/or rehabilitate owner-occupied houses; to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of 10 owner occupied housing units. The program is available to low and moderate income persons occupying their homestead residence within the corporate limits of the City of Pensacola.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low and moderate income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation **$7,500**

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated via the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC SERVICES:

Nutritional Meal Programs **$70,000**

Funds will provide support for two nutritional programs, Meals on Wheels and Senior Dining Sites, which are made available to low and moderate income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by COA as 1:10 leverage for other critical federal and state funding.

Homebuyer and Foreclosure Prevention Education Program **$22,557**

Provide pre-purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

Legal Services **$25,000**

Provide legal services and counseling to income eligible residents.

PROGRAM PLANNING AND ADMINISTRATION:

General Grant Administration/Management **$156,731**

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL 2021 CITY OF PENSACOLA CDBG PROPOSED BUDGET **$ 783,658**

ESCAMBIA CONSORTIUM

2021-2022 HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROPOSED BUDGET AND ACTIVITIES FOR MEMBER JURISDICTIONS

ESCAMBIA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$379,270**

Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 3 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (unincorporated Escambia County)

HOMEBUYER ASSISTANCE **$100,000**

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 8 families. (Escambia County)

CITY OF PENSACOLA:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$145,493**

Provide assistance for low/moderate income families through Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1-2 severely substandard homeowner occupied housing units. (City of Pensacola)

SANTA ROSA COUNTY:

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION **$100,000**

Provide assistance for low/moderate income families through Deferred Payment Grants/Deferred Payment Loans/Low Interest Loans, or a combination thereof, for the substantial rehabilitation or reconstruction of approximately 1 severely substandard homeowner occupied housing units. Funding may also be used to provide temporary relocation assistance while the unit is being rehabilitated. (Santa Rosa County)

HOMEBUYER ASSISTANCE **$131,077**

Provide down payment/closing cost or second mortgage (gap financing) assistance, through Deferred Payment or Low Interest Loans to enable low/moderate income homebuyers to purchase an affordable home. It is estimated that this funding will assist 13 families. (Santa Rosa County)

JOINT HOME ACTIVITIES (CONSORTIUM-WIDE):

HOUSING DEVELOPMENT (CHDO SET-ASIDE) **$171,168**

Provide low interest and/or deferred loan assistance to designated Community Housing Development Organizations (CHDO's) for development of affordable single family units for homeownership or affordable rental units either through new construction or acquisition and rehab of substandard units.

ADMINISTRATION/MANAGEMENT (JOINT) **$114,112**

Provides for oversight, management, monitoring and coordination of financial and general administration of the HOME Program in all participating jurisdictions.

2021 HOME Funds Available to the Consortium $ 1,141,120

(HUD Required 25% Local match provided through SHIP funds and carry forward match balance)

TOTAL 2021 HOME PROPOSED BUDGET **$1,141,120**

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A PUBLIC HEARING is being sponsored by the Consortium to afford citizens the opportunity to review, comment and/or provide input regarding the content of this Notice and/or the draft 2021 Annual Plan. The hearing will be held in Room 104 at the Escambia County Central Office Complex, located at 3363 W. Park Place, Pensacola, Florida 32505 at 1:00 P.M. (CST) on JUNE 14, 2021. All interested citizens are urged to attend and participate.

In accordance with the Americans with Disabilities Act, any person needing accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should contact 850-858-0350 (City) or 850-595-4947 (County) at least 72 hours in advance of the event in order to allow time to provide the requested services.

Written comments or input regarding local housing needs or priorities will be accepted through **July 5, 2021**, and may be submitted to: Escambia Consortium, 221 Palafox Place, Suite 200, Pensacola, Florida 32502 or vi

NED@myescambia.com. For further information, contact Meredith Reeves at 850-595-4968 (Escambia County), Marcie Whitaker at 850-858-0323 (City of Pensacola), or Erin Malbeck at 850-981-7076 (Santa Rosa County).

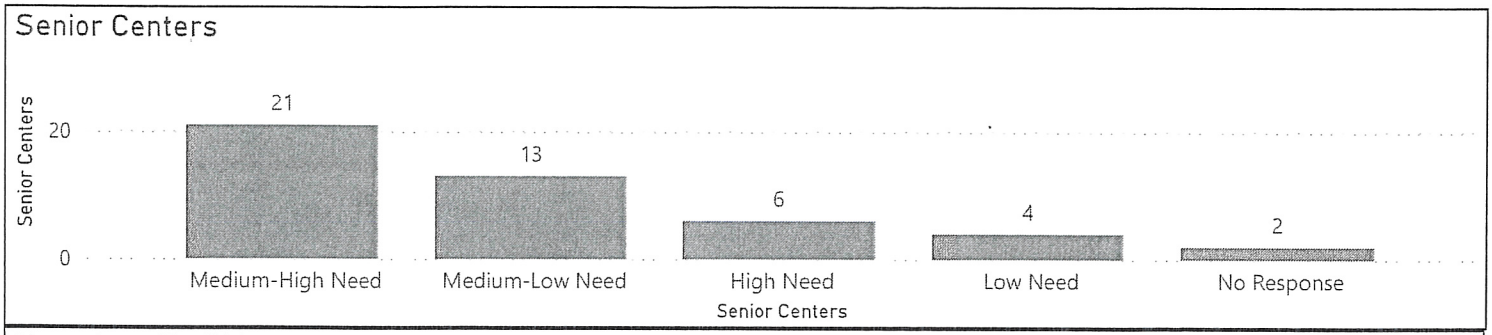
Robert Bender, Chair
Escambia County
Board of County Commissioners

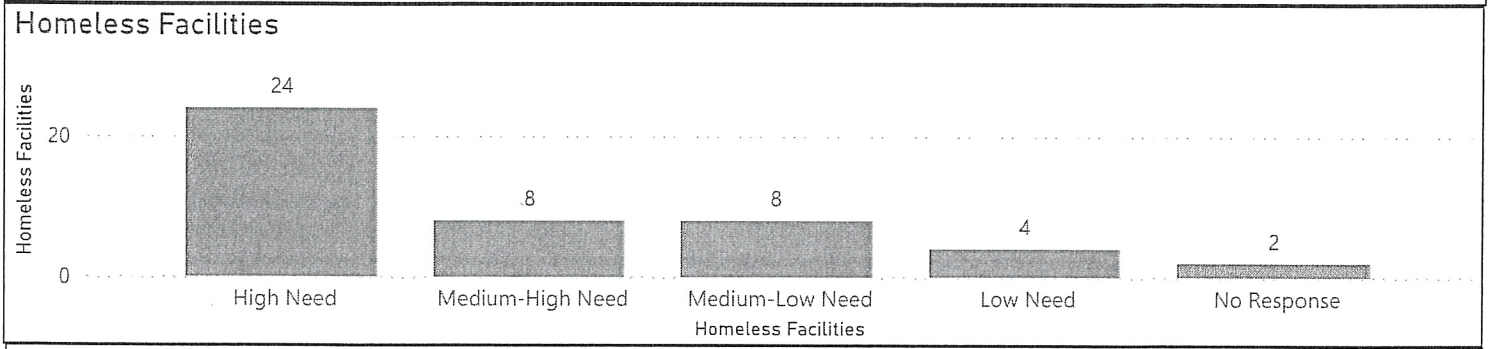
Grover C. Robinson, IV
Mayor
City of Pensacola

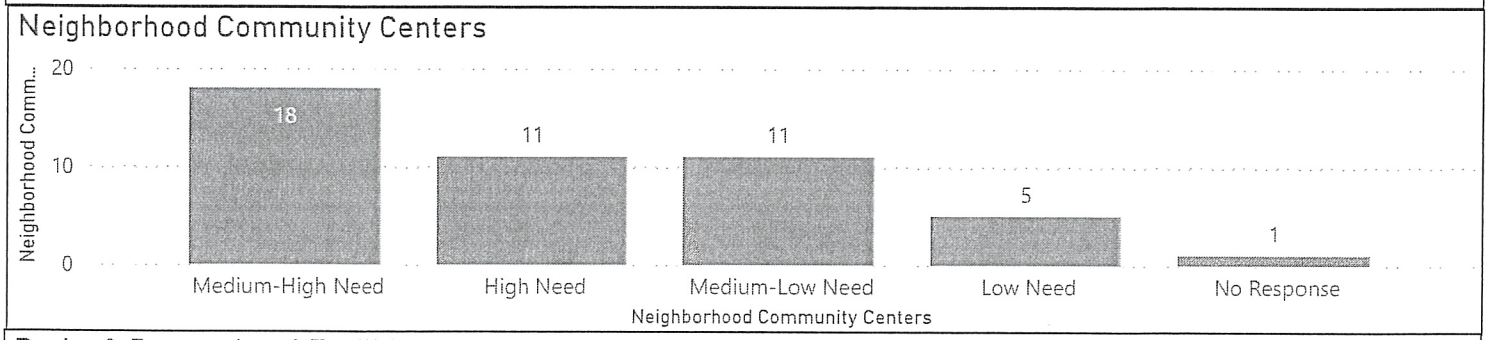
Dave Piech, Chair
Santa Rosa County
Board of County Commissioners

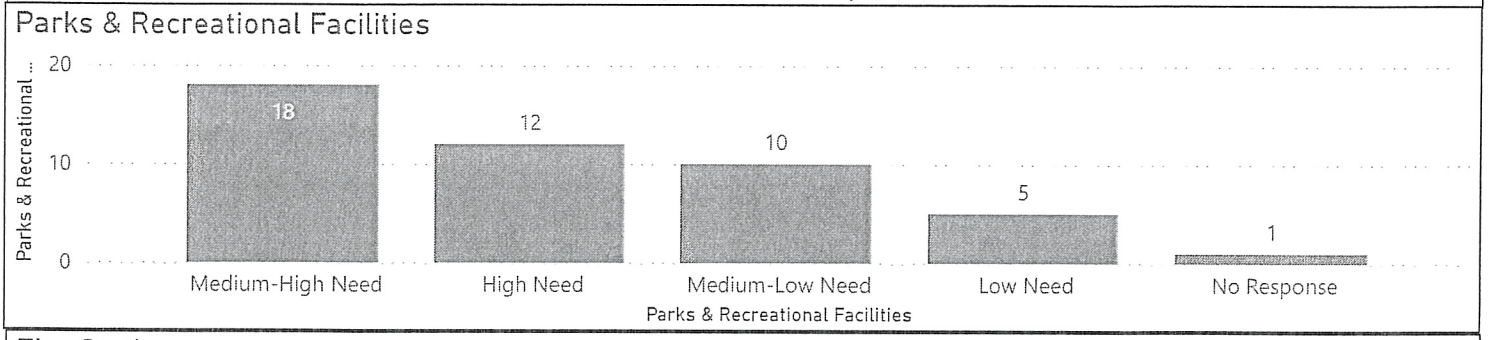
(Published in the Pensacola News Journal June 7, 2021)

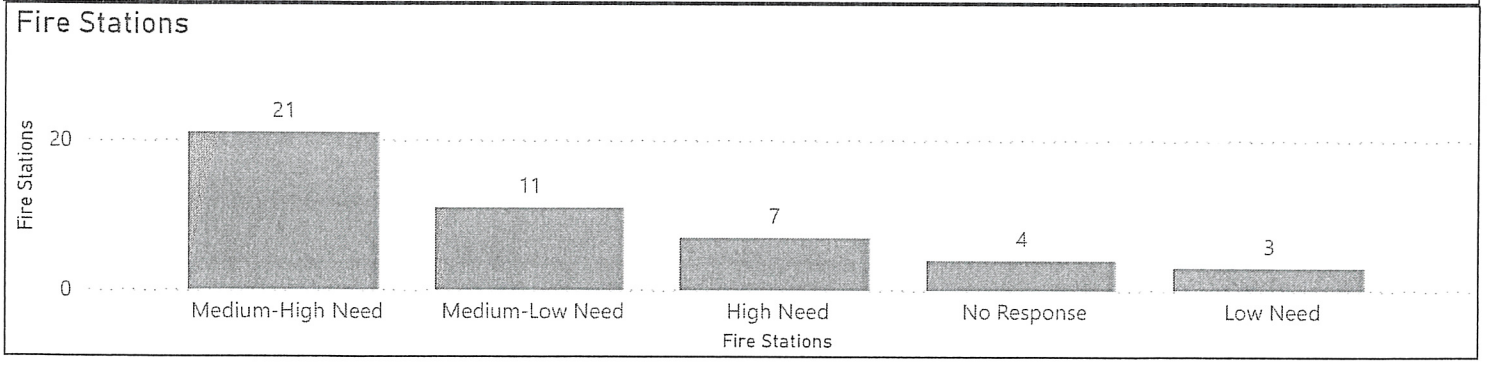
Please rate the need level for each of the following PUBLIC FACILITY items by choosing the one that best applies:



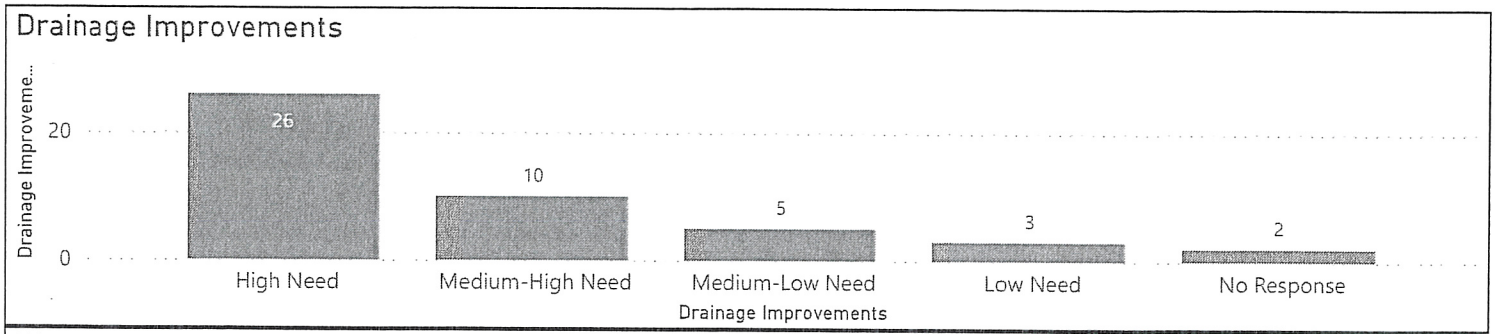


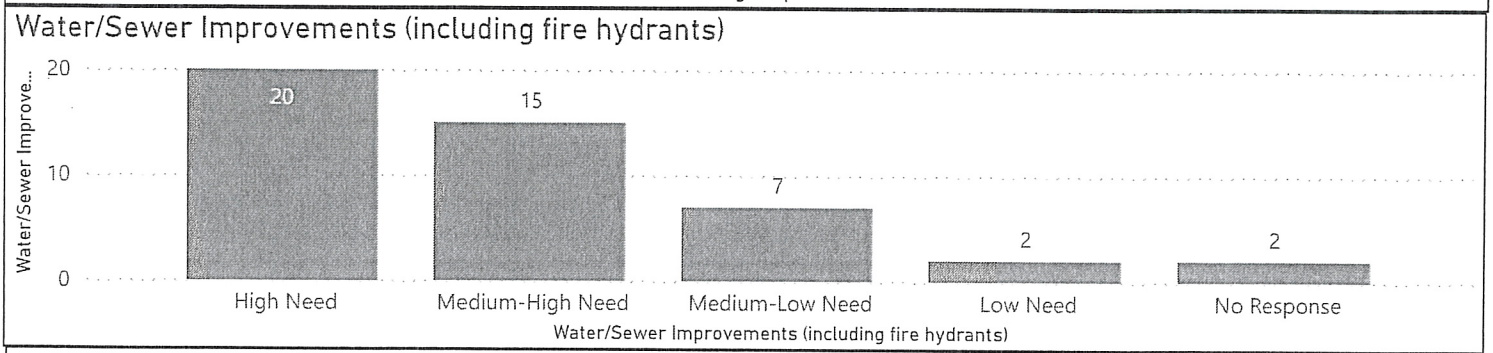


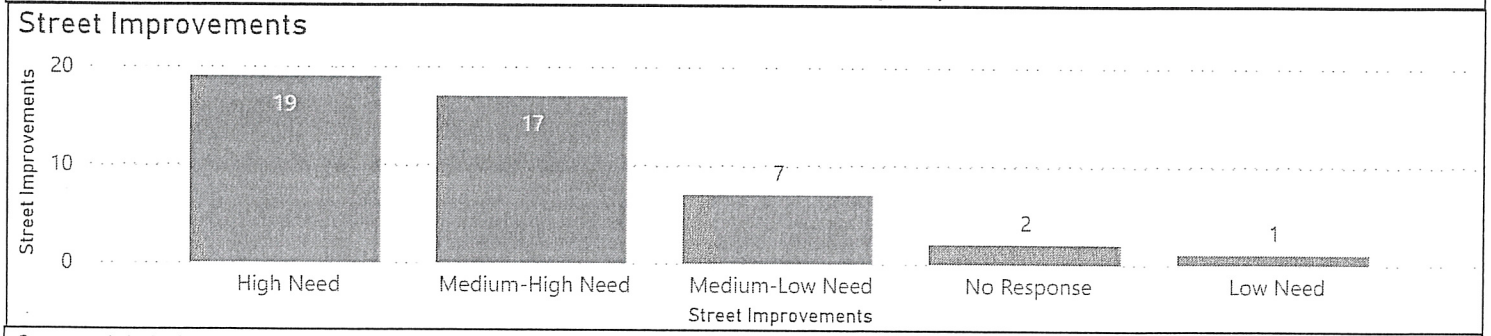


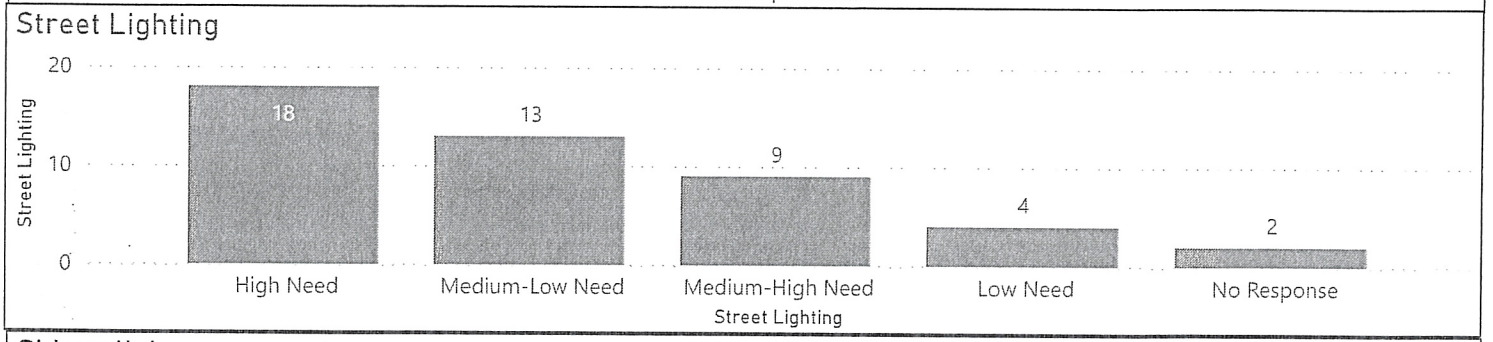


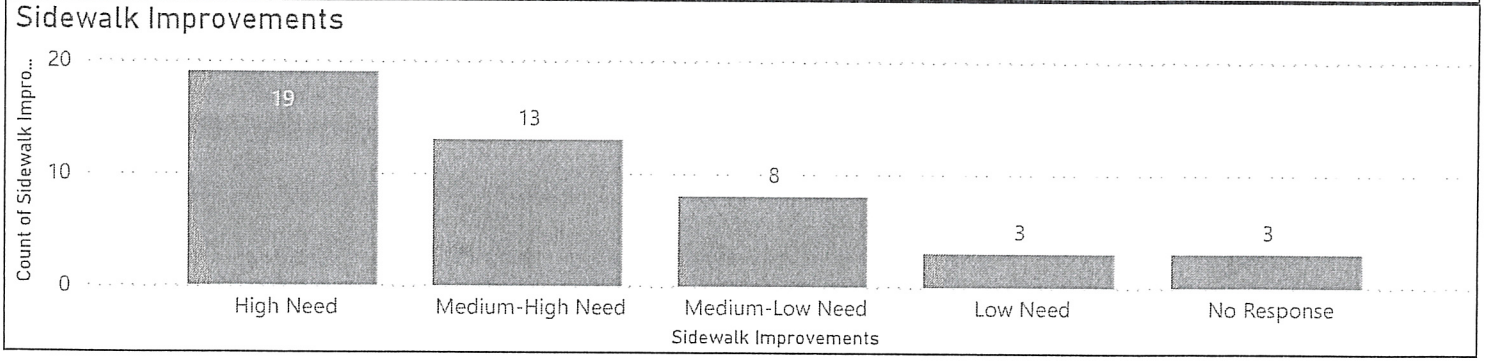
Please rate the need level for each of the following PUBLIC INFRASTRUCTURE items by choosing the one that best applies:



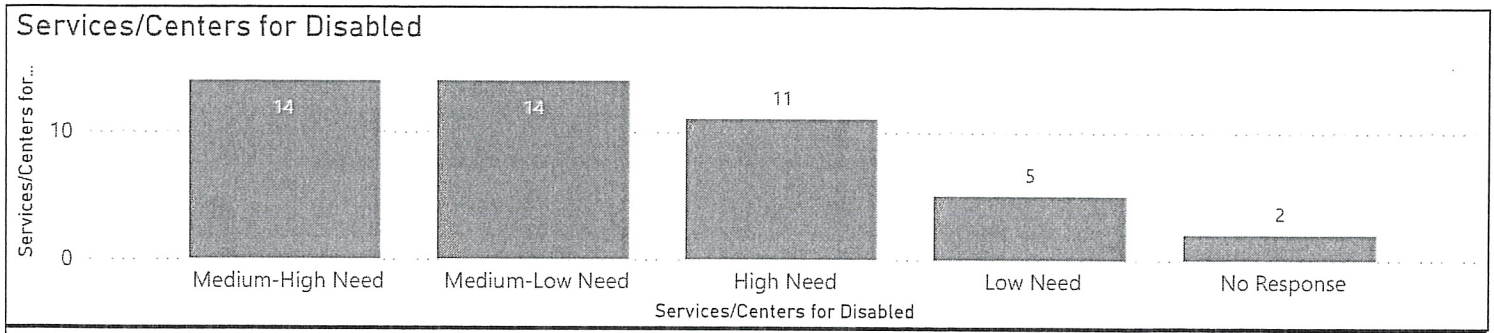


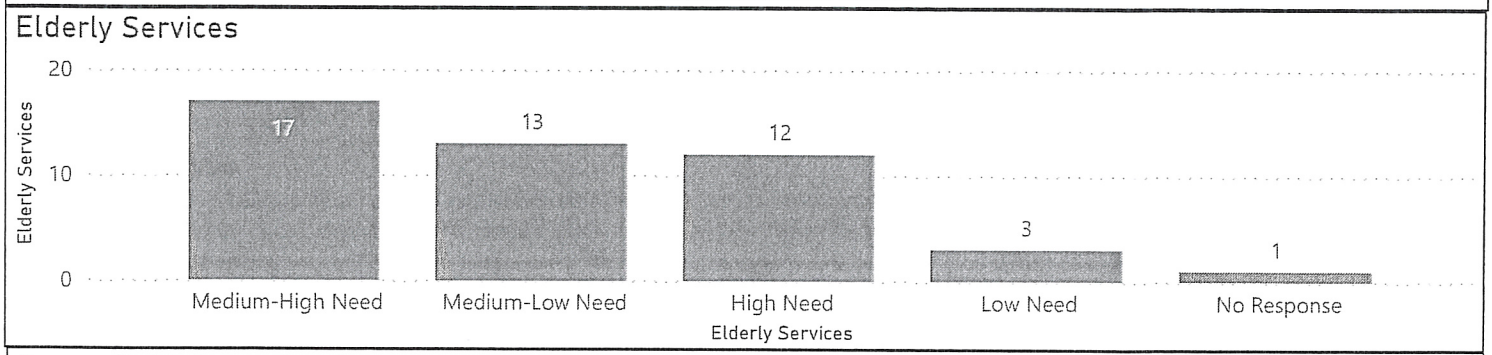


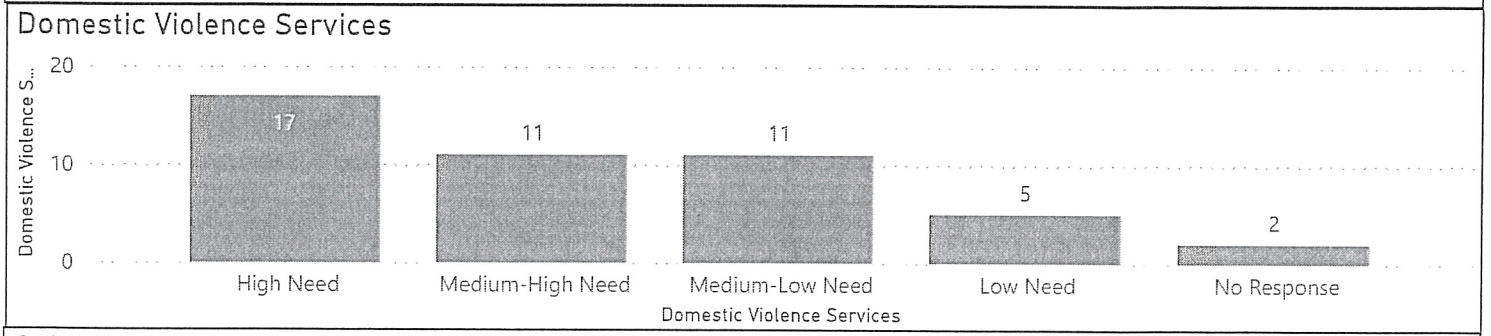


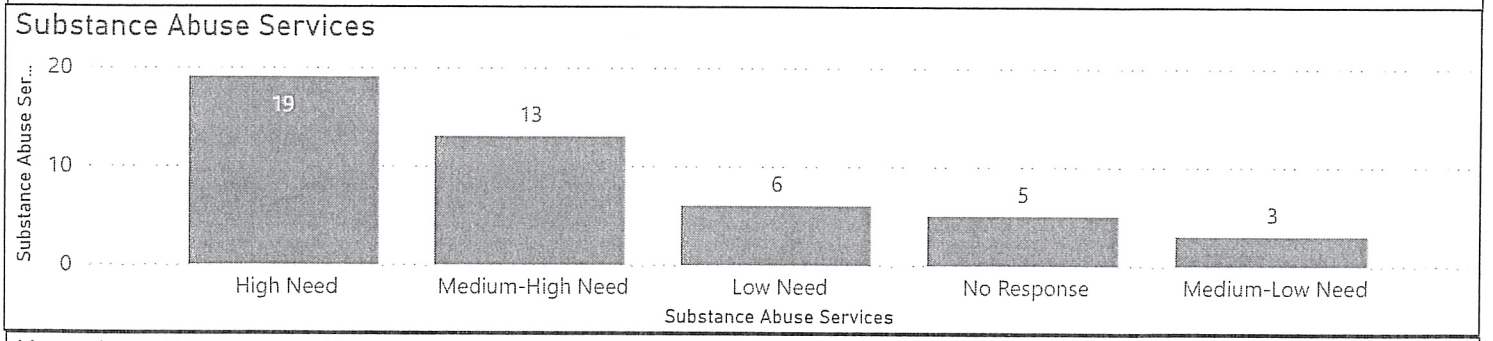


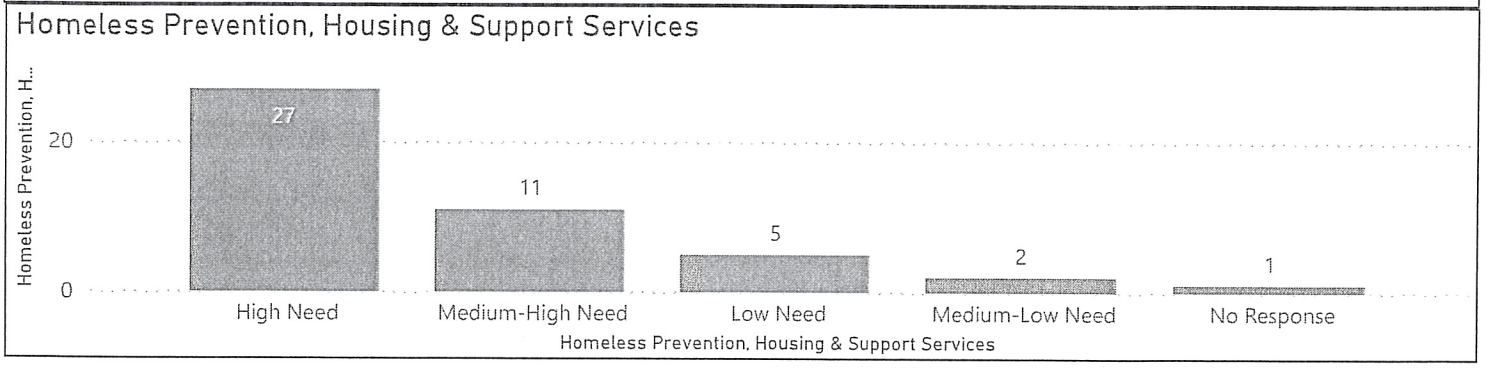
Please rate the need level for each of the following SPECIAL NEEDS SERVICES items by choosing the one that best applies:











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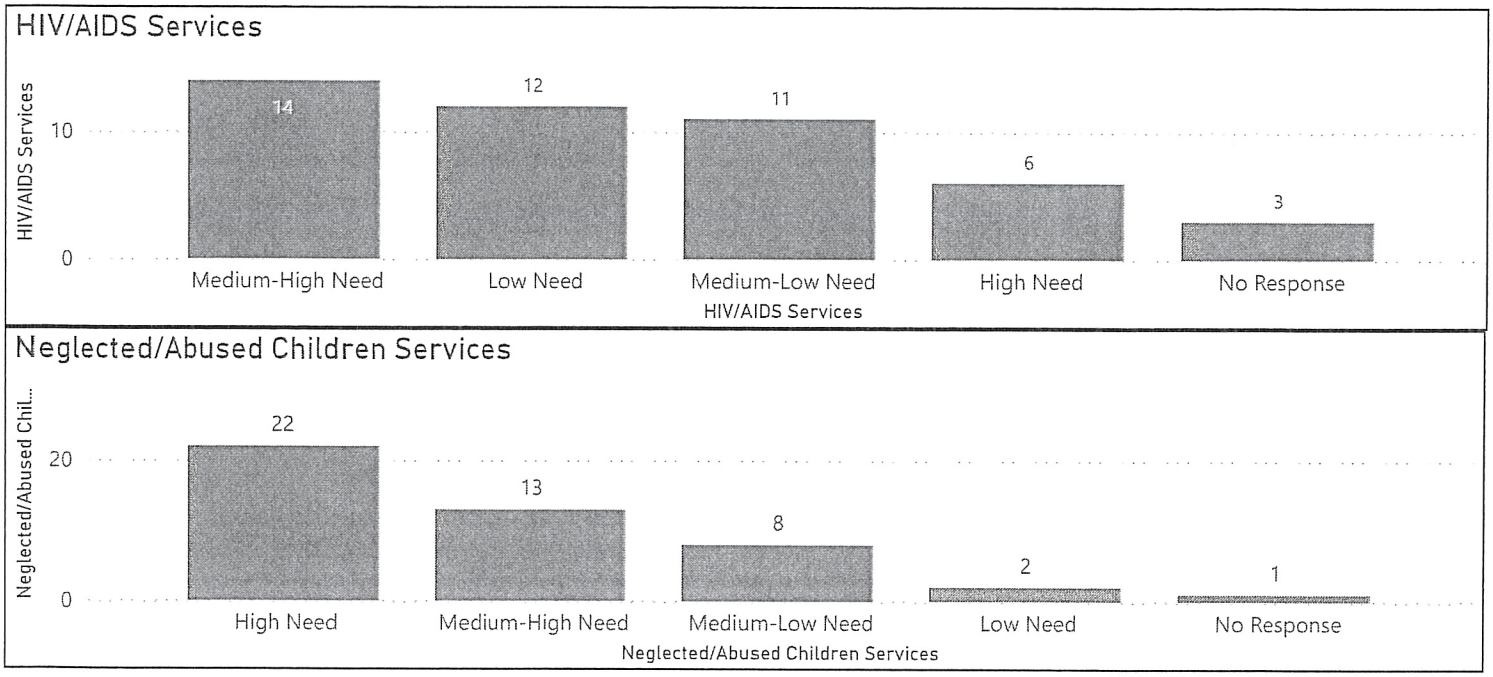
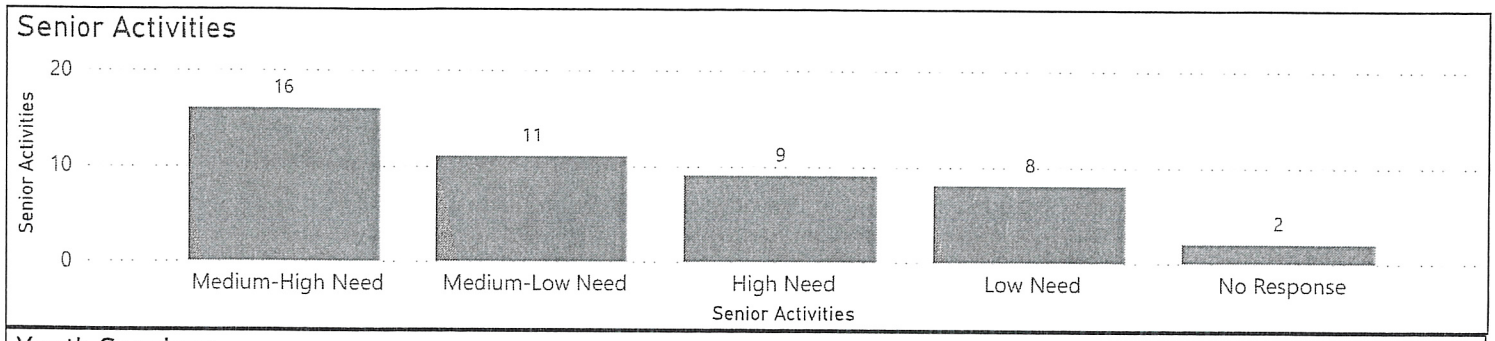
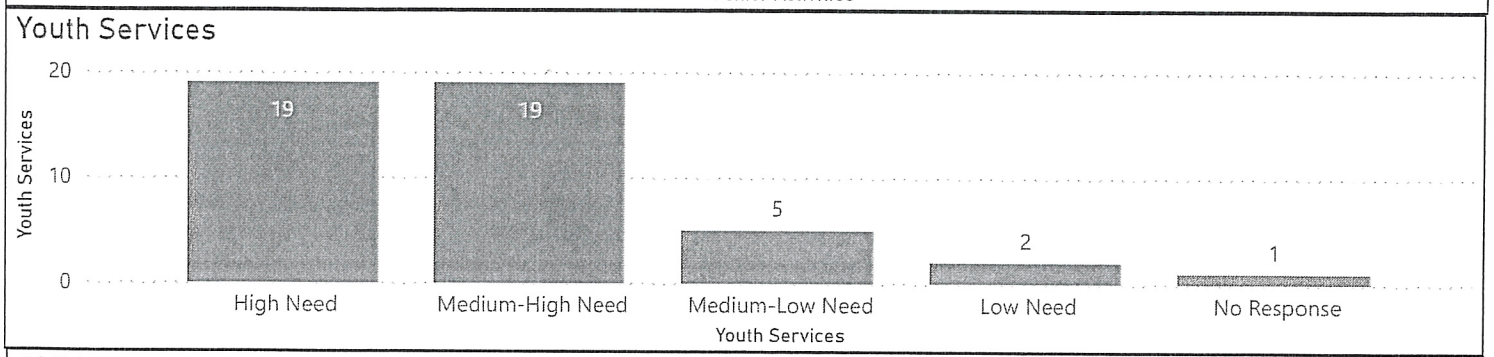
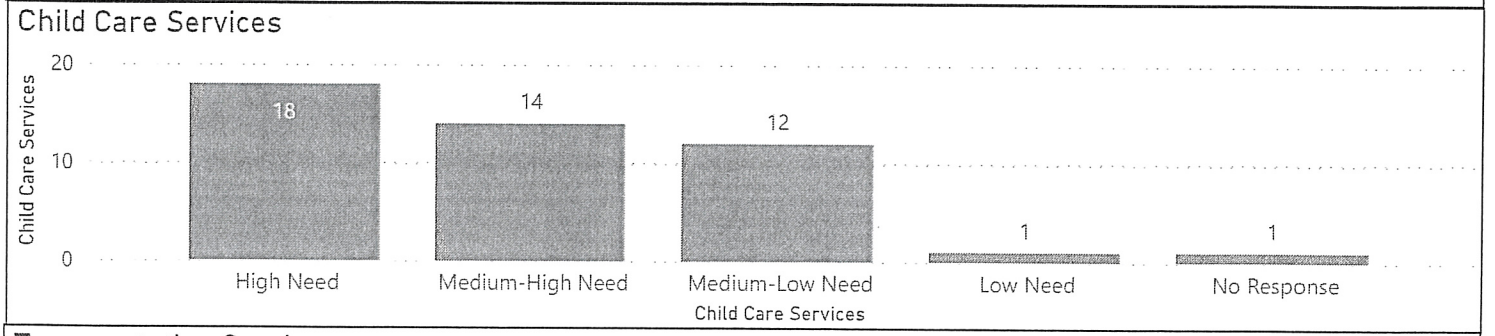
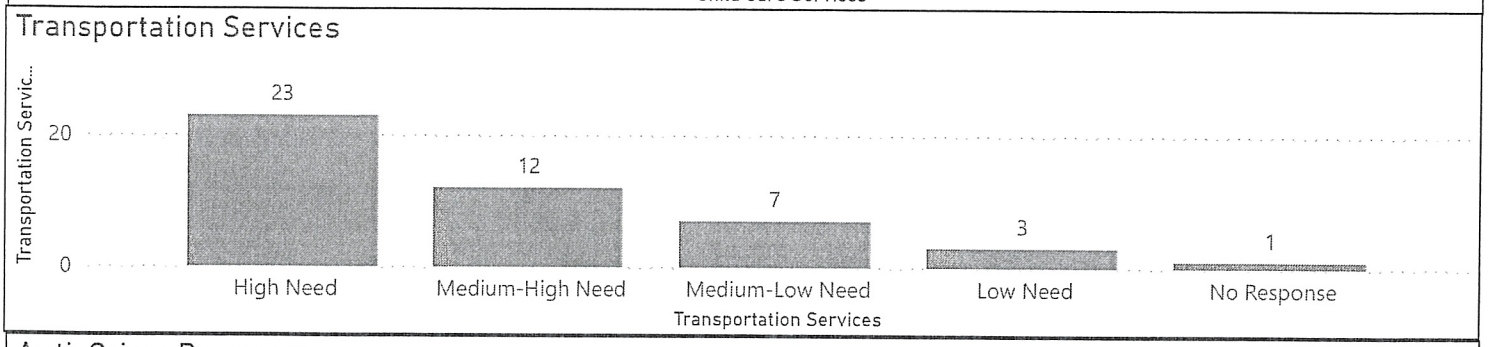


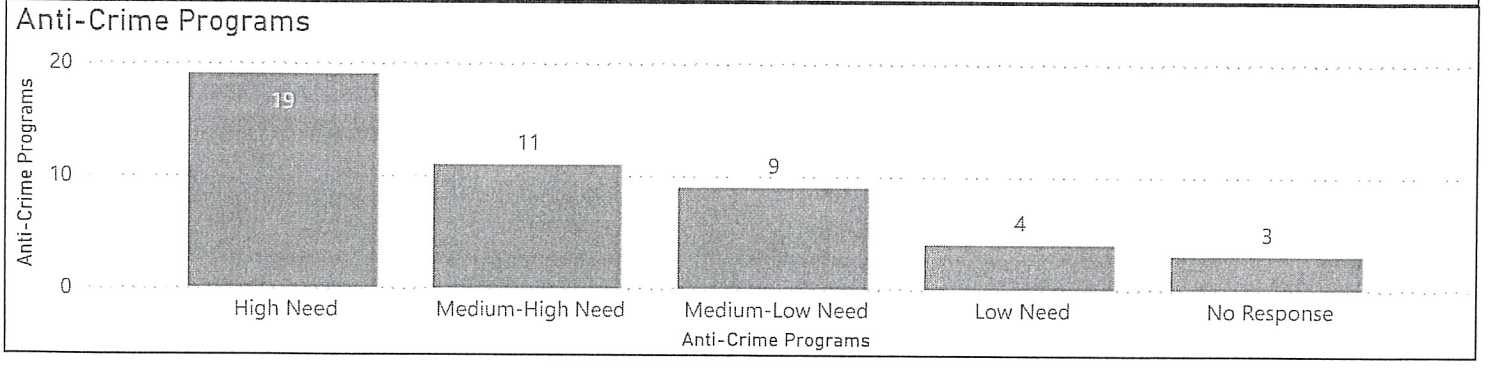
Please rate the need level for each of the following COMMUNITY SERVICES items by choosing the one that best applies:











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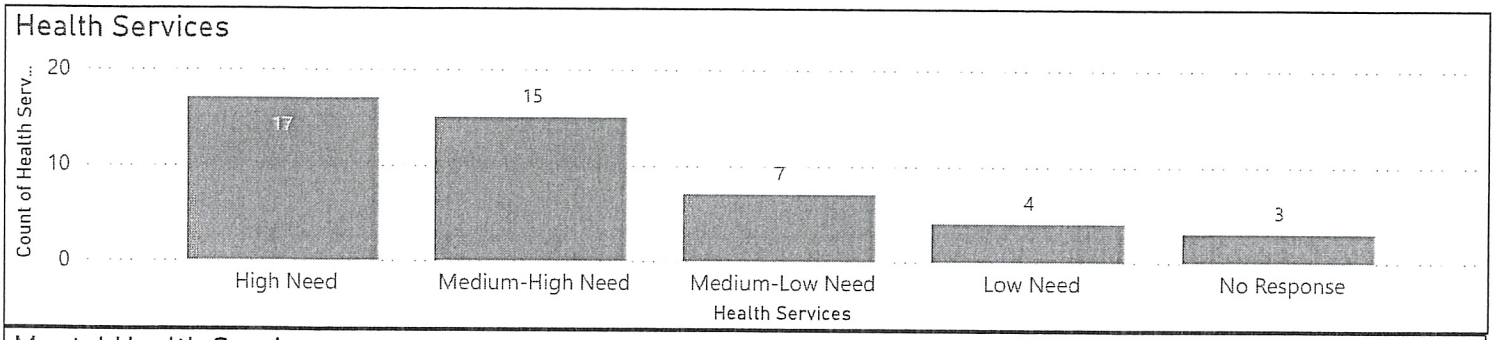
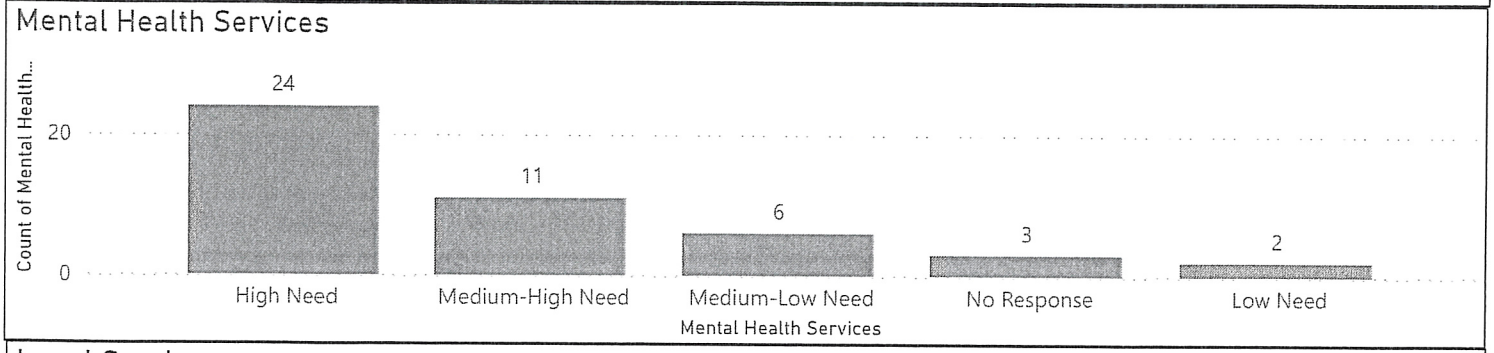
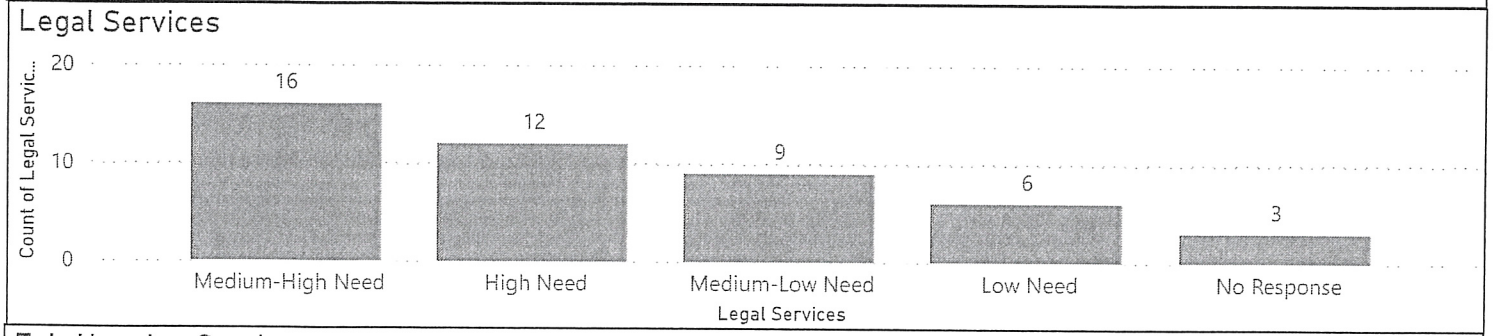
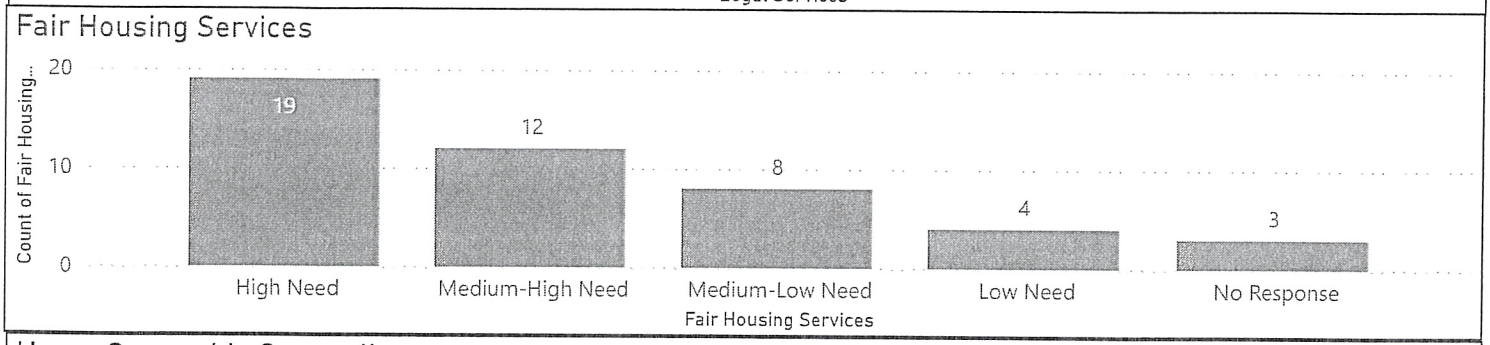
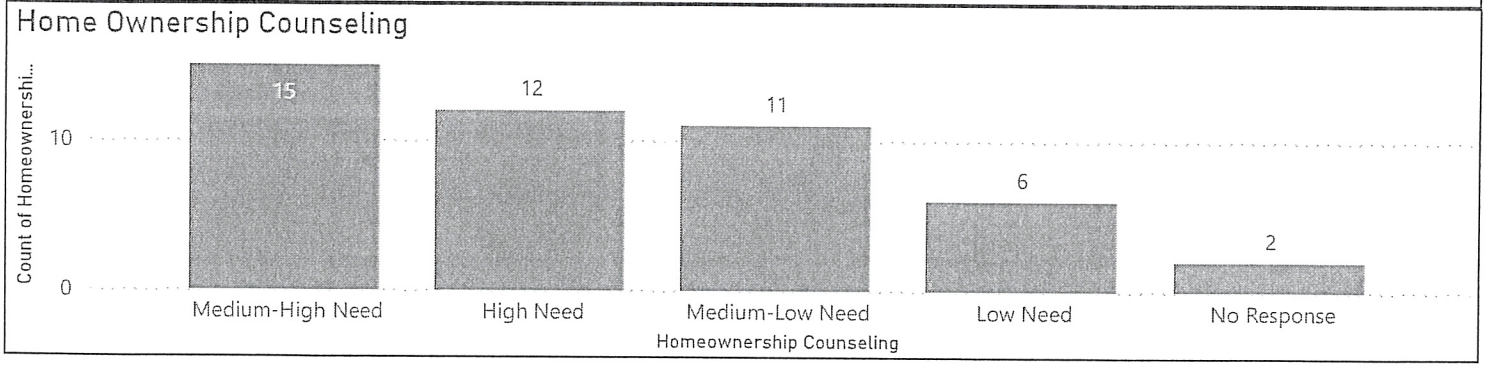


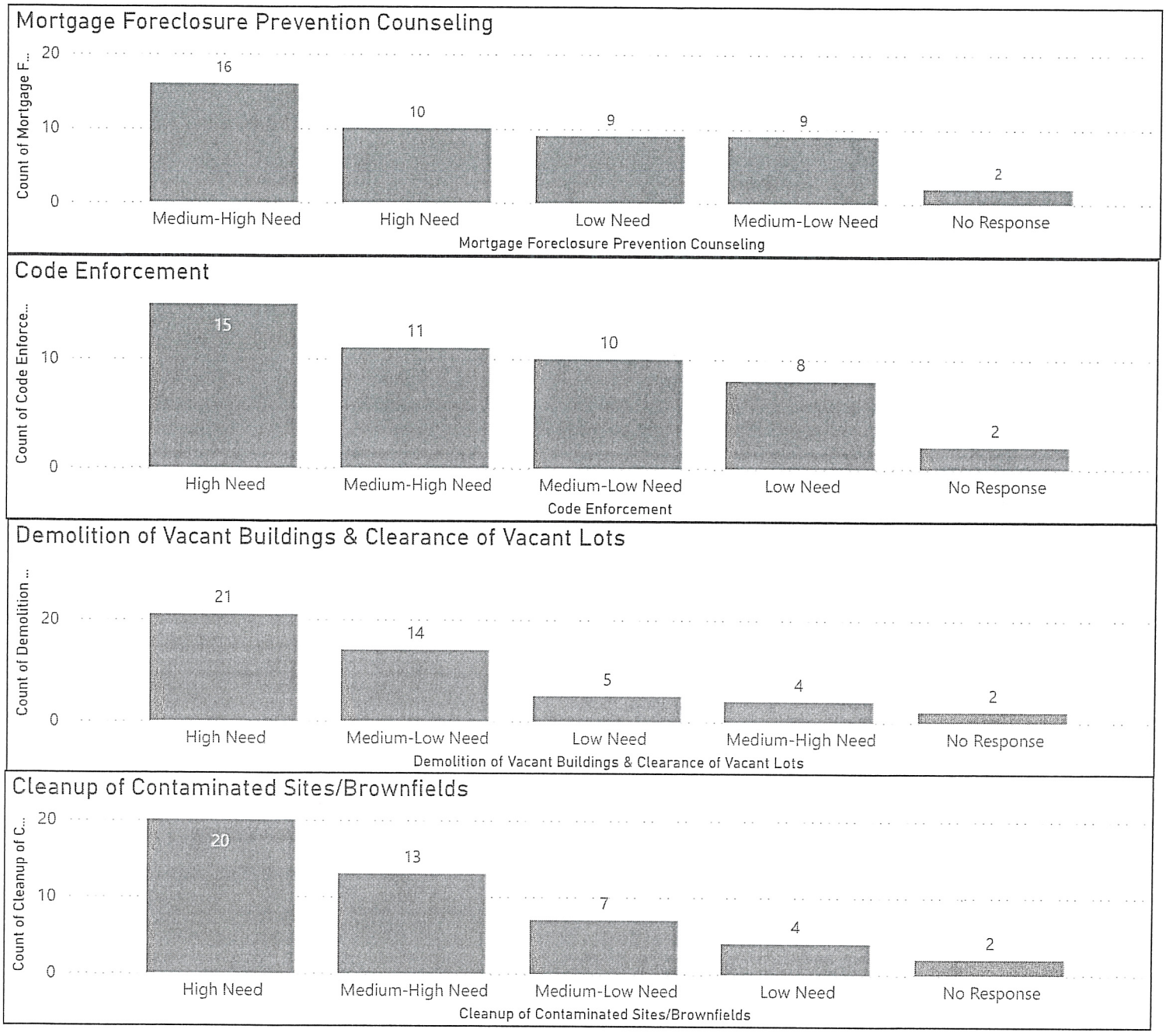




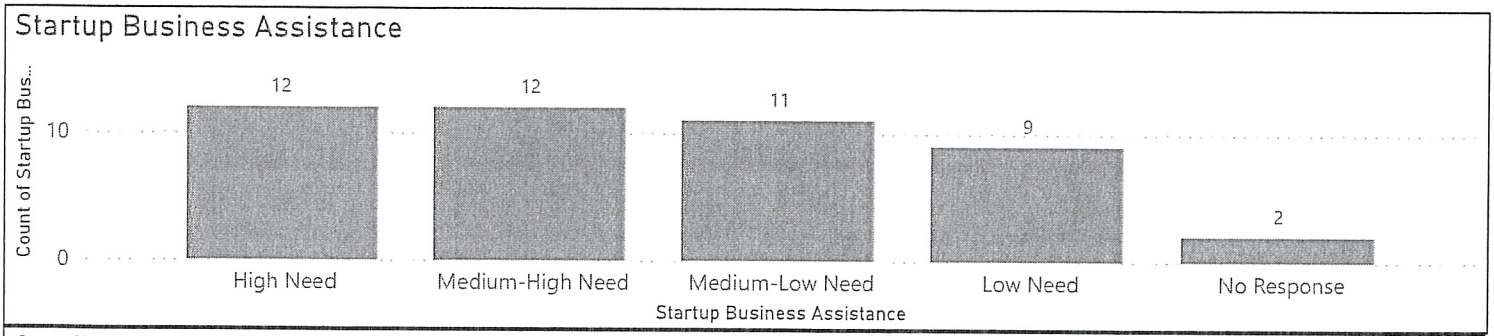


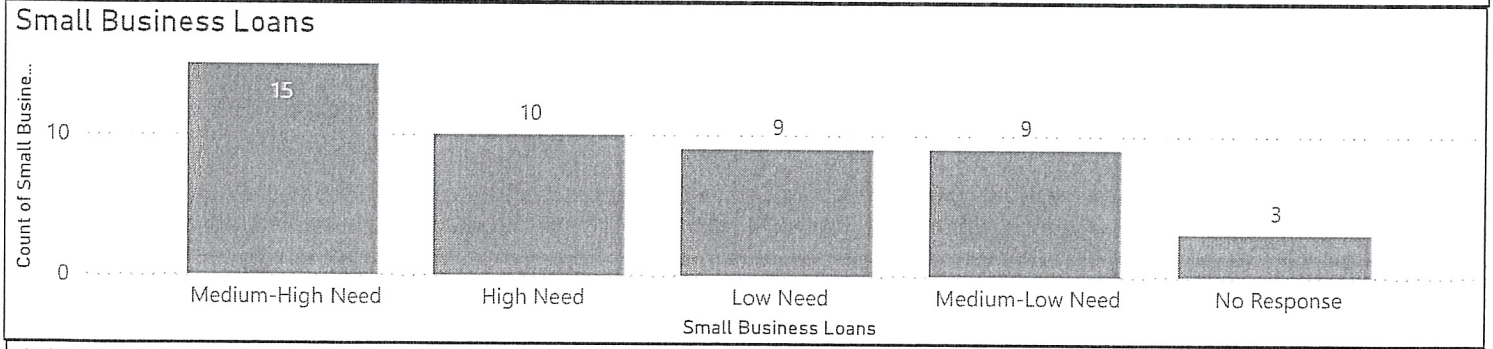


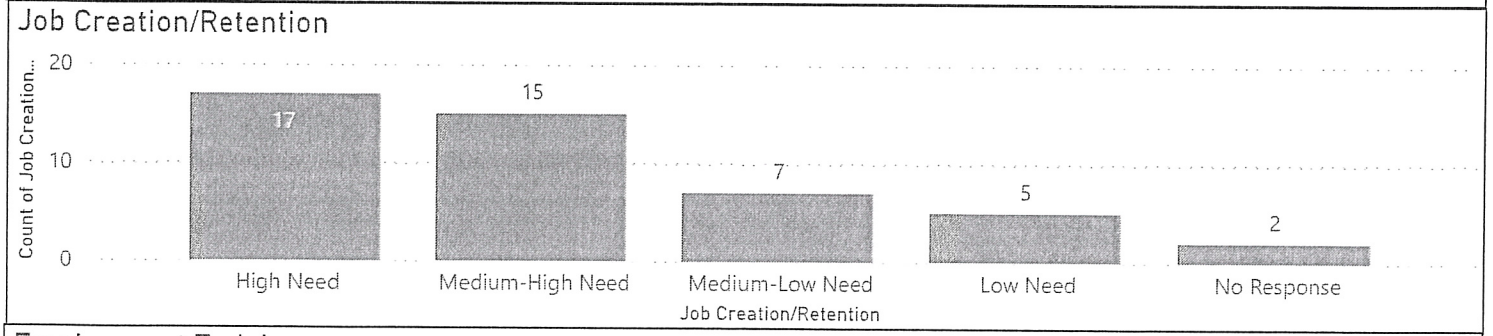
(continued) Please rate the need level for each of the following COMMUNITY SERVICES items by choosing the one that best applies:

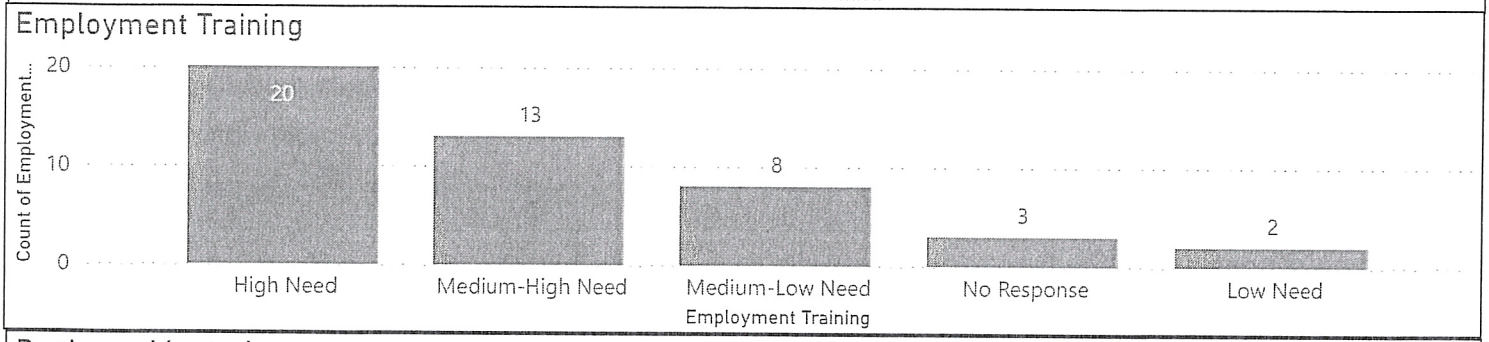


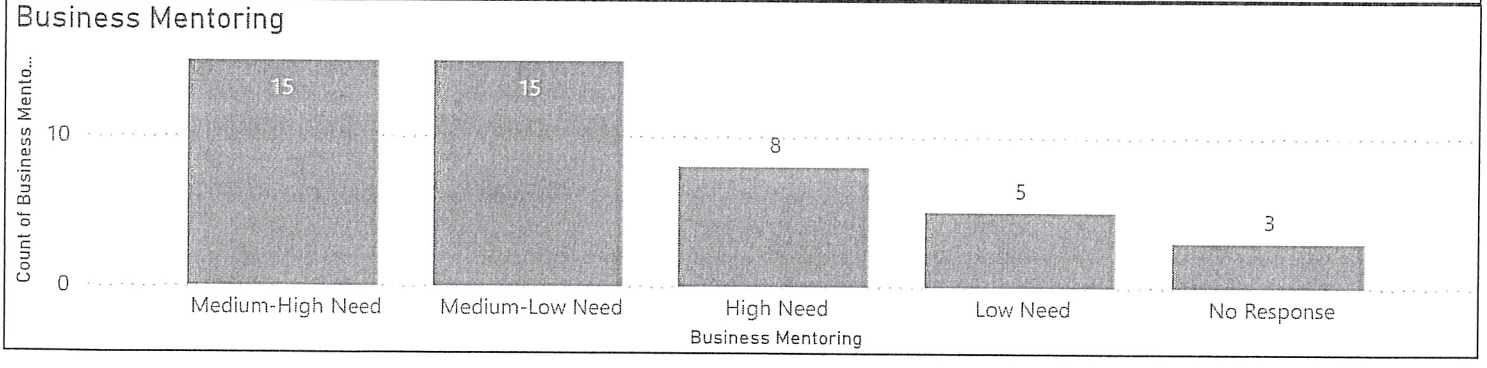
Please rate the need level for each of the following ECONOMIC DEVELOPMENT items by choosing the one that best applies:











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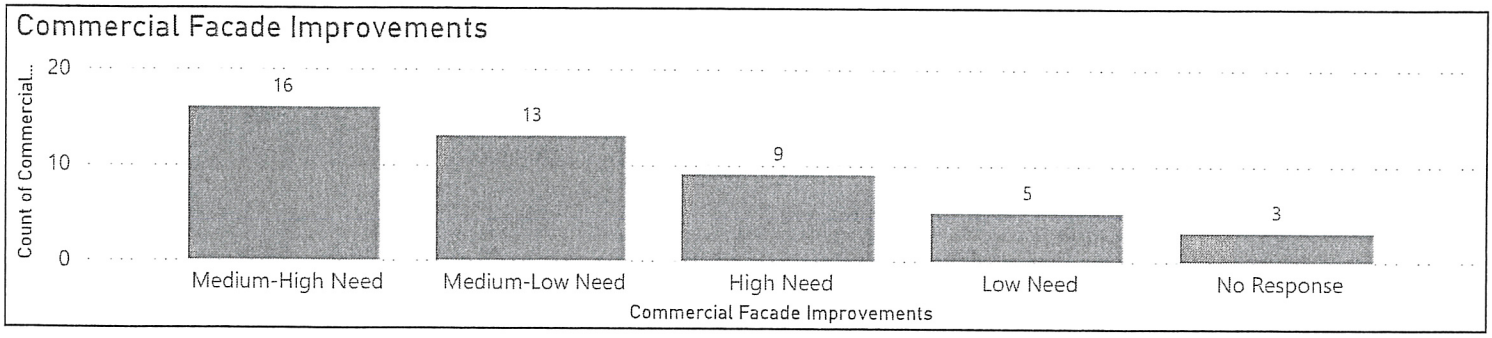
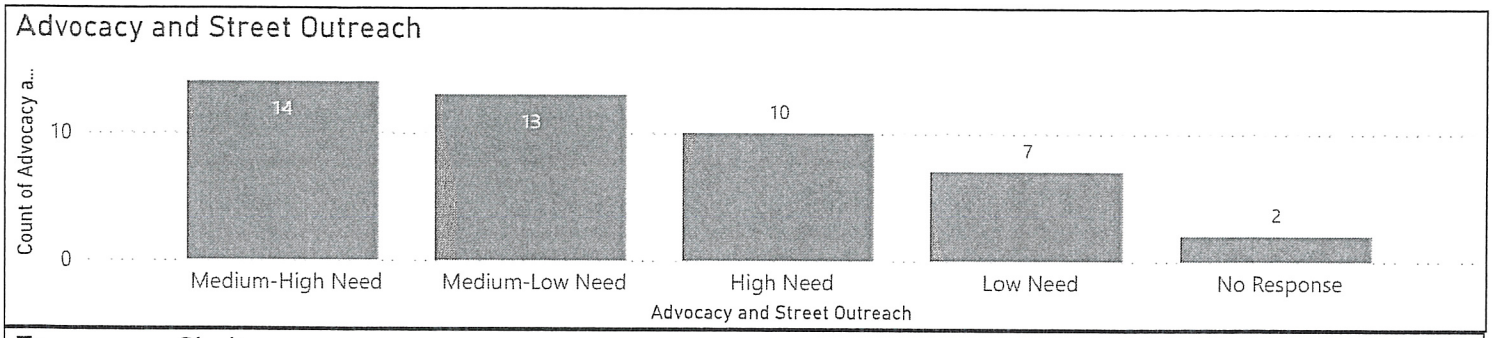
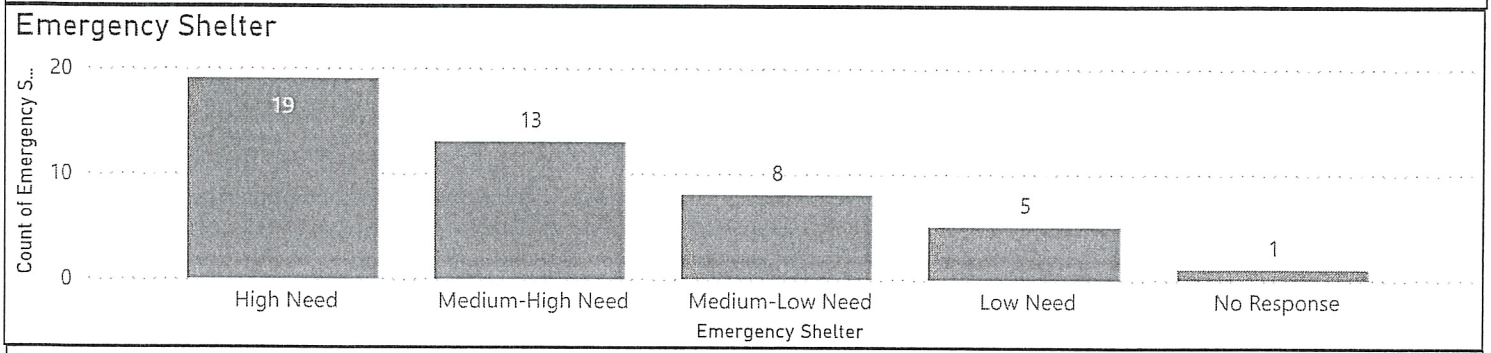
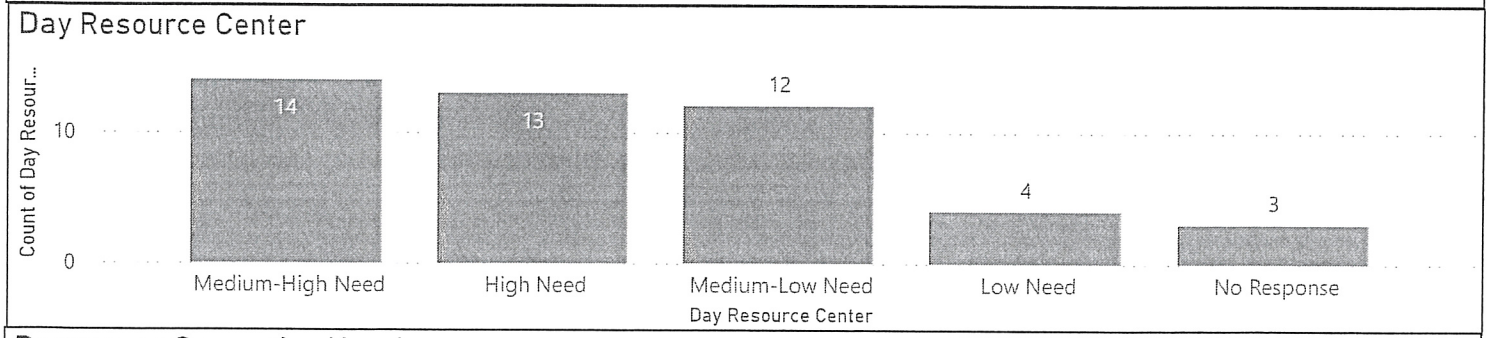
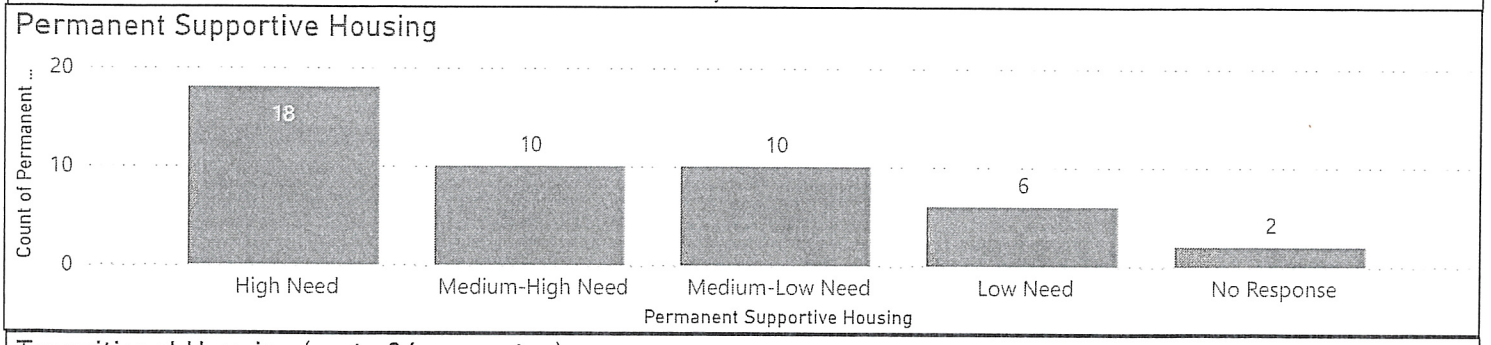


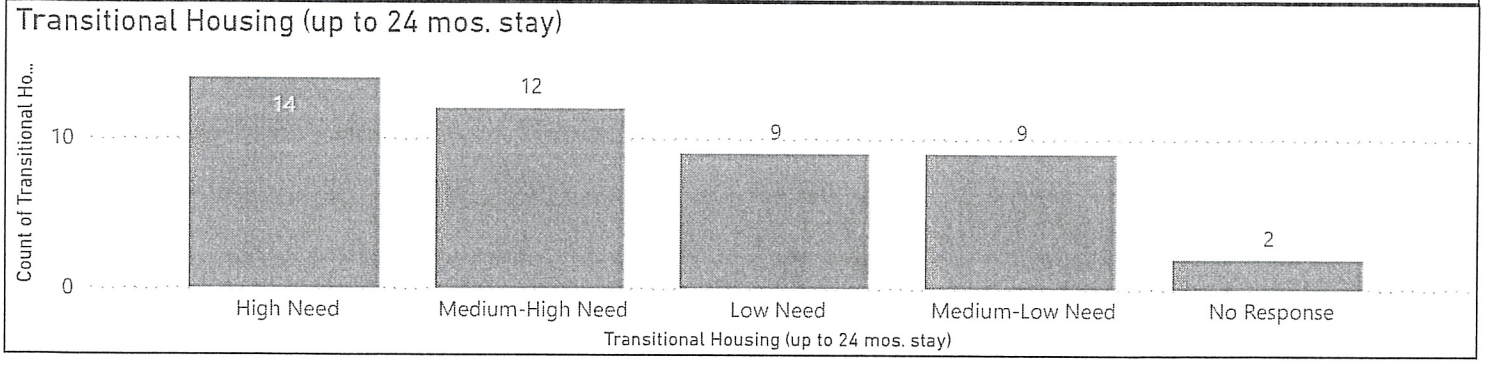
Please rate the need level for each of the following HOMELESS SERVICES & FACILITIES items by choosing the one that best applies:











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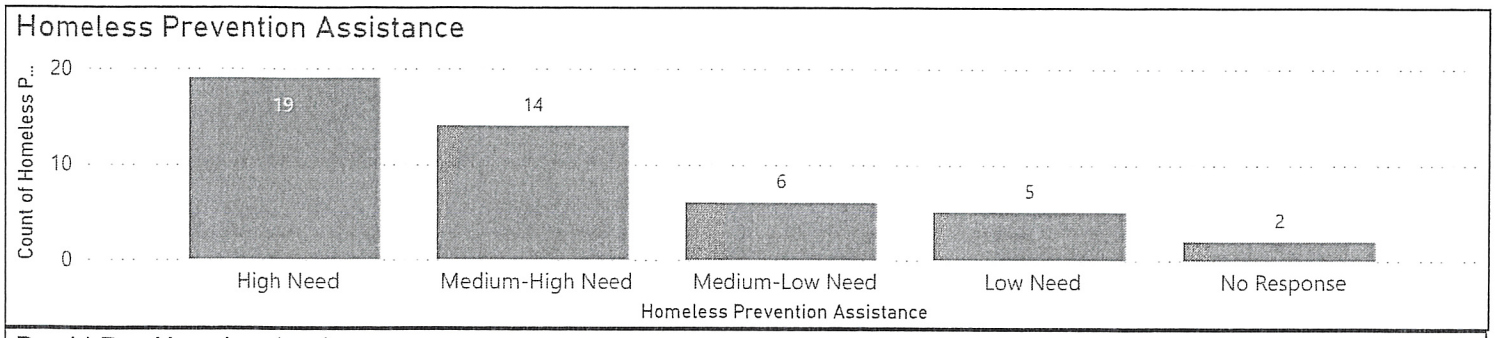

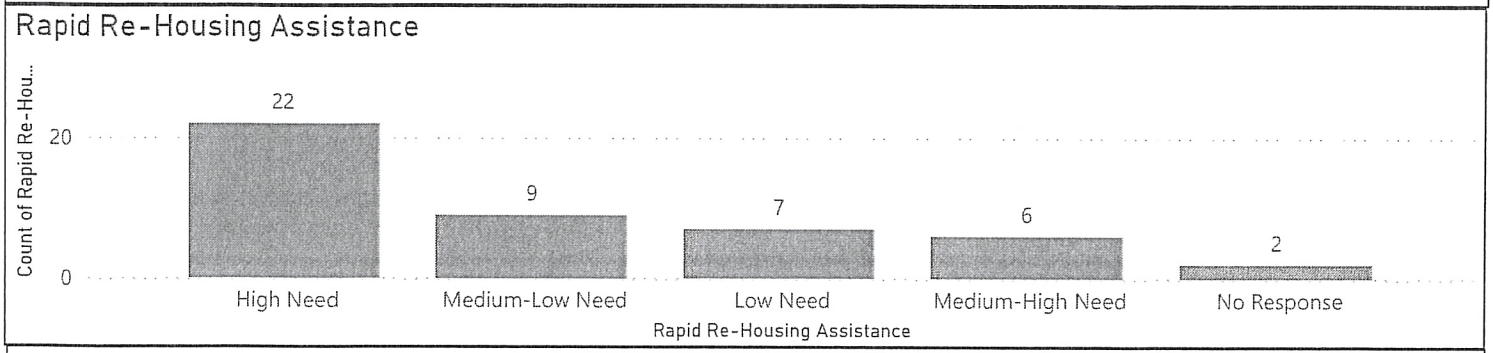

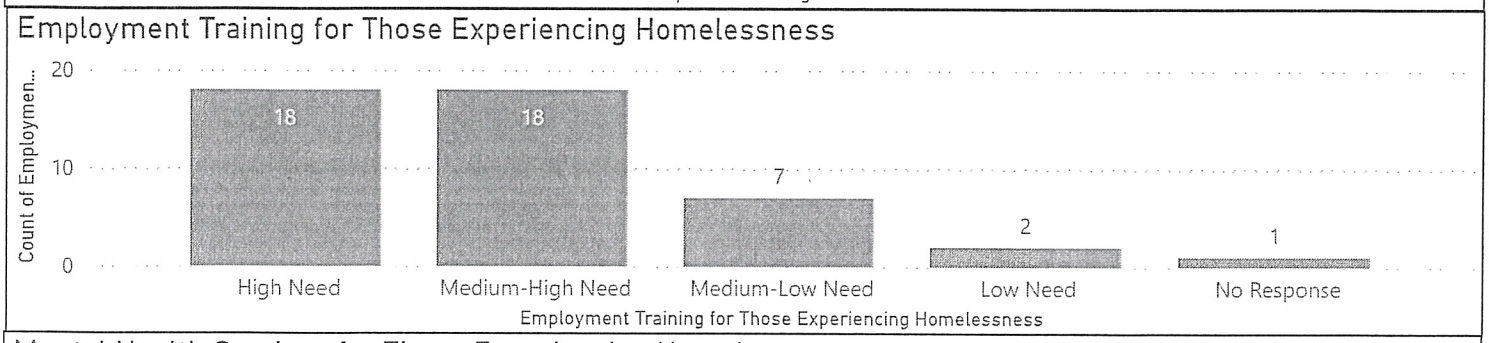

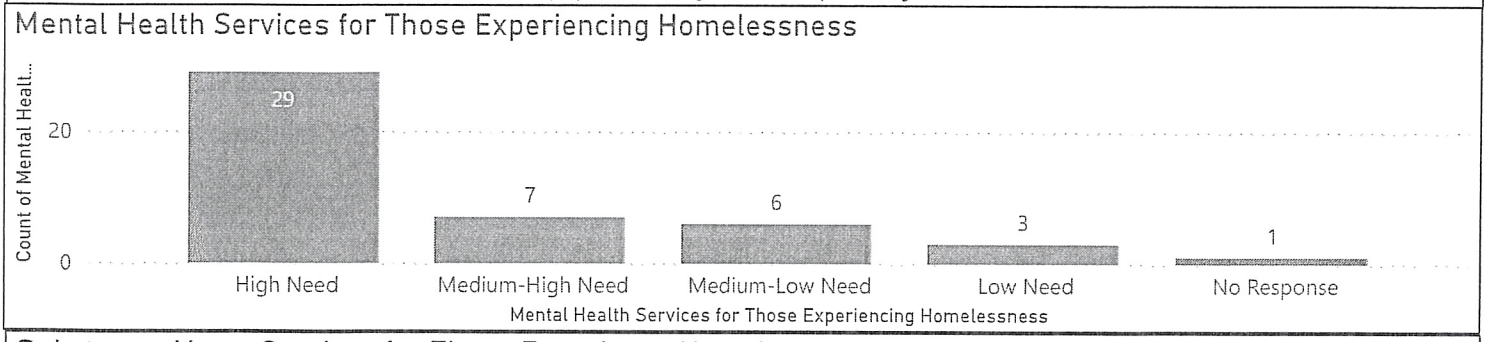

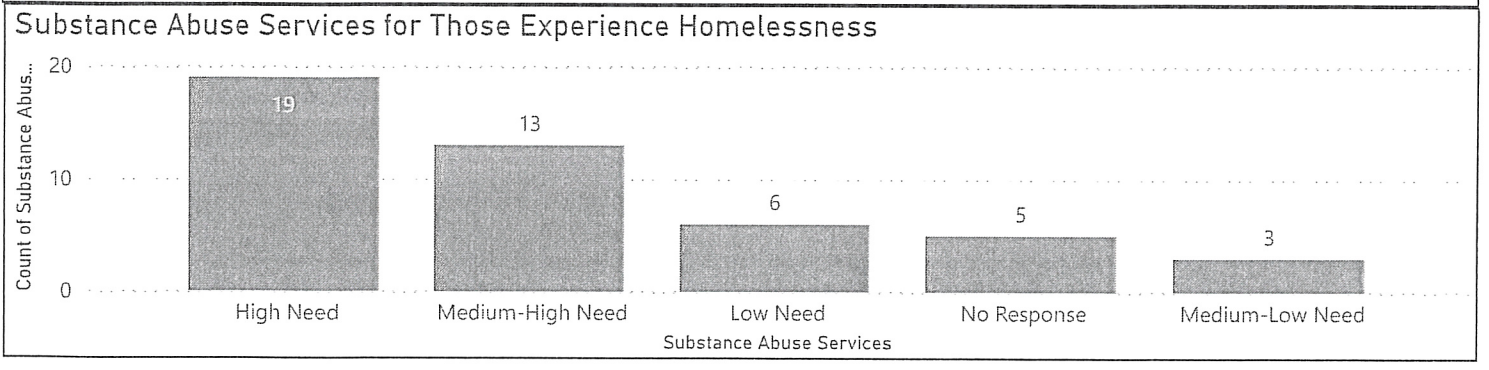

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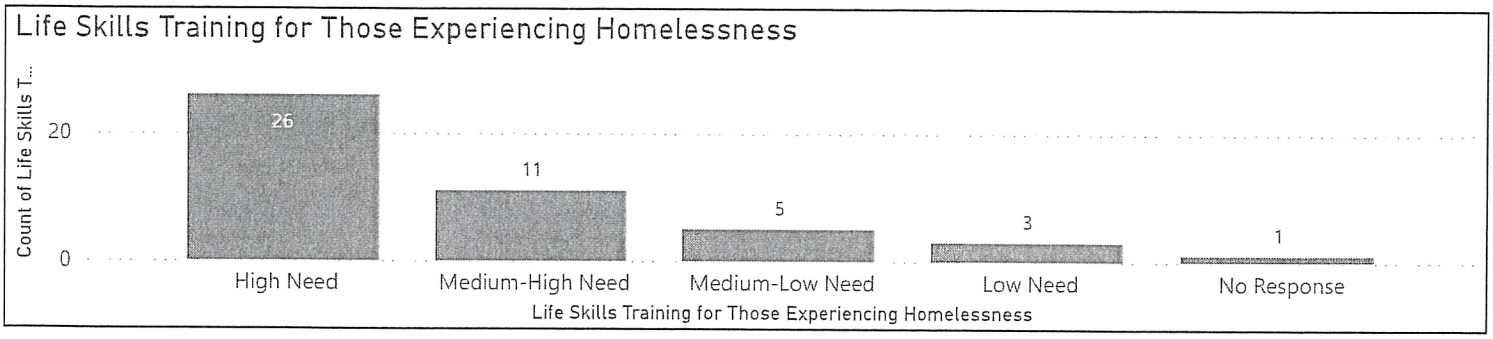
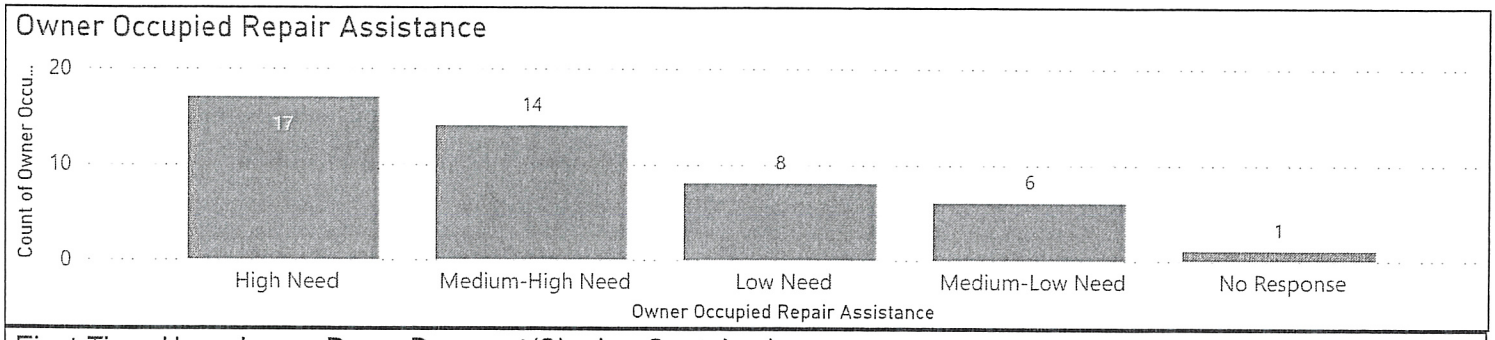
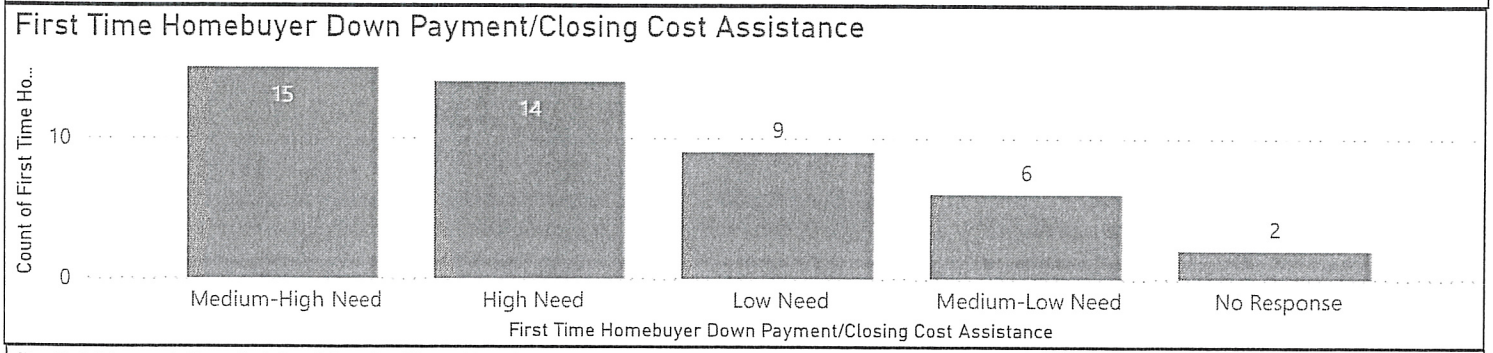
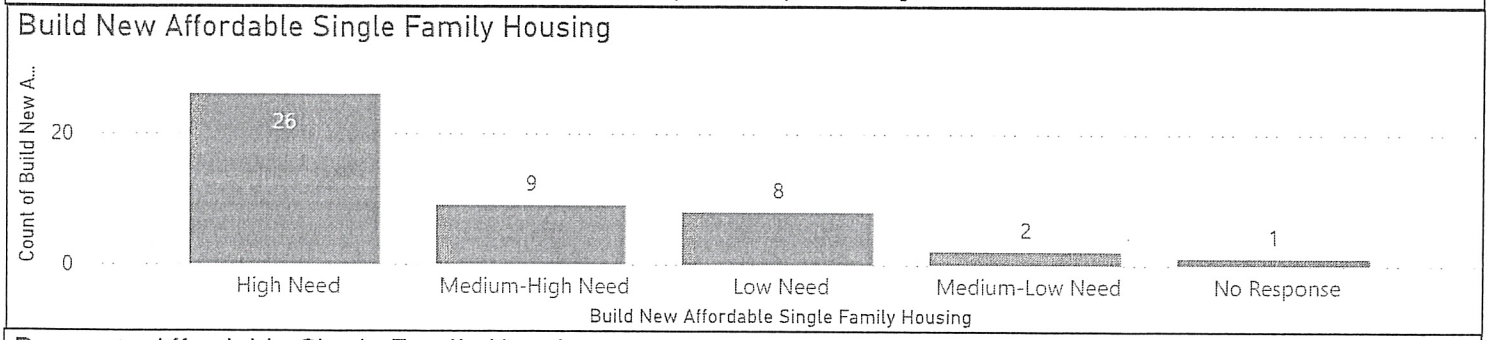
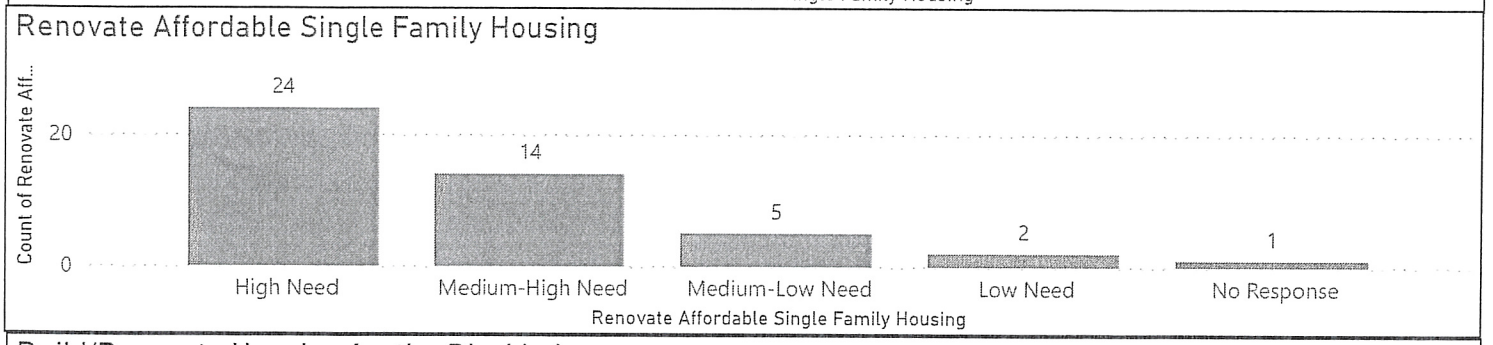


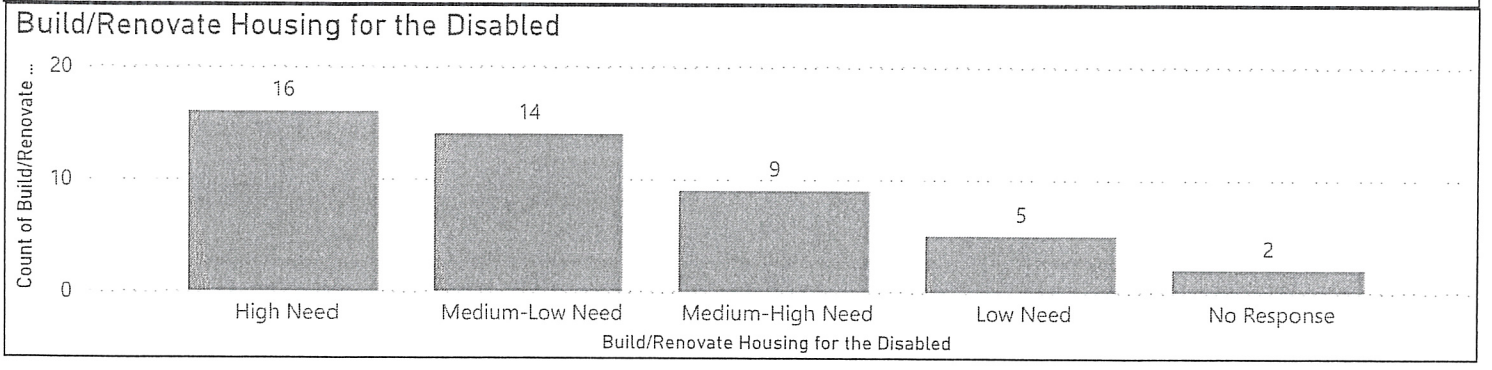
Please rate the need level for each of the following HOUSING items by choosing the one that best applies:











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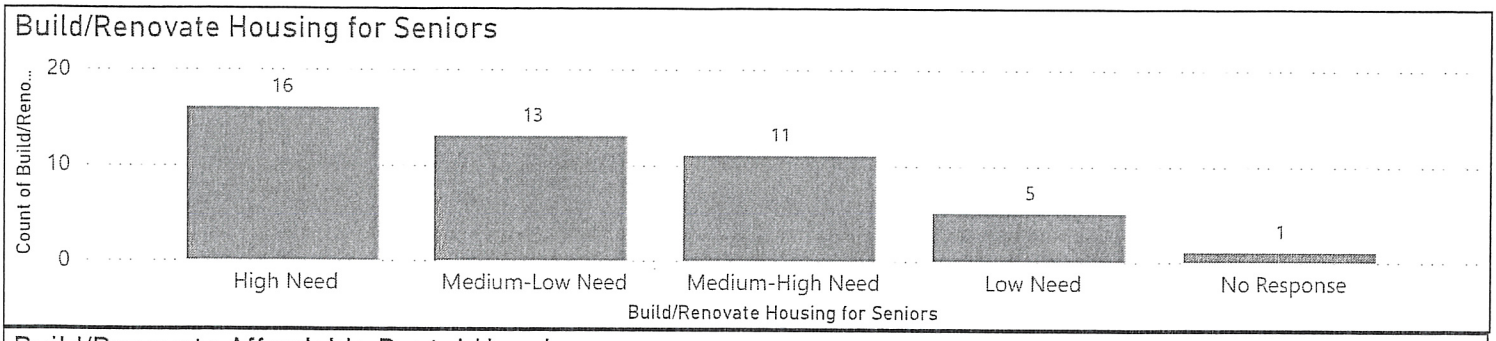

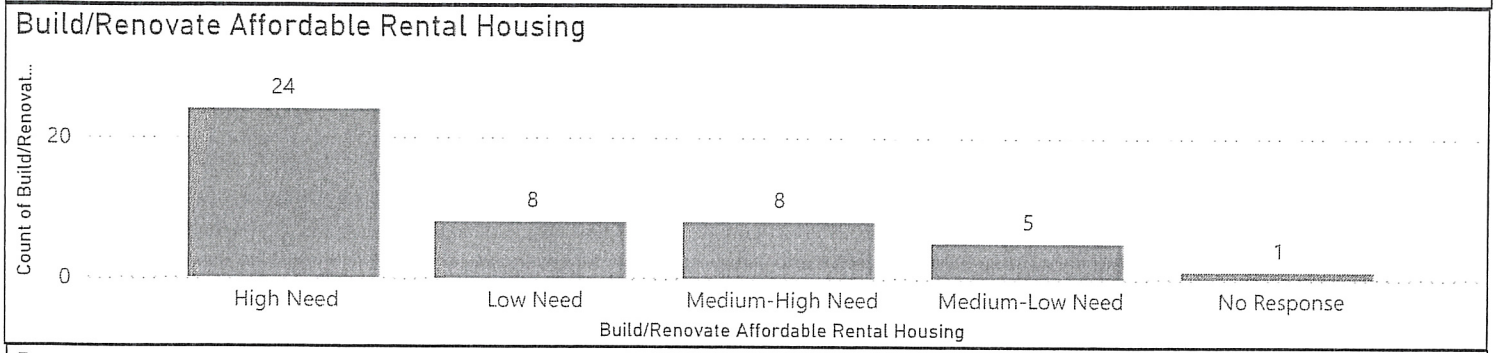

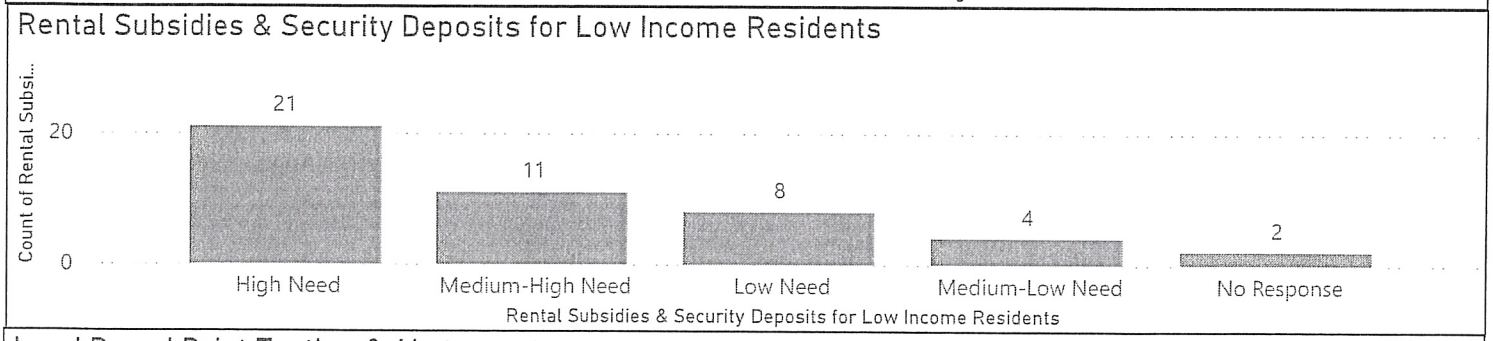

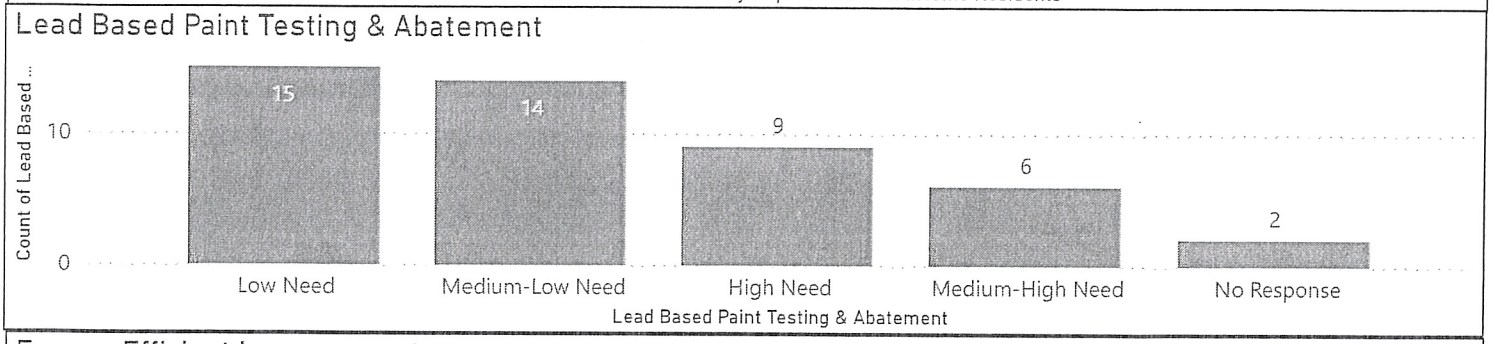

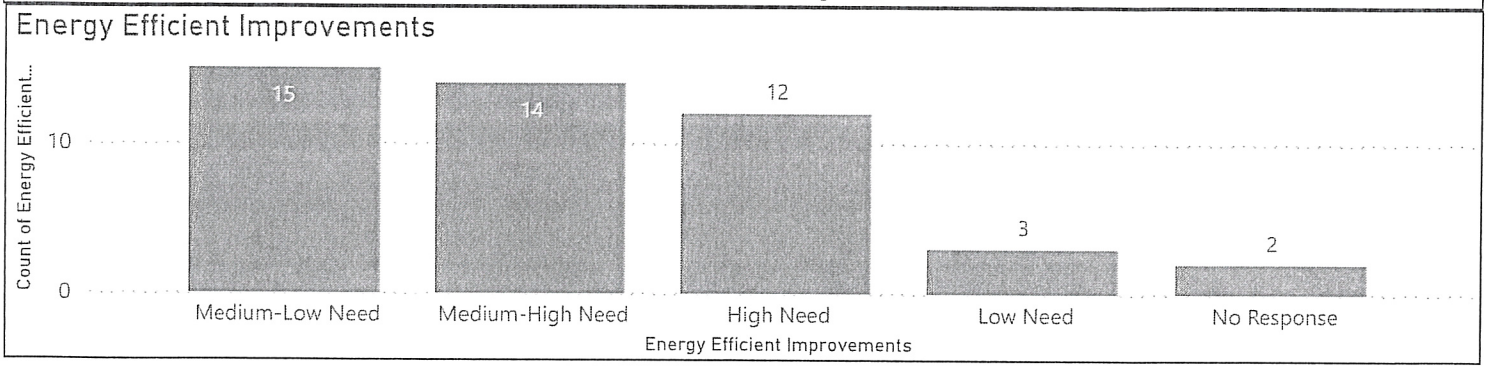

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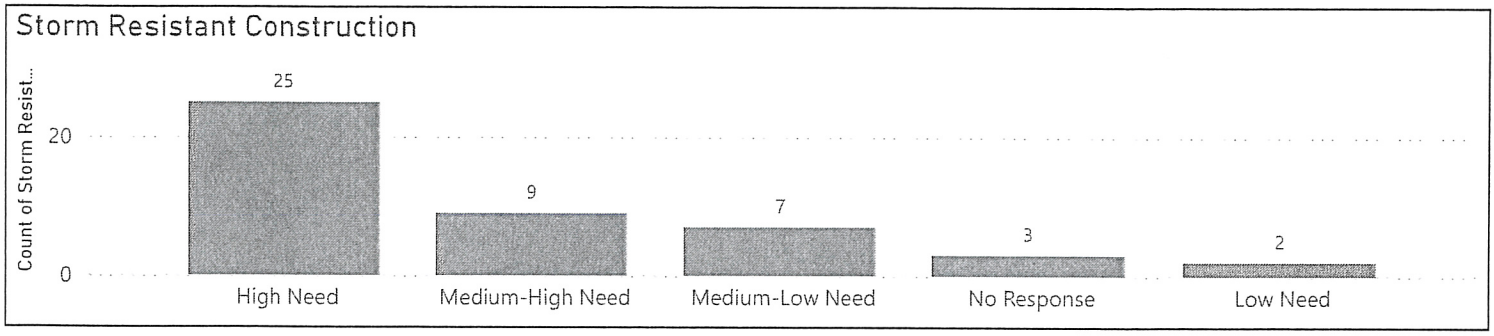


Please write in any additional needs that you feel are important and are not listed above or anything that you would like us to know about your neighborhood:

We need more job opportunities, heavily promoted job training, higher wages that will encourage homeownership, encourage renters to become homeowners, discourage all forms of housing where people do not work. We need a working and productive area!

Waterfront Rescue Mission is the largest provider of emergency services for the homeless in this area and yet does not have the support of the county or city. The mission and its properties on the Herman St. Campus have flooded three times and the county has not done anything to address the drainage issues in that area. Until this infrastructure is fixed, Waterfront cannot serve as a viable hurricane shelter for the homeless, which was part of its original design.

The design of this survey and its broad array of questions makes me wonder about the validity of its outcomes?

Some kind of code for trash and junk in yards, also some kind of assistance for single parents who work and make a moderate income for assistance in purchasing a home. I also think the community of Brownsville would benefit from a youth recreational center/computer lab for those who don't have access to one at home

Section 8/ HUD program needs to start back up

Put a light at Halsey and barrancas

None

No Response

No businesses or new housing will be attracted with waste services. THERE IS NO SEWER AVAILABLE ON THE WEST SIDE IF SOUTH NAVY BLVD. None could possibly be in favor of adding septic tanks on waterfront properties. This is an opportunity to get sewer to that area! Sewer was to be a priority on the redevelopment of Warrington and the plan is a 30 year plan. 4 years remaining. Sewer was a priority at inception and STILL HAS NOT BEEN ACCOMPLISHED!

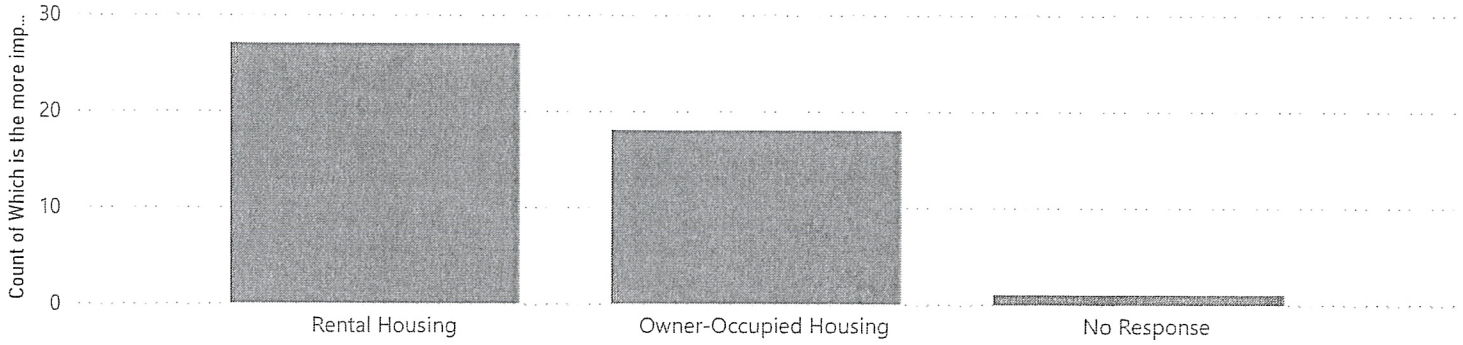
Lots of issues could be dealt with if code enforcement would "enforce" codes and IF it did not take so long to see positive action.

I would love to see more sidewalks around the main streets leading to the business areas to help make it easier to access on foot or bike. The look of the businesses should have a standard look to them so we don't have business centers that are just an ugly metal structure. I would like to see the park areas have more trees or shaded area around them also.

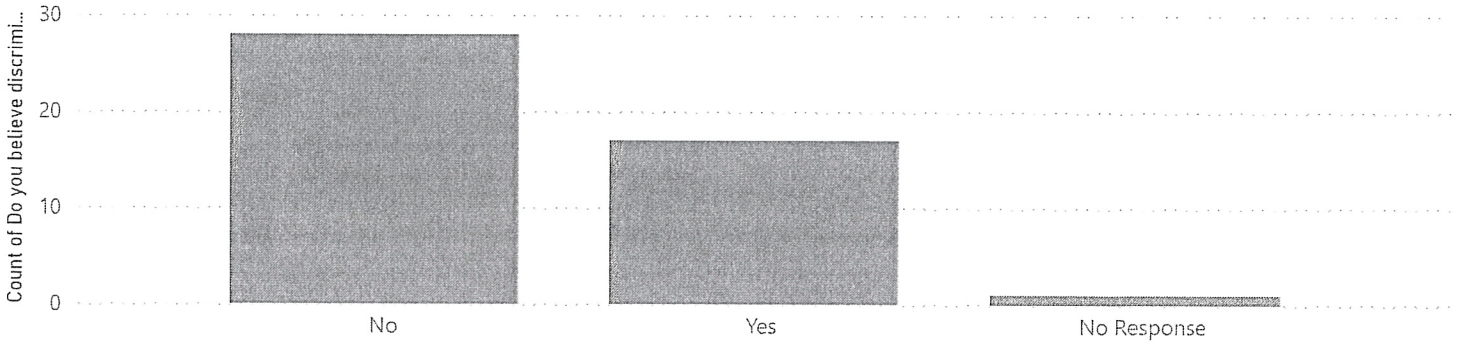
Homelessness is serious and endemic in Pensacola. The city and county need to address this issue forthwith.

Additional help for lower income adults without children too be considered for housing

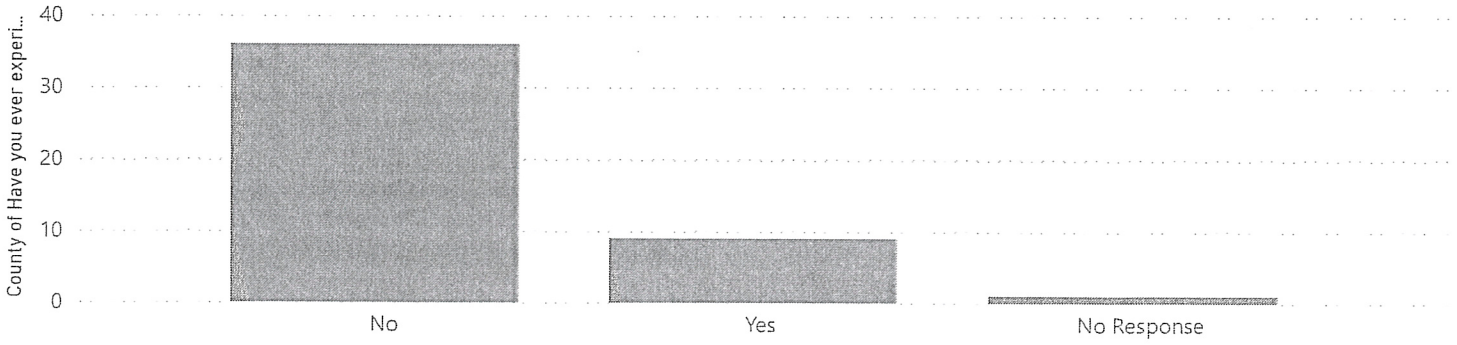
Which is the more important need in Escambia County/City of Pensacola?



Do you believe discrimination is an issue in your neighborhood?



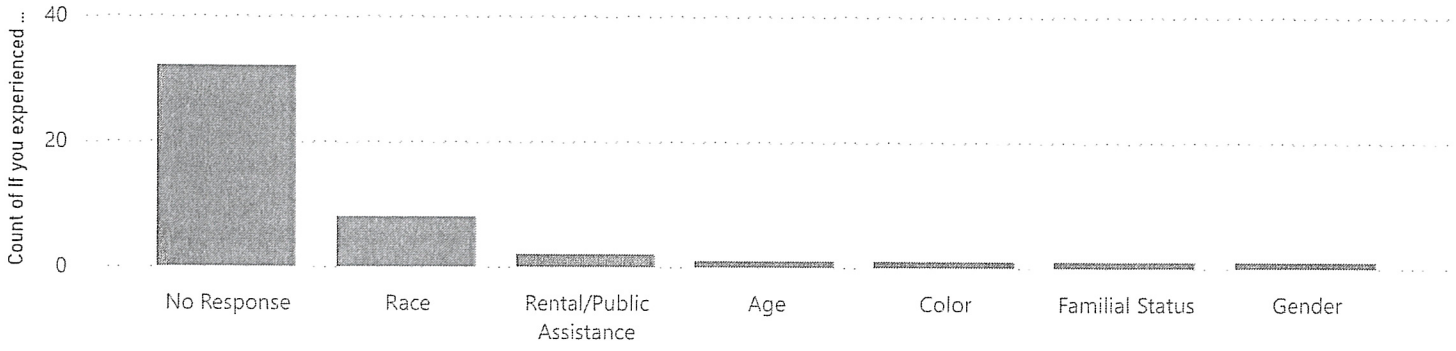
Have you ever experienced discrimination in housing?



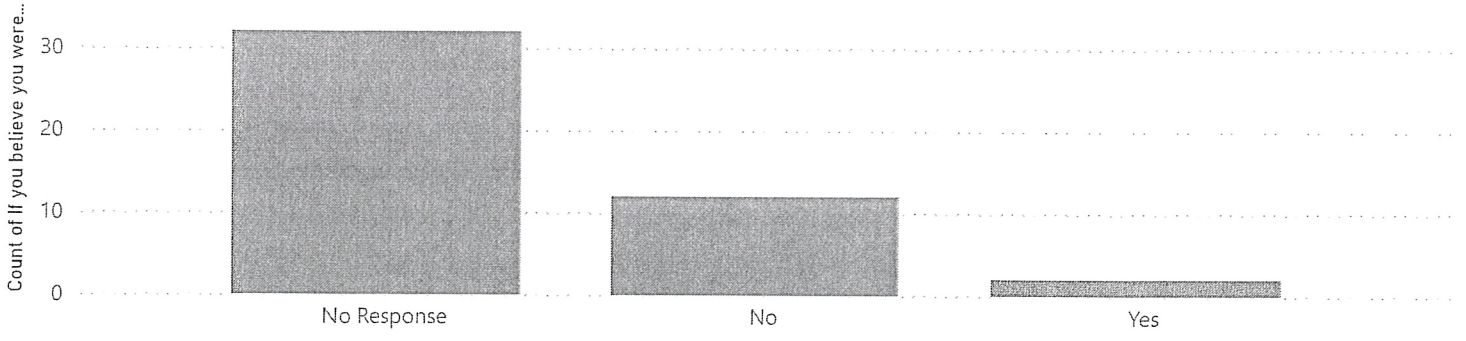
If you experienced discrimination in housing, who do you believe discriminated against you?



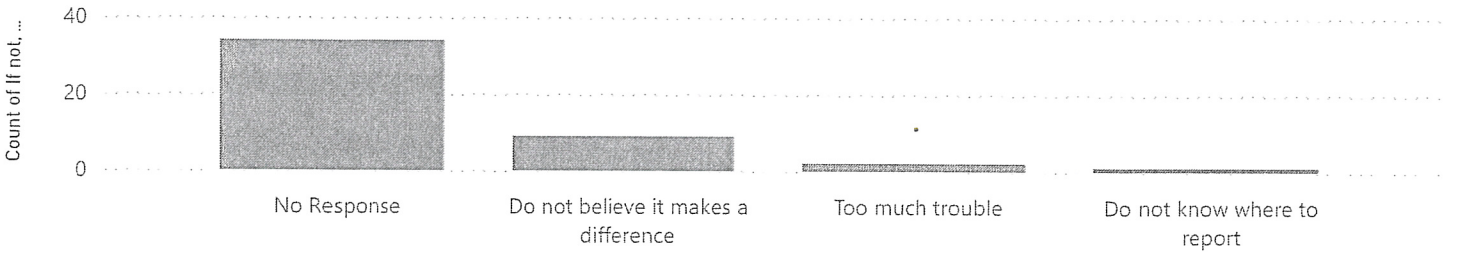
If you experienced discrimination in housing, on what basis do you believe you were discriminated against?



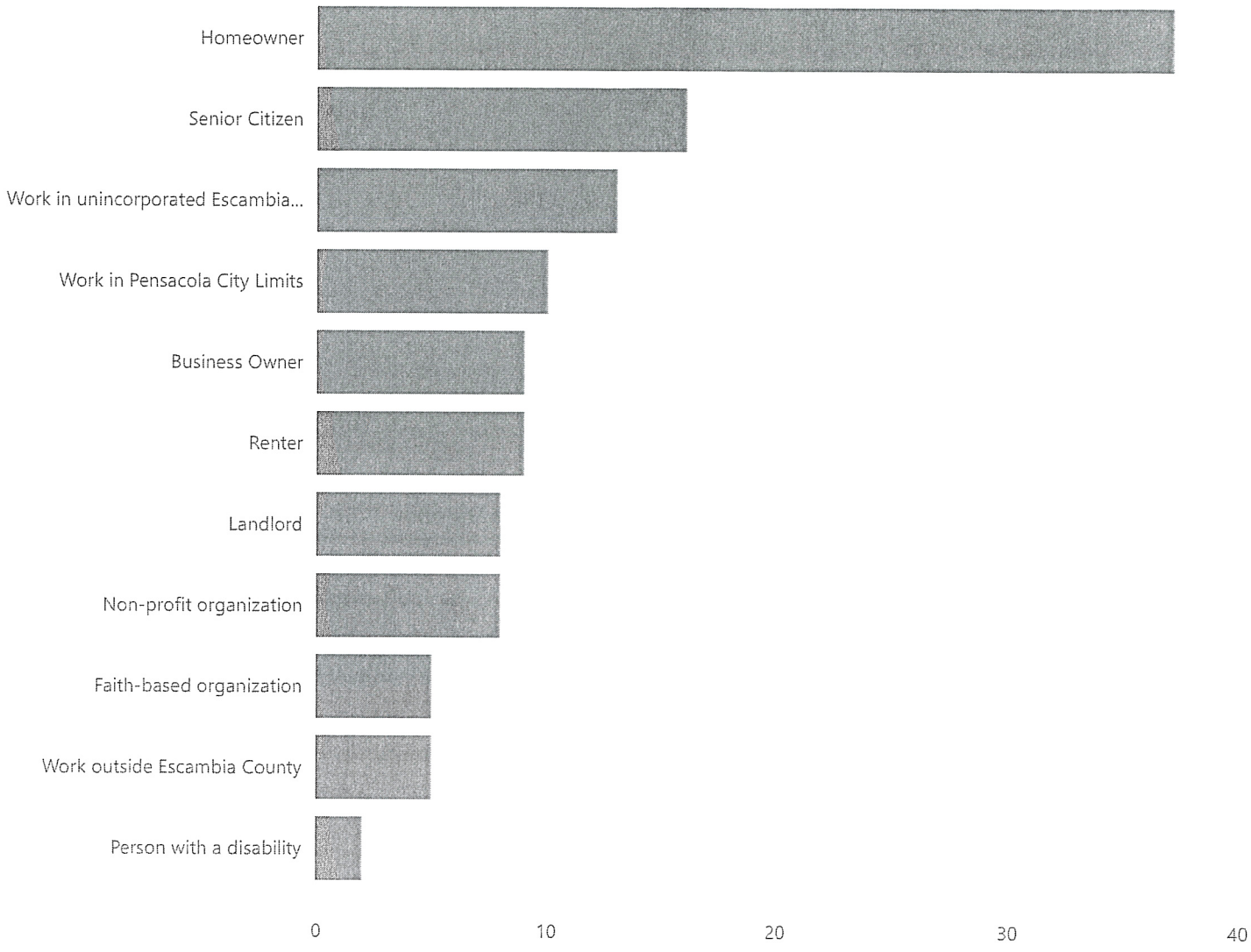
If you believe you were discriminated against, did you report the incident?



If not, WHY?



Please tell us about yourself by checking as many that apply:



Optional: Please list your organization and/or name

Loaves & Fishes

Re-entry Alliance Pensacola, Inc.

SaraBeth Bender

Tracey Wilson

Waterfront Rescue Mission, Jason Grizzard

WRC

City of Pensacola
Community Development Block Grant
2021-2022 Annual Action Plan

Reference Material

U.S. Census Data
U.S. Department of Housing and Urban Development - Comprehensive Housing Affordability Strategy (CHAS) data

City of Pensacola
Community Development Block Grant
2021-2022 Annual Action Plan

Reference Material

U.S. Census Data
U.S. Department of Housing and Urban Development - Comprehensive Housing Affordability Strategy (CHAS) data

United States Census Bureau

QuickFacts

Pensacola city, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more.*

Table

All Topics	Pensacola city, Florida
Population estimates, July 1, 2019, (V2019)	52,975
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	52,975
Population estimates base, April 1, 2010, (V2019)	52,008
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	1.9%
Population, Census, April 1, 2010	51,923
Age and Sex	
Persons under 5 years, percent	▲ 6.5%
Persons under 18 years, percent	▲ 24.2%
Persons 65 years and over, percent	▲ 17.3%
Female persons, percent	▲ 52.6%
Race and Hispanic Origin	
White alone, percent	▲ 63.6%
Black or African American alone, percent (a)	▲ 28.6%
American Indian and Alaska Native alone, percent (a)	▲ 0.2%
Asian alone, percent (a)	▲ 1.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%
Two or More Races, percent	▲ 5.2%
Hispanic or Latino, percent (b)	▲ 5.2%
White alone, not Hispanic or Latino, percent	▲ 60.0%
Population Characteristics	
Veterans, 2015-2019	4,663
Foreign born persons, percent, 2015-2019	3.4%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	59.6%
Median value of owner-occupied housing units, 2015-2019	$182,800
Median selected monthly owner costs -with a mortgage, 2015-2019	$1,367
Median selected monthly owner costs -without a mortgage, 2015-2019	$490
Median gross rent, 2015-2019	$954
Building permits, 2019	X
Families & Living Arrangements	
Households, 2015-2019	22,080
Persons per household, 2015-2019	2.36
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	80.9%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	4.1%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	90.7%
Households with a broadband Internet subscription, percent, 2015-2019	82.6%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	92.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	37.2%
Health	
With a disability, under age 65 years, percent, 2015-2019	11.7%
Persons without health insurance, under age 65 years, percent	▲ 12.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	61.3%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	57.3%
Total accommodation and food services sales, 2012 ($1,000) (c)	250,652
Total health care and social assistance receipts/revenue, 2012 ($1,000) (c)	1,768,370
Total manufacturers shipments, 2012 ($1,000) (c)	360,999

Total merchant wholesaler sales, 2012 ($1,000) (c)	246,182
Total retail sales, 2012 ($1,000) (c)	1,366,861
Total retail sales per capita, 2012 (c)	$26,115
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	19.5
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	$50,493
Per capita income in past 12 months (in 2019 dollars), 2015-2019	$33,043
Persons in poverty, percent	▲ 17.4%

BUSINESSES

Businesses	
Total employer establishments, 2018	X
Total employment, 2018	X
Total annual payroll, 2018 ($1,000)	X
Total employment, percent change, 2017-2018	X
Total nonemployer establishments, 2018	X
All firms, 2012	6,411
Men-owned firms, 2012	3,311
Women-owned firms, 2012	2,175
Minority-owned firms, 2012	1,401
Nonminority-owned firms, 2012	4,465
Veteran-owned firms, 2012	640
Nonveteran-owned firms, 2012	5,019

GEOGRAPHY

Geography	
Population per square mile, 2010	2,303.5
Land area in square miles, 2010	22.54
FIPS Code	1255925

About datasets used in this table

Value Notes

Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

(a) Includes persons reporting only one race
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper int open ended distribution.
F Fewer than 25 firms
D Suppressed to avoid disclosure of confidential information
N Data for this geographic area cannot be displayed because the number of sample cases is too small.
FN Footnote on this item in place of data
X Not applicable
S Suppressed; does not meet publication standards
NA Not available
Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and P Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

CONNECT WITH US

Accessibility | Information Quality | FOIA | Data Protection and Privacy Policy | U.S. Department of Commerce

Table 10	> 25 yrs	Table S1501
add column		
less than 9th	742	
9-12 no degree	1,831	
some college	7,643	
asso degree	4,337	
grad or professional	5,629	

the other columns add up for the listed category

Table 6		Table S2301
unemployment rate ages 16-24	11.90%	
unemployment rate ages 25-65	4.37%	

Table 9	Civilian	unemployed	not in work force	Table B23006
ages 25-64				
less than HS	1,043	95	623	
HS grad	3,616	238	1,684	
some college and asso	6,892	417	2,336	
Bach and higher	8,315	142	1,410	

Source: 2019 ACS 5 yr estimates

Table 10	> 25 yrs				Table S1501	
add column						
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HS grad	3,616	238	1,684			
some college and asso	6,892	417	2,336			
Bach and higher	8,315	142	1,410			
Source: 2019 ACS 5 yr estimates						
Table 5						
pensacola ferry pass MSA	jobs	%	workers	%	jobs less workers	%
AG	57	0.65%	1770	0.83%	-1713	0.84%
Arts	1932	22.19%	24989	11.77%	-23057	11.32%
Cons	785	9.02%	13712	6.46%	-12927	6.35%
Ed/health	1592	18.29%	48357	22.77%	-46765	22.96%
Fin/RE	604	6.94%	17908	8.43%	-17304	8.50%
info	90	1.03%	3069	1.45%	-2979	1.46%
manf	336	3.86%	9928	4.67%	-9592	4.71%

other	278	3.19%	10508	4.95%	-10230	5.02%
pro/mgt	599	6.88%	23346	10.99%	-22747	11.17%
PA	231	2.65%	13279	6.25%	-13048	6.41%
retail	1657	19.04%	30362	14.30%	-28705	14.09%
trans	305	3.50%	10920	5.14%	-10615	5.21%
trade	239	2.75%	4229	1.99%	-3990	1.96%
total	8705	100.00%	212377	100.00%	-203672	100.00%
2019 Longitudinal employer household dynamics (jobs)						
Source: 2019 ACS 5 yr estimates						
jobs are only by MSA						
2019 4 qtr JAJ explorer						

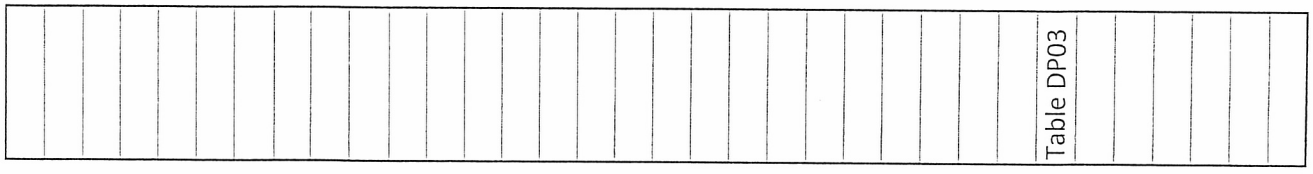
Table DP03

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 27, 2021

Data for: Pensacola city, Florida

Year Selected: 2013-2017 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	975	2,105	3,080	
Household Income >30% to less-than or= 50% HAMFI	1,140	1,670	2,810	
Household Income >50% to less-than or= 80% HAMFI	1,775	2,040	3,815	
Household Income >80% to less-than or=100% HAMFI	1,340	950	2,290	
Household Income >100% HAMFI	7,655	2,260	9,915	
Total	12,880	9,030	21,910	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	2,840	4,505	7,345	
Household has none of 4 Housing Problems	9,955	4,220	14,175	
Cost burden not available, no other problems	85	305	390	
Total	12,880	9,030	21,910	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	1,220	2,295	3,515	
Household has none of 4 Severe Housing Problems	11,575	6,430	18,005	
Cost burden not available, no other problems	85	305	390	
Total	12,880	9,030	21,910	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	10,055	4,320	14,375	
Cost Burden >30% to less-than or= 50%	1,630	2,305	3,935	
Cost Burden >50%	1,110	2,100	3,210	
Cost Burden not available	85	305	390	
Total	12,880	9,030	21,910	

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	2,310	380	390	3,080

Household Income >30% to less-than or= 50% HAMFI	2,055	755		2,810
Household Income >50% to less-than or= 80% HAMFI	1,735	2,080		3,815
Household Income >80% to less-than or= 100% HAMFI	525	1,770		2,290
Household Income >100% HAMFI	725	9,195		
Total	7,345	14,175	390	21,910
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,540	260	305	2,105
Household Income >30% to less-than or= 50% HAMFI	1,410	260		1,670
Household Income >50% to less-than or= 80% HAMFI	1,205	835		2,040
Household Income >80% to less-than or= 100% HAMFI	180	775		950
Household Income >100% HAMFI	170	2,095	0.0	2,260
Total	4,505	4,220	305	9,030
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	770	120	85	975
Household Income >30% to less-than or= 50% HAMFI	645	495		1,140
Household Income >50% to less-than or= 80% HAMFI	530	1,245		1,775
Household Income >80% to less-than or= 100% HAMFI	345	995		1,340
Household Income >100% HAMFI	555	7,100		7,655
Total	2,840	9,955	85	12,880
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	2,290	1,950	3,080	
Household Income >30% to less-than or= 50% HAMFI	2,020	935	2,810	
Household Income >50% to less-than or= 80% HAMFI	1,685	170	3,815	

Household Income >80% to less-than or= 100% HAMFI	485	60	2,290	
Household Income >100% HAMFI	665	90	9,915	
Total	7,145	3,210	21,910	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,525	1,360	2,105	
Household Income >30% to less-than or= 50% HAMFI	1,375	635	1,670	
Household Income >50% to less-than or= 80% HAMFI	1,170	70	2,040	
Household Income >80% to less-than or= 100% HAMFI	180		950	
Household Income >100% HAMFI	155	35	2,260	
Total	4,405	2,100	9,030	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	770	590	975	
Household Income >30% to less-than or= 50% HAMFI	645	300	1,140	
Household Income >50% to less-than or= 80% HAMFI	515	105	1,775	
Household Income >80% to less-than or= 100% HAMFI	305	60	1,340	
Household Income >100% HAMFI	505	55	7,655	
Total	2,740	1,110	12,880	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

CITY OF PENSACOLA
FY 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSED BUDGET AND ACTIVITY SUMMARY

HOUSING REHABILITATION: **FUNDING**

Housing Rehabilitation Loan/Grant Programs **$501,870***

Funds to rehabilitate owner-occupied houses; to provide for structural modifications and the removal of architectural barriers to accommodate the needs of persons with disabilities; to provide for the federally mandated evaluation and control of lead-based paint hazards for projects with a house constructed prior to 1978; and to provide for administrative costs of this program and other related housing rehabilitation/repair activities. Funding will provide for the rehabilitation/repair of approximately 10 owner occupied housing units. The program is available to low- and moderate-income persons occupying their homestead residence within the corporate limits of the City of Pensacola.

*All program income from housing rehabilitation loans will be used to rehabilitate and/or repair homeowner occupied units for low- and moderate-income families located within the corporate limits of the City of Pensacola (estimated program income is $100,000).

Temporary Relocation **$7,500**

Funds will provide temporary relocation for families whose dwelling units are being rehabilitated through the City's Housing Rehabilitation Programs, which includes the HOME Reconstruction Program. This is a requirement under the Uniform Relocation Act.

PUBLIC SERVICES:

Nutritional Meal Programs **$70,000**

Funds will provide support for two nutritional meal programs, Meals on Wheels and Senior Dining Sites, which are made available to low- and moderate-income elderly and special needs residents residing within the corporate limits of the City of Pensacola. These funds provide direct services. CDBG funds received from the City are utilized by the service provider, Council on Aging of West Florida, Inc., as 1:10 leverage for other critical federal and state funding.

Homebuyer and Foreclosure Prevention Education Program **$22,557**

Provide pre-purchase homeownership and foreclosure prevention education classes for lower income (80% or below of area median income) residents to prepare residents for homeownership and provide guidance to avoid foreclosure and retain ownership of their homes.

Legal Services **$25,000**

Provide legal services and counseling to income eligible residents.

PROGRAM PLANNING AND ADMINISTRATION:

General Grant Administration/Management **$156,731**

Funds to administer the City's CDBG Program which includes personnel services and operating expenses.

TOTAL FY 2021-2022 CDBG PROPOSED BUDGET **$ 783,658**

FY 2021-2022 CDBG Allocation $ 783,658

TOTAL FY 2021 CDBG FUNDS AVAILABLE **$ 783,658**

CITY OF PENSACOLA
FY2021-2022
HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM
PROPOSED BUDGET AND ACTIVITY SUMMARY

SUBSTANTIAL HOUSING REHABILITATION/RECONSTRUCTION: **FUNDING $145,493**

Provide assistance for low/moderate income families through a combination of grants and loans secured by mortgages on the subject property for the substantial rehabilitation or reconstruction of approximately 2-3 severely substandard homeowner occupied housing units.

Program Administration/Management: **$19,400**

Provide the oversight, management, monitoring and coordination of financial and general administration of the City's HOME Reconstruction Program.

TOTAL HOME FUNDS AVAILABLE **$164,893**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00566 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CITY OF PENSACOLA FOR FUNDING OF THE COMMUNITY MARITIME PARK STADIUM IMPROVEMENTS

RECOMMENDATION:

That the City Council approve an Interlocal Agreement between the Community Redevelopment Agency (the "Agency") and the City of Pensacola (the "City") authorizing the Agency to fund up to $2,000,000 for certain improvements at the Community Maritime Park Blue Wahoos Stadium, including but not limited to artificial turf and LED stadium lighting.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On October 8, 2009, City Council approved the issuance of the Redevelopment Revenue Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B in the original aggregate principal amount of $45,640,000 to finance the public recreation, exhibition, entertainment and exposition facilities and public infrastructure portions of the Vince Whibbs Sr. Community Maritime Park including the Blue Wahoos Stadium and other improvements in the Urban Core Community Redevelopment Area. The development of the Community Maritime Park was one of the major projects outlined in the Urban Core Community Redevelopment Plan 2010.

Under the recent restructuring of the minor leagues by Major League Baseball ("MLB"), the number of teams were reduced and new requirements for modernized facilities were issued by MLB. In order for to the Northwest Florida Professional Baseball, LLC ("NFPB") to meet MLB standards, certain improvements at the Blue Wahoos Stadium are needed. Such improvements include, but are not limited to, the conversion of the Blue Wahoos Stadium baseball field from natural grass to synthetic turf and any irrigation changes need to accommodate the conversion, the conversion of the Blue Wahoos Stadium lights to LED, the removal of existing bullpens and construction of new bullpens, the construction of new batting cages, the purchase of additional training tables, dishwashers and surveillance equipment, internet and phone upgrades, replacement of HWC chairs, painting, repairs to seats, flooring, electrical outlets and elevators. These improvements are being done to maximize the use and impact of the Vince Whibbs Sr. Community Maritime Park improvements paid for with tax increment revenues derived from the Urban Core Community Redevelopment Area.

Since the specifications of the improvements must meet MLB requirements, NFPB will coordinate the purchase and installation of the improvements, with subsequent reimbursement by the City. By entering into this Interlocal, the Agency is agreeing to fund the Improvements in an amount up to $2,000,000 from tax increment revenues derived from the Urban Core Community Redevelopment Area as such improvements are being done to maintain improvements paid for with tax increment revenues derived from the Urban Core Community Redevelopment Area.

PRIOR ACTION:

October 8, 2009 - City Council approved Resolution No. 33-09 providing for the issuance of the Redevelopment Revenues Bonds, Series 2009A and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable - Build America Bonds) in the amount of $45,640,000.

November 6, 2017 - Community Redevelopment Agency approved Resolution 2017-18 authorizing an interlocal agreement between the City of Pensacola and the Community Redevelopment Agency pertaining to the Urban Core Redevelopment Revenue Bonds, Series 2017.

November 9, 2017 - City Council approved Resolution No. 17-78 providing for the issuance of the Urban Core Redevelopment Revenue Bond, Series 2017 in the amount of $8,000,000.

July 15, 2019 - Community Redevelopment Agency approved Resolution 2019-04 authorizing an interlocal agreement between the City of Pensacola and the Community Redevelopment Agency pertaining to the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

July 18, 2019 - City Council approved Resolution No. 2019-31 providing for the issuance of the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019 in the amount not to exceed $58,200,000.

FUNDING:

Budget:	$ 1,543,812	CRA Fund - Property acquisition and redevelopment
	220,235	CRA Fund - Complete streets - Main St
	115,623	CRA Fund - Property management - Baylen Slip
	100,000	CRA Fund - Grants and aids - Women veteran’s memorial
	20,330	CRA Fund - Complete streets - Unallocated
	$ 2,000,000	Total Budget
Actual:	$ 2,000,000	Multi-Use Facility Improvements
	$ 2,000,000	Total

FINANCIAL IMPACT:

To avoid funding penalties related to the use of the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Funds, funding from the CRA Fund must be utilized to fund the improvements.

Funding from the CRA Fund will be re-allocated as outlined in the funding section of this item.

However, allocations drawn from the property acquisition and redevelopment line item within the CRA Fund will be refunded through the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Fund. Funding re-allocated within the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Fund, will include remaining budgets for the Rues Streetscape Revitalization project and project savings from the DeVilliers Streetscape Revitalization and Ferry Landing projects which include:

$ 992,476	Bond Fund - Rues Street
211,496	Bond Fund - DeVilliers Street - project savings
129,960	Bond Fund - Ferry construction - project savings
$ 1,333,932	Total

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Lovoy, Finance Director
M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

1) Interlocal Agreement - CMP Stadium Improvements (002)

PRESENTATION: No

INTERLOCAL AGREEMENT
Community Maritime Park Stadium Improvements

between

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA

and

THE CITY OF PENSACOLA, FLORIDA

This **INTERLOCAL AGREEMENT** made and entered into this ____ day of July, 2021 (herein, the "Agreement"), by and between **THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA,** a public body corporate and politic of the State of Florida (the "Agency"), and the **CITY OF PENSACOLA, FLORIDA,** a municipal corporation of the State of Florida (the "City");

W I T N E S S E T H:

WHEREAS, on September 25, 1980, the City Council of the City (the "City Council") adopted Resolution No. 55-80 which created the Community Redevelopment Agency of the City of Pensacola, Florida and declared the City Council to be the Agency as provided in Section 163.357, Florida Statutes; and

WHEREAS, pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council designated the boundaries and found and determined that an area designated therein as the "Urban Core Community Redevelopment Area" is a blighted area as therein described and that the rehabilitation, conservation and redevelopment is necessary and in the public interest; and

WHEREAS, pursuant to Sections 163.2520 and 163.387, Florida Statutes, on March 8, 1984, the City Council enacted Ordinance No. 13-84, creating and establishing the Urban Core Community Redevelopment Trust Fund (the "Trust Fund"); and

WHEREAS, pursuant to Resolution No. 15-84, on March 17, 1984, the City Council approved the Community Redevelopment Plan for the Urban Core Community Redevelopment Area, dated March 1984 (the "1984 Plan") and the Community Redevelopment Project described therein, which 1984 Plan was modified and amended pursuant to Resolution No. 19-89 adopted by the City Council on April 6, 1989, and subsequently repealed and replaced with the "Urban Core Community Redevelopment Plan 2010" pursuant to Resolution No. 02-10 adopted by the City Council on January 14, 2010 (the "Redevelopment Plan"); and

WHEREAS, the Agency is responsible for implementation of community redevelopment plans providing for the redevelopment, rehabilitation and improvement of community redevelopment areas in the City; and

WHEREAS, the City and the Agency have determined to redevelop and revitalize the Urban Core Community Redevelopment Area as a visibly attractive, economically viable, and socially desirable area of the City; and

WHEREAS, pursuant to Resolution No. 33-09 adopted by the City Council of the City on October 8, 2009 (the “Original Bond Resolution”), the City previously issued its City of Pensacola, Florida Redevelopment Revenue Bonds, Series 2009A (the "Series 2009A Bonds") and Redevelopment Revenue Bonds, Series 2009B (Federally Taxable-Build America Bonds – Direct Payment) in the original aggregate principal amount of $45,640,000 (the “2009B Bonds” and, together with the Series 2009A Bonds, the "2009 Bonds") to finance the public recreation, exhibition, entertainment and exposition facilities and public infrastructure portions of the Vince Whibbs Sr. Community Maritime Park and other improvements in the Urban Core Community Redevelopment Area, including the Blue Wahoos Stadium; and

WHEREAS, at the request of the Agency, the City previously issued its City of Pensacola, Florida Urban Core Redevelopment Revenue Bond, Series 2017 (the “2017 Bond”) in the original aggregate principal amount of $8,000,000, pursuant to the Original Bond Resolution, as supplemented by Resolution No. 17-78 adopted by the City Council of the City on November 9, 2017 (the “2017 Resolution”) to finance the 2017 Project (as defined in the 2017 Resolution) in the Urban Core Community Redevelopment Area; and

WHEREAS, at the request of the Agency, the City previously issued its City of Pensacola, Florida Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019 (the “2019 Bond," and together with the 2017, the "Outstanding Bonds") in the original aggregate principal amount of $58,140,000, pursuant to the Original Bond Resolution, as supplemented by Resolution No. 2019-31 adopted by the City Council of the City on July 18, 2019 (the “2019 Resolution” and, together with the Original Resolution, the "Bond Resolution") to finance the advance refunding of the 2009B Bonds and the 2019 Project (as defined in the 2019 Resolution) in the Urban Core Community Redevelopment Area; and

WHEREAS, the City and the Agency previously entered into interlocal agreements pursuant to Section 163.01, Florida Statutes, which are recorded at O. R. Book 7599, Page 1280 of the Public Records of Escambia County, Florida, and O. R. Book 8147, Page 644 of the Public Records of Escambia County, Florida, respectively, to document the Agency's obligation to fund, reimburse, and repay debt obligations incurred by the City at the Agency's request, including but not limited to the Outstanding Bonds, from legally available monies of the Agency including tax increment revenues deposited to the Trust Fund (collectively, the "Senior Debt Obligations"); and

WHEREAS, the City and Northwest Florida Professional Baseball, LLC, (“NFPB") have entered into that certain Multi-Use Facility Non-Exclusive Use Agreement dated July 20, 2011 (as amended from time to time, and particularly as amended by the Fifth Amendment To Multi-Use Facility Non-Exclusive Use Agreement, the "Use Agreement") pursuant to which the City has agreed to fund up to $2,000,000 towards the total cost of improvements for the Vince Whibbs Sr. Community Maritime Park Blue Park Stadium which improvements include without limitation the Multi-Use Facility as such term is defined therein (the "Project"); and

WHEREAS, such improvements are contemplated by the Redevelopment Plan and constitute community redevelopment undertakings which may be funded through tax increment revenues of the Agency; and

WHEREAS, in accordance with the intent and purpose of Section 163.01, Florida Statutes, the parties have elected to enter into this Agreement to jointly and collectively provide a contribution toward the cost of the Project, as more particularly described in Section 4 below; and

WHEREAS, the City and the Agency have determined that this Agreement, the Project and the expenditures contemplated hereunder serve public purposes and are appropriate and necessary undertakings in furtherance of redeveloping the Urban Core Community Redevelopment Area consistent with the Urban Core Community Redevelopment Plan.

NOW, THEREFORE, in consideration of the mutual covenants of and benefits derived from this Agreement, the sufficiency of which is hereby acknowledged by the City and the Agency agree as follows:

Section 1. Authority. This Agreement is entered into pursuant to and under the authority of the City Charter; Section 163.01, Florida Statutes; the Community Redevelopment Act of 1969 (the “Act”), codified in Part III, Chapter 163, Florida Statutes; Chapter 166, Florida Statutes, and other applicable law, as amended and supplemented.

Section 2. Incorporation of Recitals. The recitals set forth above are hereby incorporated into the terms of this Agreement.

Section 3. Purpose. The purpose of this agreement is to provide for a source of funds to finance the design, construction and acquisition of the project as described below.

Section 4. Project Description. The Project contemplates certain improvements at the Multi-Use Facility identified in Attachment A, incorporated herein by reference. Such improvements may include, but are not limited to, the conversion of the Blue Wahoos Stadium baseball field from natural grass to synthetic turf and any irrigation changes needed to accommodate the conversion, the conversion of the Blue Wahoos Stadium lights to LED, the removal of existing bullpens and construction of new bullpens, the construction

of new batting cages, the purchase of additional training tables, dishwashers and surveillance equipment, internet and phone upgrades, replacement of HWC chairs, painting, repairs to seats, flooring, electrical outlets and elevators all in furtherance of maximizing the use and impact of the Vince Whibbs Sr. Community Maritime Park improvements paid for with tax increment revenues derived from the Urban Core Community Redevelopment Area. The description of the Project set forth herein shall be liberally construed to effectuate the purposes of this Agreement.

Section 5. Funding and Disbursement.

(A) Project Cost. The City and Agency will contribute a principal amount estimated to be $2,000,000 toward the overall cost of the Project, as further described in Attachment A.

(B) Disbursement. The City will provide such funding to NFPB pursuant to invoices or as otherwise provided in the Use Agreement.

(C) Agency Reimbursement. The Agency will reimburse or pay at the City's direction an amount not to exceed $2,000,000 for the City's contribution to the Project pursuant to the Use Agreement, from funds derived from tax increment currently on deposit in the Trust Fund; provided, however, that the Agency's obligation to pay or reimburse the City hereunder shall be junior and subordinate to the Senior Debt Obligations.

Section 6. Term. This Agreement shall become effective upon execution by the Parties and continue in full force and effect until the obligations hereunder approved by this Agreement, including principal and accumulated interest, has been fully repaid.

Section 7. Amendments. This Agreement may be amended by the mutual written agreement of all parties at any time and from time to time, which amendments shall become effective upon filing thereof in the public records of Escambia County, Florida, pursuant to Section 163.01(11), Florida Statutes.

Section 8. Assignment. No party to this Agreement may, directly or indirectly, assign or transfer any or all of their duties, rights, responsibilities, or obligations under this Agreement to any other party or person not a party to this Agreement, without the express prior approval of the other party to this Agreement.

Section 9. Severability. The provisions of this Agreement are severable, and it is the intention of the parties hereto to confer the whole or any part of the powers herein provided for and if any of the provisions of this Agreement or any other powers granted by this Agreement shall be held unconstitutional, invalid or void by any court of competent jurisdiction, the decision of said court shall not affect or impair any of the remaining provisions of this Agreement. It is hereby declared to be the intent of the parties hereto that this Agreement would have been adopted, agreed to, and executed had such unconstitutional, invalid or void provision or power not been included therein.

Section 10. Controlling Law; Venue. Any and all provisions of this Agreement and any proceeding seeking to enforce and challenge any provision of this Agreement shall be governed by the laws of the State of Florida. Venue for any proceeding pertaining to this Agreement shall be Escambia County, Florida.

Section 11. Members Not Liable.

(A) All covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City and the Agency, respectively, to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida.

(B) No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future individual member of a governing body or agent or employee of the Agency or the City in his or her individual capacity, and neither the members of the governing body of the Agency or the City or any official executing this Agreement shall individually be liable personally or shall be subject to any accountability by reason of the execution by the City or the Agency of this Agreement or any act pertaining hereto or contemplated hereby.

Section 12. Third Party Beneficiaries. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto, any right, remedy, or claim, legal or equitable, under or by reason of this Agreement or any provision hereof.

Section 13. Notices.

(A) Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given or filed with a party hereto shall be deemed sufficiently given or filed for all purposes of this Agreement if and when sent by registered mail, return receipt requested, transmitted by a facsimile machine with confirmation of delivery, or by personal hand delivery:

To the CRA: The Community Redevelopment Agency of
the City of Pensacola, Florida
222 W. Main St.
Pensacola, Florida 32502
Attention: Administrator

To the City: City of Pensacola
222 W. Main St.
Pensacola, Florida 32502
Attention: Mayor

(B) The addresses to which any notice, demand, direction or other instrument authorized to be given or filed may be changed from time to time by a written notice to

that effect delivered to all the parties, which change shall be effective immediately or such other time as provided in the notice.

Until notice of a change of address is received, a party may rely upon the last address received. Notice shall be deemed given, if notice is by mail on the date mailed to the address set forth above or as changed pursuant to this Article.

Section 14. Execution of Agreement. This Agreement shall be executed in the manner normally used by the parties hereto. If any officer whose signature appears on this Agreement ceases to hold office before all officers shall have executed this Agreement or prior to the filing and recording of this Agreement as provided in this Article, his or her signature shall nevertheless be valid and sufficient for all purposes. This Agreement shall bear the signature of, or may be signed by, such individuals as at the actual time of execution of this Agreement thereby shall be the proper and duly empowered officer to sign this Agreement and this Agreement shall be deemed to have been duly and properly executed even though on the Effective Date any such individual may not hold such office.

Section 15. Limited Obligation. Neither the full faith and credit of the City, the Agency or of the State of Florida or any political subdivision thereof is pledged to meet the funding obligations hereunder, and no party shall ever have the right to compel any exercise of any ad valorem taxing power of the City, the Agency or of the State of Florida or any political subdivision thereof, directly or indirectly to enforce any payment or funding of money provided for hereunder. This Agreement shall not constitute a lien upon any property of the City or the Agency except in the manner and to the express extent described herein.

Section 16. City and Agency Not Liable. Nothing contained in this Agreement shall be construed or deemed, nor is intended, or impose any obligation upon the City or the Agency except to the extent expressly assumed by the City or the Agency, respectively.

Section 17. Filing with County Clerk of the Court. The City is hereby authorized and directed after approval of this Agreement by the Agency and the City and the execution hereof to submit this Agreement to the Clerk of the Court of Escambia County, Florida, for filing in the public records of Escambia County, Florida, as provided by Section 163.01(11), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement as of the day and year first above written.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA

_____
Delarian Wiggins, Chairperson

Attest:

_____
Ericka L. Burnett, City Clerk

CITY OF PENSACOLA, FLORIDA

_____
Grover C. Robinson, IV, Mayor

Legal in Form and Valid as Drawn:

_____
Susan Woolf, City Attorney

Attest:

_____
Ericka L. Burnett, City Clerk

Approved as to Content:

_____
Amy Lovoy
Finance Director

Approved as to Content:

_____
M. Helen Gibson
Community Redevelopment Agency
Administrator

[Signature Page to Interlocal Agreement]

ATTACHMENT A

Summary of Capital Projects and Estimated Cost Required before Lease extension/option Exercise.

		Estimated Cost
Capital Expenses for Updated MLB Standards		
1. Bullpens Moved to left field	$	270,000.00
2. Internet & Phones for MLB standards		12,500.00
3. Surveillance Equipment for a command post MLB required		10,000.00
4. Batting Cage MLB required 2		50,000.00
5. Additional training tables		1,000.00
6. Artificial Field		1,053,000.00
7. Irrigation for Field		4,000.00
8. Lights		515,000.00
9. (2) Dishwasher (other appliances on site)		1,000.00
Subtotal Estimated Cost of Items need for MLB Standards		**1,916,500.00**
Other Upkeep & Age related Repairs		
10. HWC Chair Replacement (64)		25,600.00
11. Interior Painting		15,000.00
12. Regions Seating repair (73)		7,500.00
13. Flooring in Winn Dixie Deck		7,500.00
14. Water Accessing Electrical Outlets		1,000.00
15. Elevator Servicing (pre-season checkup)		1,000.00
16. Painting HWC Poles (not covered by insurance)		1,200.00
Subtotal Estimated Cost of Stadium Upkeep and Agree Related Repairs		**58,800.00**
Total of Estimated Cost of Required Capital Improvements	$	**1,975,300.00**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00575 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Jared Moore

SUBJECT:

APPOINTMENT - WESTSIDE COMMUNITY REDEVELOPMENT BOARD

RECOMMENDATION:

That City Council appoint a redevelopment area resident, member of area neighborhood association or owner or operator of a business located in the redevelopment area to the Westside Community Redevelopment Board to fill an unexpired term ending January 31, 2024.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Westside Community Redevelopment Board was established pursuant to the requirements of Florida Statute 163.2517(2)(a) and (b) regarding a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in urban infill and redevelopment areas.

The Westside Community Redevelopment Board shall have the following authority and duties:

(a) To prepare and recommend to the City Council five-year implementation plans for the implementation of the Westside Community Redevelopment Action Plan.

(b) To prepare and recommend to the City Council an annual list of projects for funding from the Westside Community Redevelopment Trust Fund.

(c) To monitor progress in the implementation of the Westside Community Redevelopment Plan and to make an annual report to the City Council on such progress.

The following has been nominated:

Nominee	**Nominated by**
Lamar Brown	Hill

PRIOR ACTION:

City Council appoints members to this board every three (3) years.

FUNDING:

Budget: N/A

Actual: N/A

FINANCIAL IMPACT:

None.

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1) Member List
2) Nomination Form - Lamar Brown
3) Application of Interest - Lamar Brown
4) Resume - Lamar Brown
5) Ballot

PRESENTATION: No

Westside Community Redevelopment Board

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Baker, Rev. Norman L.	Area Pastor	Council	1	2021	1/31/2024	4/12/2018	3	
Baldwin, Sr., Doug	Area Business Owner	Council	1	2021	1/31/2024	7/13/2017	3	
Davis (Pastor), C. Marcel	Area Pastor	Council	2	2021	1/31/2024	1/15/2015	3	
Gulley, James L.	Area Resident	Council	2	2021	1/31/2024	1/15/2015	3	
Perkins, Jimmie	Area Resident	Council	0	2021	1/31/2024	7/18/2019	3	
VACANT, VACANT	Area Resident	Council	1	2021	1/31/2021	1/15/2015	3	
Wiggins, Delarian	Council Member Rep	Council	0	2021	11/30/2022	12/10/2020	2	

Term Length: Three (3) Years

The Westside Community Redevelopment Board was established pursuant to the requirements of F.S. 163.2517(2)(a) and (b) regarding a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in urban infill and redevelopment area. (Ordinance No. 33-14 adopted by Council on 9/11/14)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Ann Hill, do nominate Lamar Brown (Nominee)

32502

708 W. Gregory ST (Home Address) 770-401-5700 (Phone)

- (Business Address) - (Phone)

chef1b66@gmail.com (Email Address)

City Resident: (YES) NO

Property Owner within the City: (YES) NO

for appointment by the City Council for the position of:

REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION, OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA
WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2024)

Provide a brief description of nominee's qualifications:

Lamar Brown has a passion for Pensacola's Westside and is active in CivicCon and other local activities. He recently gave input on the Bruce Beach Revitalization Project and participated in a park cleanup there. He is currently a sous chef at Pensacola Bay Center, and before that he owned a hydroseeding business for more than 25 years. As a business owner, he gained a lot of experience working with developers and understanding development plans. He can assess issues such as erosion control and runoff projects. He really wants to see our side of town grow responsibly for the benefit of all citizens.

Ann Hill
City Council Member

I hereby certify that the above nomination was submitted to my office within the time limitations prescribed by the Rules and Procedures of Council.

Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Thursday, June 24, 2021 7:49 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information	
Name	Lamar Brown
Home Address	708 West Gregory Street Pensacola, FL 32502
Business Address	*Field not completed.*
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	7704015700
Email Address	cheflb66@gmail.com
Upload Resume (optional)	Brown 2021 Resume.pdf

(Section Break)

Details	
Are you a City resident?	Yes
If yes, which district?	6
If yes, how long have you been a City resident?	3 1/2 Years
Do you own property within the City limits?	Yes
Are you a registered voter in the city?	Yes
Board(s) of interest:	Community Redevelopment Authority - Westside
Please list the reasons for your interest in this position:	As a resident of this district, I am very interested in being part of the process to grow and responsibly develop the Westside. I am currently a sous chef at Pensacola Bay Center but prior to that, I owned a Hydroseeding Business for over 25 years. This experience as a business owner and a person who has interfaced with developers and contractors provides me with the experience to understand development plans. I can also assess issues such as erosion control and run off on projects. I want to see our side of town grow responsibly and for the benefit of all citizens.
Do you currently serve on a board?	No
If yes, which board(s)?	*Field not completed.*
Do you currently hold a public office?	No
If so, what office?	*Field not completed.*
Would you be willing to resign your current office for the appointment you now seek?	N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Caucasian
Physically Disabled	No
	(Section Break)
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? View it in your browser.

H e n r y L a m a r B r o n

Pensacola, Florida 32502

cheflb66@gmail.com 770-401-5700

PROFESSIONAL SUMMARY

An experienced professional with over 20 years of owning and operating small businesses within: the horticultural and culinary fields. History of achievement in building businesses from start up: managing financial/customer relationships/inventory/capital equipment/vendors/quality standards and delivery.

- Restaurant, Catering and Event Management
- Institutional Food Service
- Food and Beverage Supply / Purchasing / Inventory Control.
- Built a highly successful Hydro Seeding Company with annual revenues of $750,000.

PROFESSIONAL EXPERIENCE

Culinary Experience 2006-Present

Pensacola Bay Center (2019-Present)

Sous Chef working under Executive Chef Robert Pettway

Direct food preparation in collaboration with the Executive Chef. Assist with menu planning and execution for all VIP and special events. Oversee and manage kitchen personnel.

A Divine Event Catering, Norcross, GA (2014-2018)

(A large Atlanta based catering company that provides full-service catering for: wedding, corporate, and sports events of up to 1200 attendees.)

Off Premise Lead Chef

Oversee and ensure that all food preparation, cooking, and distribution meet plating, quality and time standards for large group sit-down or buffet events. Ability to maintain strong focus over long periods of time, and partner with other chefs, servers, and on-site personnel.

Home Plate Gourmet, Roswell, GA (2006-2016)

Owner

Full service catering chef for visiting team clubhouse at Turner Field for the Atlanta Braves. Purchase, inspect and prepare all food, menus, and coordinate meal delivery.
Manage logistics for food prep, equipment, garnishes, and production schedules, including dietary guidelines and suggestions as provided by Major League Baseball.

Slate Table and Tap, Atlanta, GA (2012-2014)

Prep Cook/Line Cook

Provided all prep for growing Gastro Pub in Roswell, Ga. Provided line cook assistance at lunch and dinner when needed.

Sodexo, Atlanta, GA (2010-2012)

(Global provider of "quality of life" services for over 75 million consumers in 80 countries employing over 420,000 employees worldwide. Sodexo is an educational, government, sports and leisure, senior living, and healthcare partner.)

Cook III

Oversaw eight staff members and cooks involved in delivering luncheon food service for over 750 students, staff, and visitors on the campus of Georgia Tech. Inspected food supplies, freshness and inventory to ensure food met food handling and quality standards. Determined staff production prep and cooking schedules as well as accountability for timely food delivery. Constantly purveyed and kept vigilant watch over all kitchen practices, safety processes, sanitation and food handling by all staff.
Trained and mentored kitchen team on food preparation, menu interpretation, quality and presentation and logistics while maintaining strict adherence to time restrictions.

Ball Ground Grill, Ball Ground, GA (2008-2010)

Owner
Founder and self-funded this neighborhood bar and grill, Oversaw menu design, kitchen and food preparation, daily specials and staffing and training of wait staff. Managed all business operations functions including: financial, payroll, vendors, state/city regulatory and licensing, facility and equipment, supplies, and inventory management.

Horticultural Experience 1986-2006

L.B. Hydroseed Inc., Alpharetta, GA
(A grassing and erosion company that successfully built commercial and residential partnerships within the metro Atlanta community with annual revenues of $750,000)

President/CEO
Founded and successfully directed all operations for this innovative grassing and erosion control company for twenty years. Developed business operation strategy, partner and customer marketing and sales strategy, and revenue goals. Drove annual revenues to approximately $750, 000 a year with total self-funding.

Customer Partnership Management

- Built long term and ongoing relationships with commercial metro-Atlanta developers, landscaping leaders, civic and community organizations, and residential clients.
- Secured $1.5 million contract for 1996 Olympic venue seeding and metro Atlanta wildflower plantings.
- Built solid reputation for quality and high standards, with superior customer service commitment.

Operations

- Built capital equipment from one Hydroseeder, to three Hydroseeders, two dump trucks, bobcats, tractors, and drill seeders.
- Analyzed site and silt conditions, determined best seeding approach, soil preparation and compaction requirements, and product/ raw material and cost projections.
- Negotiated and handled all contractual agreements ensuring that contract requirements were met.
- Oversaw all training of staff, including machinery operation, handling of all raw or chemical materials, safety practices, customer communications and strict adherence to company standards.
- Highly knowledgeable of: hydraulic mulch seeding, hydroseeding, planting processes involving slurry of seed technology, broadcasting and, slope and hill challenges, water/fertilizer processes, silt and drill seeding and soil compaction, grass varieties, and germination processes.
-

Business Management

- Within one year paid start-up debt and funding.
- Developed all marketing/sales programs, including brochures, grassing information, and sales programs. Skilled at educating customers about grassing technology.
- Managed all contractual, legal, public and city regulations, environmental impact issues and practices.
- Developed all work schedules, capital equipment purchase and maintenance, and seeding inventory, training and development of staff.
- Ensured that all risk management issues were evaluated annually, and that insurance coverage and worker's compensation policies met requirements.

EDUCATION / CERTIFICATIONS

Education: Three years of coursework towards Bachelor of Arts in Political Science
Georgia State University, Atlanta GA

Certifications: SafeServ Certificate, State of Georgia (2008-2018)
Event Planning Certificate, Clayton State University, Clayton, GA 2007
Culinary Arts Certificate, Clayton State University, Clayton, GA 2002
SafeServ Certificate State of Florida (2019-2024)

Ballot – **Westside Community Redevelopment Board**
July 15, 2021
Three year term ending January 31, 2024

Redevelopment area resident, member of area neighborhood association, or owner or operator of a business located in the redevelopment area

_____ Lamar Brown

_____ _____

Vote for One

Signed: _____
Council Member

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00596 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

DEDICATION OF A PLAQUE BY A TREE PLANTED IN MEMORY OF ANN DAVIS

RECOMMENDATION:

That City Council approve the Parks and Recreation Board recommendation to dedicate a plaque by a tree that was planted in memory of Ann Davis.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The League of Women Voters donated a live oak tree which was planted in Bryan Park. The League has requested that a plaque be placed by this tree in honor and memory of Ann Davis.

Ms. Davis served as Membership Chair and Co-President of the League of Women Voters Pensacola Bay Area. Ms. Davis' efforts and dedication to the League and its principles were tireless and inspiring to all in the organization. The planting of the tree and placement of a plaque will be a wonderful way to honor Ms. Davis and to serve as a symbol of longevity, tranquility and life itself by providing shelter and shade as well as adding to the appearance of the Library landscape. Ms. Davis was seen as someone who treated the world with dignity and respect.

PRIOR ACTION:

May 20, 2021 - Parks and Recreation Board approved the dedication and placement of a plaque at Bryan Park near a tree planted to honor Ann Davis.

FUNDING:

N/A

FINANCIAL IMPACT:

Any cost associated with this item will be borne by the Parks and Recreation Department and/or

through private donation.

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) 21-05-20 Parks and Rec Board Meeting Minutes- Draft
2) Park Amenity Dedication Form - Ann Davis

PRESENTATION: No

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Meeting Minutes 3 - Draft

Parks and Recreation Board

Thursday, May 20, 2021 | **8:00 AM** | **Hagler-Mason Conference Room**

Members of the public may attend in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to sit at least 6 feet apart and to wear face coverings that cover the nose and mouth.

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Chairperson Rand Hicks, Renee Borden, Antonio Bruni, David Del Gallo, Alejandra Escobar-Ryan, Leah Harrison, and Michael Wolf

Absent 2 - Vice Chair Maranda Sword, and Gabriela Garza

APPROVAL OF MINUTES

3. MINUTES OF THE APRIL 15, 2021 PARKS AND RECREATION BOARD MEETING

Attachments: Unapproved Minutes of 04/15/21 Meeting

This Minutes was Approved.

6. PARK AMENITY DEDICATION - BRYAN PARK

Attachments: Park Amenity Dedication Form - Ann Davis

Betsy Werre, a member of the League of Women Voters, spoke on behalf of Ann Davis. They would like to place a plaque by a tree that was planted in Bryan Park. Ms. Davis treated the world with dignity and respect. She served as Co-Chair and President of the League of Women Voters. Bryan Park was selected because the League holds its meetings at the Tryon Public Library. The League donated a live oak, which has been planted, but the plaque has not been placed, pending approval by the Parks and Recreation Board, and City Council.

A motion was made by Harrison, seconded by Del Gallo, that this Action Item be Adopted. The motion carried by the following vote:

Yes: 7 - Chairperson Hicks, Borden, Bruni, Del Gallo, Escobar-Ryan, Harrison, and Wolf

Absent: 2 - Vice Chair Sword, and Garza

This Action Item was Approved.

4. DIRECTOR'S REPORT

5. STAFF REPORTS

NEW BUSINESS

7. WAYS OF IMPROVING ADVICE TO CITY COUNCIL

Attachments: City Code -- Parks and Recreation Board Duties

8. OLD BUSINESS

9. OPEN FORUM

10. 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 435-1606 (or TDD 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.

Park Amenity Dedication
PROPOSAL FORM

The installation of any plaque as a dedication to an individual or group at a City facility must be approved. Please fill out the form below. You will be notified of the decision.

Nominating Party

NAME: Elizabeth M. Werre , League Of Women Voters Pensacola Bay Area
(INDIVIDUAL OR REPRESENTATIVE OF GROUP)

ADDRESS: 3645 Flintwood Circle Pensacola, FL 32504

DAY PHONE: 850-516-0608 **EVENING PHONE:** 850-516-0608

E-MAIL: rbwerre@att.net

PERSON/ORGANIZATION/EVENT BEING HONORED

NAME: Ann Davis, League of Women Voters Pensacola Bay Area

PARK DEDICATION WOULD BE LOCATED: Tryon Branch Library

DESCRIBE THE SIGNIFICANT CONTRIBUTIONS MADE BY THE HONOREE:

Ann Davis, League of Women Voters Pensacola Bay Area, served as Membership Chair and Co-President before her death. Ann's efforts and dedication to the League and its principles was tireless and inspiring to all in the orgaization. It will be a wonderful way to honor Ann but also be a symbol of longevity, tranquilty and life itself, by providing shelterr and shade and adding to the appearance of the Libray landscape.

SIGNATURE × Elizabeth Werre **DATE** 5/11/2021

PLEASE FORWARD TO THE PARKS AND RECREATION DEPARTMENT:

222 West Main Street
Pensacola, FL 32502
Phone: 850.436.5670
Fax: 850.436.5199

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00597 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jennifer Brahier

SUBJECT:

ENVIRONMENTAL ADVISORY BOARD (EAB) RECOMMENDATION - COMPREHENSIVE REVIEW OF THE TREE ORDINANCE

RECOMMENDATION:

That City Council begin the process of a comprehensive review of the tree ordinance and assign this review to the Environmental Advisory Board.

HEARING REQUIRED: No Hearing Required

SUMMARY:

While there have been amendments to the tree ordinance, many have been specific and narrowly focused. At their July 1, 2021 meeting, the Environmental Advisory Board recommended that City Council begin the process of a comprehensive review of the tree ordinance in order to ensure that the appropriate protections are in place and that the priorities of the City as viewed through the tree ordinance are updated and consistent with current philosophies.

Ultimately, any recommendations for revisions will be sent to the Planning Board for review. Due to the environmental subject matter expertise on the Environmental Advisory Board, a good starting point for this review would be with the Environmental Advisory Board. The Board would hold workshops, gain public input, work with staff and create proposed revisions for delivery to City Council for their referral to Planning Board prior to a final draft being brought to City Council for their consideration.

PRIOR ACTION:

Many amendments to Chapter 12 of the Land Development Code

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

None

PRESENTATION: No

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00588 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

CITY COUNCIL CONSENT TO THE MAYOR'S APPOINTMENT OF CHARLES PEPPLER AS CITY ATTORNEY

RECOMMENDATION:

That City Council consent to the Mayor's appointment of Charles Peppler as City Attorney.

HEARING REQUIRED: No Hearing Required

SUMMARY:

City Attorney, Susan Woolf's resignation will take effect July 31, 2021. Mr. Peppler has accepted the position of City Attorney. The City Charter Section 4.01(a)(5), wherein the Mayor has the power and duty:

> (5) To appoint a City Attorney, with the consent of the City Council by an affirmative vote of a majority of City Council Members, and who may be removed by the Mayor with the consent of the City Council by an affirmative vote of a majority of the City Council Members.

Mr. Peppler has accepted the Mayor's appointment to serve as city Attorney pending City Council approval July 15, 2021.

Currently Charles Peppler is Deputy County Attorney, with Escambia County in Pensacola, Florida. Charles Peppler has over 30 years combined experience in Litigation, Legal Advice and Local Government.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development

ATTACHMENTS:

1) Resume - Charles V. Peppler

PRESENTATION: No

CHARLES V. PEPPLER

221 Palafox Place
Suite 430
Pensacola, FL 32502

Office: (850) 595-4970
Direct: (850) 595-5110
Cell: (850) 206-9739

e-mail address: cpeppler@myescambia.com

DEPUTY COUNTY ATTORNEY

Litigation ● Legal Advice ● Local Government

Responsible for prosecuting and defending claims brought by and against the Escambia County Board of County Commissioners in the trial and appellate courts, both federal and state, in major civil litigation. Provide advice and representation in administrative matters. Consult with County Commissioners and Staff on tort and contractual liability, civil rights, fair employment practice and personnel management, HIPAA liability, public records and open meetings and the ethical delivery of governmental services.

PROFESSIONAL EXPERIENCE

Escambia County Attorney's Office 1/2002 to Present

Civil Trial Practice 12/1991 to 1/2002

Represented corporations, state and local governments, and individuals in employment discrimination and civil rights cases in state and federal courts. Defended personal injury and tort claims, on behalf of policy holders, corporations, self-insured retail stores such as Wal-Mart and Kmart, state and local governments and homeowner associations. Defended corporate and government employers from workers' compensation and FLSA overtime claims. Prosecuted tort, personal injury and employment discrimination and FLSA overtime claims on behalf of individuals.

Criminal Trial Practice 6/1987 to 12/1997

Represented indigents and fee-paying individuals in the defense of criminal charges, including felonies and misdemeanors, in both state and federal court at trial and on appeal.

General Civil Practice 11/1977 to 6/1987

Assisted individuals in dissolution of marriages, drafting contracts, real estate transactions, and prosecuted and defended general civil litigation including securities fraud, personal injury, civil rights, and breach of contract. For the first year of practice, represented exclusively workers compensation carriers and self-insureds defending claims.

SPECIAL ACHIEVEMENTS

- Board certified as a specialist in Civil Trial Law by The Florida Bar from June 1, 1997, to May 31, 2022
- Board certified as a specialist in Criminal Trial Law by The Florida Bar from August 1, 1991, to July 31, 2001
- Nominated by First Judicial Circuit Nominating Commission for Circuit Judge or County Court Judge on twelve occasions since 2001

COMMUNITY SERVICE

Rotary Club of Pensacola Suburban West
1994 to date

YMCA of Northwest Florida
1997 to date

Friends of the Pensacola Public Library
1996 to date

Northwest Florida Legal Services, Inc.
1996-2012

Leadership Pensacola
2004-2005

BAR ACTIVITIES

The Florida Bar
Trial Lawyer Section
Environmental and Land Use Law Section
Escambia-Santa Rosa Bar Association
Florida Association of County Attorneys
Defense Research Institute
Florida Defense Lawyers Association

EDUCATION

J.D., 1977, Cumberland School of Law of
Samford University, Birmingham, AL

A.B., 1974, University of Miami,
Coral Gables, FL

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00568 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Jared Moore

SUBJECT:

APPOINTMENTS - ESCAMBIA-PENSACOLA HUMAN RELATIONS COMMISSION

RECOMMENDATION:

That City Council appoint three individuals to the Escambia-Pensacola Human Relations Commission for a two year term expiring October 1, 2023.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Escambia-Pensacola Human Relations Commission has been re-established by the Escambia County Board of County Commissioners - County Ordinance 2019-13. The Commission is established 1) to provide local assistance to review and resolve employment and fair housing discrimination complaints and improve community relations for all persons in Escambia County regardless of race, color, national origin, age, disability, family or religious status; and 2) to improve community relations, which shall be defined as programs that promote or improve relations between races and ethnic groups in the community.

The following have been nominated or are incumbents that wish to be considered for reappointment:

Nominee	Nominated by
Ron Helms	Incumbent
Joyce Hopson	Incumbent
Haley Morrissette	Broughton
Sydney Robinson	Broughton

PRIOR ACTION:

January 21, 2021 - City Council appointed three (3) members and one Council Member (ex-officio) to the re-established commission.

FUNDING:

Budget: N/A

Actual: N/A

FINANCIAL IMPACT:

NA

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1) Member List
2) Application of Interest - Ron Helms
3) Application of Interest - Joyce Hopson
4) Nomination Form - Haley Morrissette
5) Application of Interest - Hayley Morrissette
6) Resume - Haley Morrissette
7) Nomination Form - Sydney Robinson
8) Application of Interest - Sydney Robinson
9) Ballot

PRESENTATION: No

Escambia-Pensacola Human Relations Commission

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Cannada-Wynn, Jewel		Council	0	2021	6/1/2021	1/21/2021	2	
Helms, Ron		Council	0	2021	6/1/2021	5/30/2019	2	
Hopson, Joyce		Council	0	2021	6/1/2021	5/30/2019	2	
Myers, Sherri		Council - Ex Officio	0	2021	6/1/2021	12/10/2020	2	

Term Length: INITIALLY - 2 years . See County Ordinance 2019-13 (SEE NOTES SECTION)

Upon the effective date of County Ordinance 2019-13 and for two years thereafter, the Escambia-Pensacola Human Relations Commission shall be composed of nine (9) voting members:

One (1) member of the Escambia County Board of County Commissioners who is appointed by a majority vote of the Escambia County Board of County Commissioners to perform ex officio the functions of an additional office;

One (1) member of the City of Pensacola City Council who is appointed by a majority vote of the City of Pensacola City Council to perform ex officio the functions of an additional office;

Four (4) members appointed by the Escambia County Board of County Commissioners; and

Three (3) members appointed by the City of Pensacola.

Upon expiration of the initial two-year term, the Escambia-Pensacola Human Relations Commission shall be composed of seven (7) voting members:

Four (4) members appointed by the Escambia county Board of County Commissioners; and

Three (3) members appointed by the City of Pensacola.

Upon the expiration of the initial two-year term, two members appointed by the Escambia County Board of County Commissioniers and one member appointed by the City of Pensacola shall each serve a three-year term. The remaining two members appointed by the Escambia County Board of County Commissioners and two members apointed by the City of Pensacola shall each serve a two-year term. Thereafter, all Commissioners will serve two-year staggered terms. No term limits for a member to serve on the Commission. All membes of the Commission shall be electors of Escambia County.

Ericka Burnett

From: noreply@civicplus.com
Sent: Friday, May 28, 2021 11:23 AM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information	
Name	Rev. Ron Helms
Home Address	1704 East Moreno Street Pensacola, FL 32503
Business Address	*Field not completed.*
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	850.266.4610
Email Address	RevRonHelms@aol.com
Upload Resume (optional)	*Field not completed.*

(Section Break)

Details	
Are you a City resident?	Yes
If yes, which district?	5
If yes, how long have you been a City resident?	Five Years
Do you own property within the City limits?	Yes
Are you a registered voter in the city?	Yes
Board(s) of interest:	Escambia-Pensacola Human Relations Commission
Please list the reasons for your interest in this position:	I believe that it's vital to have representation on the Escambia-Pensacola Human Relations Commission that reflects equality, diversity and inclusion of all minority communities. I believe that my decades of professional experience in this capacity will strongly benefit the commission. Additionally, with the very recent loss of our Executive Director to COVID-19, the organization needs experienced board leadership who are already in place to fill the void during this transition without losing sight of our mission and duty to the community.
Do you currently serve on a board?	Yes
If yes, which board(s)?	Escambia-Pensacola Human Relations Commission
Do you currently hold a public office?	No
If so, what office?	N/A
Would you be willing to resign your current office for the appointment you now seek?	N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Caucasian
Physically Disabled	No
	(Section Break)
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? View it in your browser.

Ericka Burnett

From: noreply@civicplus.com
Sent: Friday, June 4, 2021 9:10 AM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information	
Name	Joyce Hopson
Home Address	3910 Potosi Road Pensacola, FL 32504
Business Address	3910 Potosi Rd
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	8503133031
Email Address	11jhopson@gmail.com
Upload Resume (optional)	*Field not completed.*

(Section Break)

Details

Are you a City resident?	Yes
If yes, which district?	4
If yes, how long have you been a City resident?	Pensacola
Do you own property within the City limits?	No
Are you a registered voter in the city?	Yes
Board(s) of interest:	Pensacola Escambia County Human Relations Commission
Please list the reasons for your interest in this position:	I feel that with my educational, community and leadership abilities that I would be an asset for the diversity, and inclusion of fairing for those that do not have a voice.
Do you currently serve on a board?	Yes
If yes, which board(s)?	Human Relations Commission
Do you currently hold a public office?	No
If so, what office?	*Field not completed.*
Would you be willing to resign your current office for the appointment you now seek?	N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Female
Race	African-American
Physically Disabled	No

(Section Break)

Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? View it in your browser.

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Teniade Broughton, do nominate Haley Morrisette
(Nominee)

4236 Acacia Dr. (Home Address) 850-266-5620 (Phone)

(Business Address) (Phone)

(Email Address) City Resident: (YES) NO
Property Owner within the City: YES NO

for appointment by the City Council for the position of:

MEMBER

ESCAMBIA-PENSACOLA HUMAN RELATIONS COMMISSION
(Term expiring October 1, 2023)

Provide a brief description of nominee's qualifications:

Ms. Morrisette's enthusiasm for justice would be an asset to the board

Teniade J. Broughton
City Council Member

I hereby certify that the above nomination was submitted to my office within the time limitations prescribed by the Rules and Procedures of Council.

Ericka L. Burnett
Erieka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, June 16, 2021 5:13 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

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It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information	
Name	Haley Morrissette
Home Address	4236 Acacia Dr. Pensacola, FL 32503
Business Address	*Field not completed.*
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	850-266-5620
Email Address	morrissettehaley@gmail.com
Upload Resume (optional)	HMResumeLeft.pdf

(Section Break)

Details	
Are you a City resident?	Yes
If yes, which district?	5
If yes, how long have you been a City resident?	8+ years
Do you own property within the City limits?	Yes
Are you a registered voter in the city?	Yes
Board(s) of interest:	Human Relations Commission
Please list the reasons for your interest in this position:	Community relations and community programming is something I have dedicated my life to.
Do you currently serve on a board?	No
If yes, which board(s)?	*Field not completed.*
Do you currently hold a public office?	No
If so, what office?	*Field not completed.*
Would you be willing to resign your current office for the appointment you now seek?	N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Female
Race	African-American
Physically Disabled	No

(Section Break)

Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? View it in your browser.

Haley Morrissette

850.266.5620 morrissettehaley@gmail.com
4236 Acacia Drive, Pensacola, Florida 32503

EDUCATION

- University of West Florida

Masters of Social Work 2018

SKILLS

- Project Development
- Outreach Coordination
- Computer: MS Office, Google docs, Voter Activation Network (VAN)
- Database management
- Voter Education
- Crisis Intervention
- Training Lead
- Public Relations

AWARDS

- **Lakeview Center Champion (2018)**
- **Florida Council Against Sexual Violence Elizabeth Knake Outstanding Advocate of the Year (2018)**
- **Baptist Healthcare Legend (2019)**
- **InWeekly Best of the Coast Runner-Up Best Volunteer (2018)**
- **InWeekly Best of the Coast Best Community Leader (2020)**
- **InWeekly Rising Star (2021)**
- **InWeekly Power List (2021)**

EXPERIENCE

Dream Defenders: North Florida Regional Organizer
Pensacola, FL — June 2019 - Present

- Creation and implementation of field strategy surrounding death of Tymar Crawford
- Organizational coordination between community stakeholders
- Developing and expanding membership of Regional chapters
- Lead organizational alignment and endorsement process

New Florida Majority: Research and Data Analyst
Pensacola, FL — May. 2019- Nov 2019

- Collection and interpretation of county wide data
- Strategic data collection and synthesis
- Working in tandem with Statewide analyst to identify patterns and trends

Women's March Florida: Chapter Captain
Pensacola, FL — Nov 2017 - June 2019

- Lead Organizer
- Advisory Board member
- Lead organizer of March for Black Women solidarity rally
- System coordination with statewide chapters as well as local stakeholders
- Digital and in-person fundraising
- Amendment 4 canvassing in Tallahassee and Pensacola in conjunction with Women's March National, Ben & Jerry's and Planned Parenthood

B.L.A.C.K. Black Leaders Advocating Change through Knowledge: Public Relations
Pensacola, FL — July 2016 - July 2017

- Primary coordinator of Get Out The Vote collaboration with NAACP
- Digital media relations
- External communications liaison during direct action
- Oversight of ten to twelve volunteers for voters registration drives

Black Women Empower Collective: Community Service Director
Pensacola, FL — April 2016 - present
Co-Founder

- Management of resource sharing hub for new Black mothers
- Development of organizational structure and 501(c)3 establishment
- Facilitation of Black Women and Social Justice workshop at Black Women Empowering Black Women Summit in Tallahassee
- Oversight of ten to twelve volunteers between Pensacola and Tallahassee

From Pensacola: Lead Organizer
Pensacola, FL — Nov 2014 - May 2016
Grassroots organization mobilized after the non-indictment of Darren Wilson

- Strategic organizer to raise awareness of extrajudicial murders within Escambia County and surrounding areas
- Development and implementation of community movement to remove confederate flag from Escambia County structures

- ❏ Facilitated direct action and partnered with organizations such as The John Sunday Society to save historically Black structures in Pensacola

Lakeview Center: Survivor Care Coordinator
Pensacola, FL April 2013 - Sep 2019

- ❏ Outreach coordination and building relationships with community agencies
- ❏ Primary counselor to victims of crime that are incarcerated
- ❏ Linking survivors to community resources after victimization
- ❏ Coordinating services between local hospitals in two counties and Victim Services
- ❏ Creation and implementation of fundraising strategy
- ❏ Development of consent campaigns for Sexual Assault Awareness Month
- ❏ Adjustment of program mechanics to account for changing societal issues

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Teniadé Broughton, do nominate Sydney Robinson
(Nominee)

511 N "A" St. 850-390-1395
(Home Address) (Phone)

(Business Address) (Phone)

(Email Address)

City Resident: YES NO
Property Owner within the City: YES NO

for appointment by the City Council for the position of:

REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION, OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2024)

Provide a brief description of nominee's qualifications:

Sydney Robinson is a champion for inclusion. I know she will lend a fresh prespective to the board.

Teniadé J. Broughton
City Council Member

I hereby certify that the above nomination was submitted to my office within the time limitations prescribed by the Rules and Procedures of Council.

Ericka L. Burnett, City Clerk

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Teniadé Broughton, do nominate Sydney Robinson
(Nominee)

511 N "A" St. 850-390-1395
(Home Address) (Phone)

(Business Address) (Phone)

(Email Address) City Resident: YES NO
Property Owner within the City: YES NO

for appointment by the City Council for the position of:

MEMBER

ESCAMBIA-PENSACOLA HUMAN RELATIONS COMMISSION
(Term expiring October 1, 2023)

Provide a brief description of nominee's qualifications:

Sydney Robinson is a champion for inclusion. I know she will lend a fresh prespective to the board.

Teniadé J. Broughton
City Council Member

I hereby certify that the above nomination was submitted to my office within the time limitations prescribed by the Rules and Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ballot – **Escambia-Pensacola Human Relations Commission**
July 15, 2021
Two year term ending October 1, 2023

Member

_____ Ron Helms

_____ Joyce Hopson

_____ Haley Morrissette

_____ Sydney Robinson

_____ _____

Vote for Three

Signed: _____
Council Member

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00573 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

REQUEST FOR VOLUNTARY ANNEXATION - AMR AT PENSACOLA, INC.

RECOMMENDATION:

That City Council approve the request for the voluntary annexation of one (1) parcel owned by AMR at Pensacola, Inc.

HEARING REQUIRED: No Hearing Required

SUMMARY:

AMR at Pensacola, Inc. officially requested Annexation into the City of Pensacola on June 1, 2021. The requested parcel is located on the southeast corner of the intersection of West Blount Street with North Pace Boulevard which is in an unincorporated portion of Escambia County. The proposed area for annexation is on the west border of the City and is referred to as “AMR Annexation Area.”

The AMR Annexation Area is contiguous to the City and encompasses approximately forty-four-hundredths (0.44) acres. When added to the City’s current area of 16,110 acres, the new proposed City area would be 16,110.44 acres.

Approval of the annexation request will necessitate a subsequent amendment to the City’s Zoning and Future Land Use Maps to include the subject properties. The City is reviewing the adjacent zoning districts and the proposed use a tiny home village to provide an appropriate recommendation when the zoning district is established.

Florida Statute 171.044 provides that:

Voluntary annexation

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body

may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

None

FUNDING:

None

FINANCIAL IMPACT:

The City would receive stormwater and franchise fees and where applicable, ad valorem and public service tax revenues from the subject parcels as well as from any future improvements.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Sherry Morris, Planning Services Director
David Forte, Interim Director, Public Works & Facilities

ATTACHMENTS:

1) AMR at Pensacola, Inc. Annexation Request - 6-1-21
2) AMR at Pensacola Inc. Quit Claim Deed - 5-19-21
3) AMR at Pensacola, Inc. Survey
4) Proposed Ordinance No. 31-21
5) Exhibit A - Map of Annexation Area

PRESENTATION: No

Leslie Statler

From: Grover C. Robinson, IV
Sent: Tuesday, June 1, 2021 12:33 PM
To: James J. Reeves, Esq.; Leslie Statler; Sherry Morris; Kerrith Fiddler
Cc: Jared Moore; Ann Hill; Casey Jones; Delarian Wiggins; Jennifer Brahier; Sherri Myers; Teniade Broughton
Subject: Re: [EXTERNAL] Fwd: Annexation of 200 W Blount Street

Thank you for your letter and more importantly for wanting to become a part of the City of Pensacola. Our staff will look to process as quickly as we can and provide to council for action in July and August.

Thank you again for your desire to become a part of the city of Pensacola.

Grover

Leslie, Sherry and Kerrith,

Please process and look to provide to Council at the earliest date possible. Thank you for your assistance.

Grover

Sent from my iPhone

On Jun 1, 2021, at 10:39 AM, James J. Reeves, Esq. <jjr@jjrfirm.com> wrote:

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Grover and Members of the City Council,

Per our conversation yesterday, I am enclosing herewith the legal description and survey of the property owned by AMR of Pensacola INC (Copy of Deed attached). It is my clients desire to annex this into the City of Pensacola with zoning compatible with the construction of 8 tiny houses.

Will you let me know if there is anything else I need to do and please help me with the timing of the Planning Board and Council (etc) meetings that I would need to attend to get this accomplished.
Thank you.

Sent on behalf of James J. Reeves, Esq.
730 Bayfront Pkwy, Ste 4 B
Pensacola, FL 32502
w: 850.438.4400
f: 850.607.8971
<24647 Model (1).pdf>
<24647 Model (2).pdf>

<AMR, Inc. Quit Claim Deed 5-19-21.pdf>

Prepared by and return to:
Jessica C. Andrade
In-house Counsel
Baptist Health Care
1717 North "E" Street, Suite 320
Pensacola, Florida 32501
Fla. Bar No. 111336

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BAPTIST HOSPITAL, INC.**, a Florida not for profit corporation, whose address is 1717 North E Street, Suite 320, Pensacola, Florida 32501 (herein "**Grantor**"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **AMR AT PENSACOLA, INC.**, a Florida not for profit corporation (herein "**Grantee**"), whose address is 730 Bayfront Parkway, Suite 4B, Pensacola, Florida 32502, and Grantee's successors and/or assigns, forever, the following described real property located in Escambia County, Florida all as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

Subject to zoning ordinances and restrictions and limitations of record and subject to any easements for public utilities of record, and taxes for the year 2021 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of May, 2021.

Signed, sealed, and delivered
in the presence of:

Jan Mullins
Name: JAN MULLINS

Melinda Michaels
Name: Melinda Michaels

BAPTIST HOSPITAL, INC.,
a Florida not for profit corporation

By: Scott Raynes
Scott Raynes, President

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, by means of ↘ physical presence or ___ online notarization, by Scott Raynes, as President of Baptist Hospital, Inc., a Florida not for profit corporation, this 19th day of May, 2021, who did not take an oath and who:

↘ is/are personally known to me.
___ produced _____ driver's license as identification.
___ produced _____ as identification.

(Notary Seal Must Be Affixed)

PENNY J. BOYCE
MY COMMISSION # HH 040753
EXPIRES: December 29, 2024
Bonded Thru Notary Public Underwriters

Penny J. Boyce
Notary Public
Penny J. Boyce
Name of Notary Printed
My Commission Expires: 12.29.2024
Commission Number: HH040753

THE PREPARER OF THIS QUIT CLAIM DEED REPRESENTS THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE PROPERTY DESCRIBED HEREIN HAS BEEN PERFORMED BY THE PREPARER/GRANTOR; THAT THE TITLE TO THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY THE PREPARER/GRANTOR; AND THAT THE PREPARER/GRANTOR MAKES NO REPRESENTATIONS, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE TO OR OWNERSHIP OF SAID PROPERTY.

EXHIBIT "A"

A portion of Parcel ID: 30-2S-30-1001-007-020; 2000 West Blount Street, Pensacola, Florida 32501:

Lots Seven (7) to Nine (9), both inclusive, less the West Fifteen (15) feet of said lot Seven (7), all in block 20 in Kupfrian Park subdivision, according to the plat thereof recorded in Deed book 62 at page 245 of the records of Escambia County, Florida, less and except all public rights of way

NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

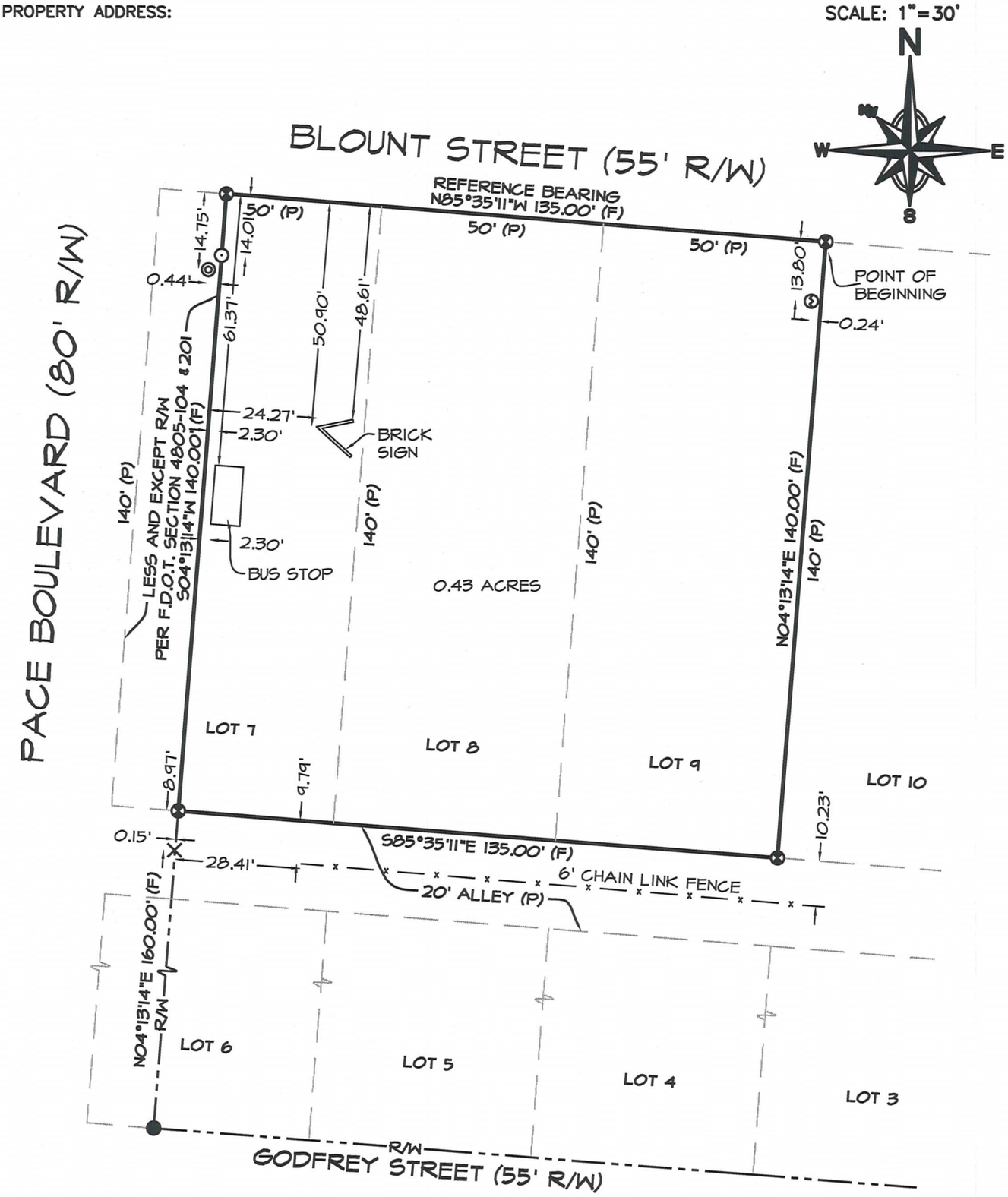
A PROFESSIONAL SERVICE ORGANIZATION

PREPARED FOR: JIM REEVES, P.A.
REQUESTED BY: JIM REEVES, P.A.

JOB NO.: 10-24647-21
DATE: MAY 26, 2021

PROPERTY ADDRESS:

SCALE: 1"=30'



BOUNDARY SURVEY

SHEET 1 OF 2

•MEASUREMENTS MADE TO UNITED STATES STANDARDS•

P.C.: MH DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 30, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED -- BOOK --, PAGE --. •THE ENCROACHMENTS ARE AS SHOWN•

FIELD DATE: 5/24/21, FIELD BOOK: MH1, PG. 64.

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:	
6/22/2	ADD NEW DESCRIPTION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: JIM REEVES, P.A.

REQUESTED BY: JIM REEVES, P.A.

JOB NO.: 10-24647-21

DATE: MAY 26, 2021

PROPERTY ADDRESS:

SCALE: 1"=30'

85 DESCRIPTION AS FURNISHED:

LOTS 7 TO 9, BLOCK 20, KUPFRIAN PARK PLAT, RECORDED IN DEED BOOK 62 AT PAGE 245 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. LESS AND EXCEPT PACE BOULEVARD RIGHT OF WAY.
ALSO DESCRIBE AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 9 BLOCK 20 KUPFRIAN PARK SUBDIVISION AS RECORDED IN DEED BOOK 62 AT PAGE 245 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 85 DEGREES 35 MINUTES 11 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY (55' R/W) OF BLOUNT STREET A DISTANCE OF 135.00 FEET TO THE EASTERLY RIGHT OF WAY OF PACE BOULEVARD (80' RIGHT OF WAY); THENCE GO SOUTH 04 DEGREES 13 MINUTES 14 SECONDS WEST ALONG THE SAID PACE BOULEVARD RIGHT OF WAY A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE GO SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID 20 FOOT ALLEY A DISTANCE OF 135.00 FEET; THENCE GO NORTH 04 DEGREES 13 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION AS ESTABLISHED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0390 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.
14. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

DENOTES:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ⊘ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊙ ~ NAIL AND DISK, NUMBERED 1035 (FOUND)
- ● ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ◉ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- X ~ X" SCRIBED IN CONCRETE, UNNUMBERED (FOUND)

(P) ~ PLATTED INFORMATION
(F) ~ FIELD INFORMATION
R/W ~ RIGHT OF WAY
SEC. ~ SECTION
TWP. ~ TOWNSHIP
RGE. ~ RANGE
PG. ~ PAGE

BOUNDARY SURVEY

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: MH DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE ABOVE DESCRIPTION

SEC. 30, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED -- BOOK --, PAGE --. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 5/24/21, FIELD BOOK: MH1, PG. 64.

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

Fred R. Thompson

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:	
6/22/2	ADD NEW DESCRIPTION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

362

PROPOSED
ORDINANCE NO. 31-21

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA AND DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city council has found that the property described below is contiguous to the city and reasonably compact in nature and meets the requirements of F.S. sections 171.043 and 171.044; and

WHEREAS, the city council has determined that the area described below does not have any registered voters and that the owners of more than 50 percent of the parcels of land in such area consent to such area being annexed into the city as provided by F.S. section 171.0413(6); and

WHEREAS, the city council has caused to be prepared a report setting forth the plans to provide urban services to the area described below, which report is in conformance with the requirements of F.S. section 171.042, and said report has been distributed in accordance with said act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the city hereby finds and declares that all requirements of law provided by F.S. chapter 171 have been met, for the purpose of integrating and annexing said area into the City of Pensacola, the hereafter described area, and that the City of Pensacola does hereby accept into the city the following described properties which are being integrated and annexed by the city and make a part and portion of the city, lying within and hereby incorporated into the City of Pensacola, to-wit:

BEGIN AT THE NORTHEAST CORNER OF LOT 9 BLOCK 20 KUPFRIAN PARK SUBDIVISION AS RECORDED IN DEED BOOK 62 AT PAGE 245 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 85 DEGREES 35 MINUTES 11 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY (55' R/W) OF BLOUNT STREET A DISTANCE OF 135.00 FEET TO THE EASTERLY RIGHT OF WAY OF PACE BOULEVARD (80' RIGHT OF WAY); THENCE GO SOUTH 04 DEGREES 13 MINUTES 14 SECONDS WEST ALONG THE

SAID PACE BOULEVARD RIGHT OF WAY A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE GO SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID 20 FOOT ALLEY A DISTANCE OF 135.00 FEET; THENCE GO NORTH 04 DEGREES 13 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES

A map depicting the area to be annexed is attached hereto as Exhibit A.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

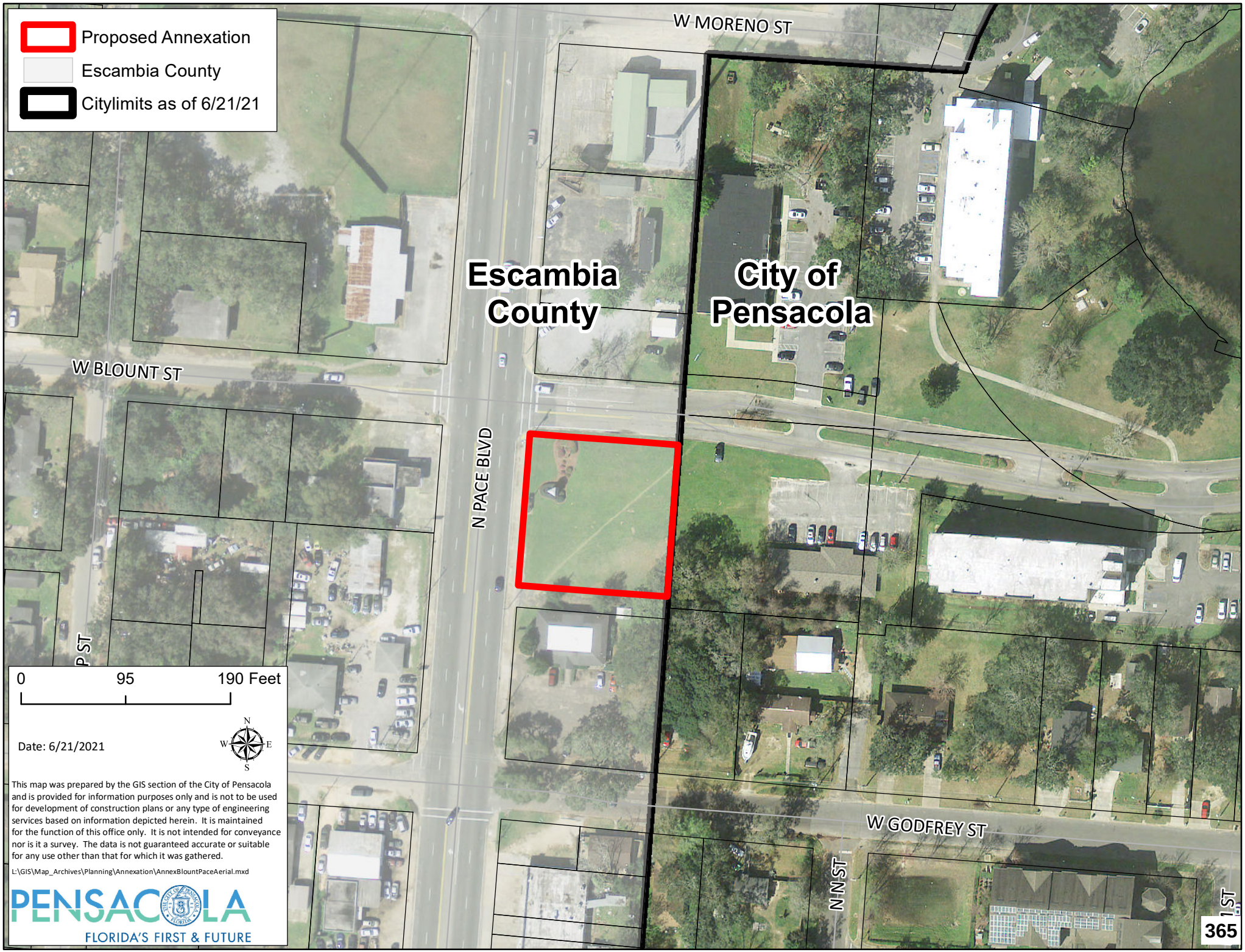
SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk


Proposed Annexation
Escambia County
Citylimits as of 6/21/21
W MORENO ST
Escambia County
City of Pensacola
W BLOUNT ST
N PACE BLVD
P ST
W GODFREY ST
N NST
1ST
0
95
190 Feet
Date: 6/21/2021
N
W
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S
This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
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PENSACOLA
FLORIDA'S FIRST & FUTURE
365

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 31-21 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 31-21 - REQUEST FOR VOLUNTARY ANNEXATION - AMR PENSACOLA, INC.

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 31-21 on first reading.

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA AND DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

HEARING REQUIRED: No Hearing Required

SUMMARY:

AMR at Pensacola, Inc. officially requested Annexation into the City of Pensacola on June 1, 2021. The requested parcel is located on the southeast corner of the intersection of West Blount Street with North Pace Boulevard which is in an unincorporated portion of Escambia County. The proposed area for annexation is on the west border of the City and is referred to as “AMR Annexation Area.”

The AMR Annexation Area is contiguous to the City and encompasses approximately forty-four-hundredths (0.44) acres. When added to the City’s current area of 16,110 acres, the new proposed City area would be 16,110.44 acres.

Approval of the annexation request will necessitate a subsequent amendment to the City’s Zoning and Future Land Use Maps to include the subject properties. The City is reviewing the adjacent zoning districts and the proposed use a tiny home village to provide an appropriate recommendation when the zoning district is established.

Florida Statute 171.044 provides that:

Voluntary annexation

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

None.

FUNDING:

N/A

FINANCIAL IMPACT:

The City would receive stormwater and franchise fees and where applicable, ad valorem and public service tax revenues from the subject parcels as well as from any future improvements.

CITY ATTORNEY REVIEW: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Sherry H. Morris, Planning Services Director
David Forte, Interim Director, Public Works & Facilities

ATTACHMENTS:

1) Proposed Ordinance No. 31-21
2) Exhibit A - Map of Annexation Area

PRESENTATION: No

PROPOSED
ORDINANCE NO. 31-21

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA AND DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city council has found that the property described below is contiguous to the city and reasonably compact in nature and meets the requirements of F.S. sections 171.043 and 171.044; and

WHEREAS, the city council has determined that the area described below does not have any registered voters and that the owners of more than 50 percent of the parcels of land in such area consent to such area being annexed into the city as provided by F.S. section 171.0413(6); and

WHEREAS, the city council has caused to be prepared a report setting forth the plans to provide urban services to the area described below, which report is in conformance with the requirements of F.S. section 171.042, and said report has been distributed in accordance with said act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the city hereby finds and declares that all requirements of law provided by F.S. chapter 171 have been met, for the purpose of integrating and annexing said area into the City of Pensacola, the hereafter described area, and that the City of Pensacola does hereby accept into the city the following described properties which are being integrated and annexed by the city and make a part and portion of the city, lying within and hereby incorporated into the City of Pensacola, to-wit:

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ALONG THE SAID PACE BOULEVARD RIGHT OF WAY A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE GO SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID 20 FOOT ALLEY A DISTANCE OF 135.00 FEET; THENCE GO NORTH 04 DEGREES 13 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES

A map depicting the area to be annexed is attached hereto as Exhibit A.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

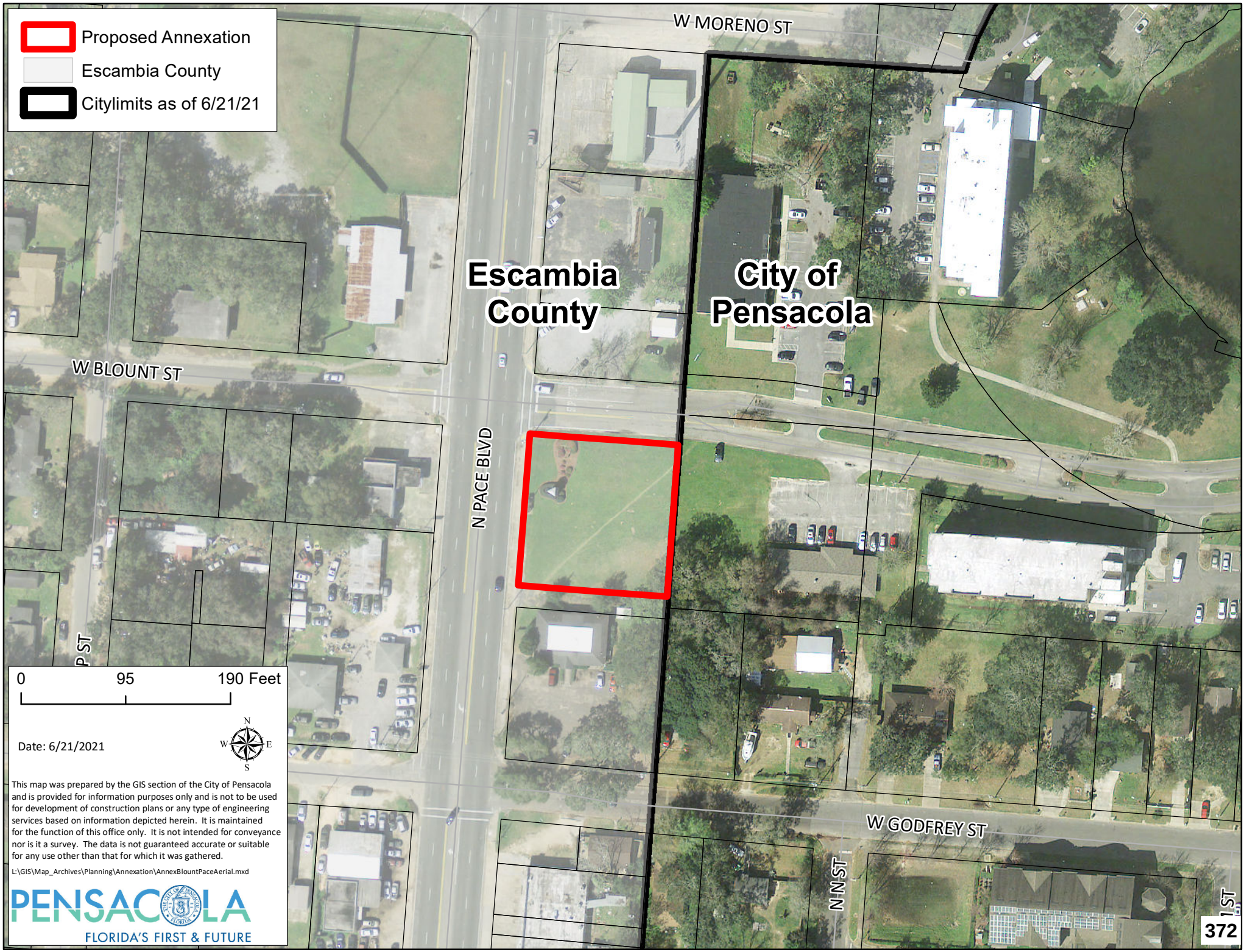
SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk


Proposed Annexation
Escambia County
Citylimits as of 6/21/21
W MORENO ST
Escambia County
City of Pensacola
W BLOUNT ST
N PACE BLVD
P ST
W GODFREY ST
N NST
1 ST
0
95
190 Feet
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Date: 6/21/2021
This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
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PENSACOLA
FLORIDA'S FIRST & FUTURE
372

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00537 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

EMERGENCY HOUSING VOUCHER PROGRAM SERVICE AGREEMENT WITH OPENING DOORS NORTHWEST FLORIDA, INC. (NWFL)

RECOMMENDATION:

That City Council approve the Emergency Housing Voucher Program Service Agreement with Opening Doors Northwest Florida, Inc. (NWFL) for the joint implementation of the Emergency Housing Voucher Program. Further, that City Council adopt a supplemental Budget Resolution appropriating the funding for this program. Finally, that City Council authorize the Mayor to take all actions necessary to execute all documents relating the program's implementation and administration.

HEARING REQUIRED: No Hearing Required

SUMMARY:

As part of the $1.9 trillion American Rescue Plan Act, $5 billion was appropriated for new Emergency Housing Vouchers to assist targeted individuals and families prevent, prepare, and respond to coronavirus. Based upon a formula allocation and since the city administers the Housing Choice Voucher Program throughout Escambia County through an existing Consolidated Annual Contributions Contract, the city was awarded 35 Emergency Housing Vouchers. These vouchers must be used to provide rental assistance and support services to remove barriers to housing for individuals or families who are homeless; at risk of homelessness; fleeing, or attempting flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless.

The award of Emergency Housing Vouchers requires the city to enter a partnership with the local Continuum of Care to administer the Program. Opening Doors of Northwest Florida, Inc. (NWFL) serves as the lead agency for the Continuum of Care in Escambia and Santa Rosa Counties.

This agreement provides the framework for the City of Pensacola and Opening Doors of Northwest Florida Inc. (NWFL) to jointly administer the Program. The allocation of Emergency Housing Voucher Service Fee funds will allow Opening Doors Northwest Florida, Inc. (NWFL) to provide housing search assistance and support services to assist eligible individuals and families address barriers to housing and receive an Emergency Housing Voucher.

PRIOR ACTION:

None

FUNDING:

Budget: $122,500

Actual: $122,500

FINANCIAL IMPACT:

The city is required to partner with the local Continuum of Care to receive Emergency Housing Vouchers. Opening Doors Northwest Florida, Inc. (NWFL) serves as the lead agency for the Continuum of Care in Escambia and Santa Rosa Counties. This agreement provides the framework for joint administration of the Emergency Housing Voucher Program. Adoption of a supplemental budget resolution will appropriate Emergency Housing Voucher Service Fee Funds and support joint implementation of the program.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Marcie Whitaker, Housing Director

ATTACHMENTS:

1) Agreement for Services between City of Pensacola and Opening Doors Northwest Florida, Inc. (NWFL)
2) Supplemental Budget Resolution No. 2021-39
3) Supplemental Budget Explanation No. 2021-39

PRESENTATION: No

AGREEMENT FOR SERVICES
BETWEEN
CITY OF PENSACOLA AND
OPENING DOORS NORTHWEST FLORIDA (NWFL), INC.

THIS AGREEMENT is made and entered by and between the City of Pensacola Housing Department ("City"), a municipal corporation of the State of Florida, located at 222 W. Main Street, Pensacola, Florida 32502, and Opening Doors Northwest Florida (NWFL), Inc., ("Sub recipient") a non-profit corporation authorized to do business in the State of Florida (EIN # 59-2909065), located at 1020 West New Warrington Road, Pensacola, Florida 32505. For purposes of this agreement, the City of Pensacola Housing Department will serve as the pass through entity for the Emergency Housing Voucher Program Service Fee funds and Opening Doors Northwest Florida, Inc. (NWFL) will be the sub recipient of the Service Fee funds to assist the City with the Emergency Housing Voucher Program implementation.

W I T N E S S E T H:

WHEREAS, the City Housing Department currently administers the Housing Choice Voucher Program (CFDA #14.871) through an existing Consolidated Annual Contributions Contract and has been awarded tenant based rental assistance vouchers, Emergency Housing Vouchers (EHV), through the American Rescue Plan Act (ARPA), to provide rental assistance to qualifying applicants to address the continued impact of the coronavirus;

WHEREAS, said vouchers will be used to house individuals and families who are homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, staking, or human trafficking; or recently homeless; and

WHEREAS, said award requires that the City enter into a partnership with the local Continuum of Care to administer the program; and

WHEREAS, Opening Doors Northwest Florida, Inc., (NWFL), serves as the lead agency for the Continuum of Care in Escambia and Santa Rosa Counties; and

WHEREAS, the City hereby engages the services of the Sub recipient to provide services necessary for the implementation of the program.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions, and promises herein contained, the appropriation and disbursement of funds by the City now or hereafter made, the parties agree as follows:

Section 1. Recitals

The Parties acknowledge and agree that the recitals above are true and correct and are hereby incorporated in this Agreement.

Section 2. Authority to Contract

Recipient acknowledges and agrees that pursuant to the Charter of the City of Pensacola, upon approval of appropriations by City Council, the Mayor is the public official with responsibility and authority to administer and enforce the provisions of this Agreement and that the Mayor may do so through such designees as he may deem appropriate. For the purposes of making disbursements, reviewing performance, acquiring information, performing audits, and such other tasks as may be deemed appropriate, the Mayor hereby designates the Housing Director of the City and such members of the City's staff as he may appoint, to fulfill the responsibilities of administration of this Agreement.

Section 3. Term and Termination

This Agreement shall be effective for a period beginning the 1st day of the month of the effective date and shall terminate on the 30th day after September 30, 2023**,** unless earlier terminated with or without cause by either party giving thirty (30) days prior written notice of such termination.

Notwithstanding anything herein to the contrary, if the Sub recipient should fail to satisfactorily perform its duties as herein set forth, or in the event that funds fail to be or cease to be provided to the City, the City may immediately terminate this Agreement and shall reimburse payments that were expended through the effective date of termination. Said termination shall be in accordance with provisions of 2 C.F.R. §§ 200.339-340, as applicable.

Section 4. Scope of Services

The Sub recipient agrees to perform all work and services described in, and in accordance with, the Agreement Documents and specifically described in Exhibit A, Scope of Services, to provide referral and support services to individuals and families who meet the program criteria as specified by the U.S. Department of Housing and Urban Development.

Section 5. Compliance with Law

The Sub recipient shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining the performance of this Agreement.

Section 6. Compensation

The City agrees to pay an amount not to exceed **$122,500** solely from available EHV Program Service Fee funds to implement the eligible program activities in accordance with the Agreement Documents. The Sub recipient shall expend the funds allocated to Sub recipient under this Agreement solely for the purposes contemplated herein in Exhibit A, Scope of Services. The City shall pay this amount over the term of the Agreement to the Sub recipient for services rendered herein.

Section 7. Reimbursement

Payment will be made on reimbursement basis only and requests for reimbursement must be submitted in the form and with the content prescribed by the City. The City will pay to the Sub

recipient funds available under this Agreement based upon information and documentation submitted by the Sub recipient to the City, so long as such information and documentation is consistent with any approved budget, U. S. Department of Housing and Urban Development regulations, and City policies concerning payments. Payments will be made only for eligible expenses actually incurred by the Sub recipient. Payments may be contingent upon certification of the Recipient's financial management system in accordance with the standards specified under generally accepted accounting principles approved by the City and outlined in 2 C.F.R. Part 200 known as the "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards," and successors thereto, all of which are hereby referred to and incorporated by reference.

Section 8. Reporting

The Sub recipient shall provide the City with a monthly Financial Statement of all Program activities and expenditures as described in Exhibit A, Scope of Services, of this Agreement. The Sub recipient shall use the report form that has been approved by the City and that appears as Exhibit B, Monthly Financial Report, of this Agreement. The Sub recipient will use this report as the document to request reimbursement for expenditures incurred in the implementation of the EHV Program. Alternate reporting forms may be accepted to the extent the required data is clearly detailed. The financial statement shall be due monthly and shall continue until all information concerning the Program has been received by the City or its designated Agent. The statement is due on the 30th day of each subsequent month. The Sub recipient shall provide the City or its designated Agent with additional information as needed.

Section 9. Accountability

The Sub recipient agrees to maintain personnel, financial, and other records and accounts as are necessary to properly account for all funds expended in performance of this Agreement.

These records and accounts shall be subject at times to inspection, review, or audit for a period of five (5) years following the termination of this Agreement unless said records are the subject of audit or litigation, in which case they shall be retained indefinitely pending resolution of such review. Access to such records shall be provided to the City, the United States Department of Housing and Urban Development, or their representatives, or the Sub recipient shall transfer these records and accounts to the custody of the City.

Section 10. Indemnification

The Sub recipient shall act as an independent contractor, and not as an employee of the City or its designated Agent, in operating the aforementioned service. The Sub recipient shall hold harmless the City, its subsidiaries or affiliates, elected and appointed officials, employees, volunteers, representatives, and agents from any and all claims, suits, actions, damages, liability, and expenses in connection with the loss of life, bodily or personal injury, property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of, or occurring in connection with the performance of this Agreement. The Sub recipient's obligation shall not be limited by, or in any way to, any insurance coverage, or by any provision in or exclusion or omission from any policy of insurance.

Section 11. Nepotism

The Sub recipient agrees to abide by the provisions of §112.3135, Florida Statutes, pertaining to nepotism in the performance of this Agreement, which statute is hereby referred to and incorporated by reference herein.

Section 12. Conflict of Interest

In accordance with 24 C.F.R 982, the Sub recipient, or subcontractors to the Sub recipient who have formulated policy or influenced decisions with respect to the program, may not enter into any contract or arrangement in connection with the HCV program during their tenure with the Sub recipient or for one year thereafter.

Section 13. Civil Rights and Anti-Discrimination

The Sub recipient agrees to abide by the spirit and intent of the Civil Rights Act of 1964, as amended, and the Civil Rights Act of 1968, as amended, in that its operation under this Agreement is free of discrimination against its employees, persons, or groups of persons on the basis of race, color, religion, sex, national origin, pregnancy, age, disability, or familial status, as applicable. Both of the said Civil Rights Acts are hereby referred to and incorporated by reference herein.

All services associated with this Program shall be made available to the public in a non-discriminatory manner. Services and access thereto shall be available without regard to race, color, sex, familial status, disability, religion, or national origin. The Sub recipient accepts sole responsibility for ensuring such non-discriminatory access to the services provided hereunder.

Sub recipient will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, pregnancy, age, or disability. Such action shall include, but not be limited to, the following: employment, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. The Sub recipient agrees to post in a conspicuous place notices setting forth the provision of this Equal Employment Opportunity clause.

Section 14 Administrative Requirements

The Sub recipient shall comply with applicable provisions of the administrative requirements described in 24 C.F.R. Part 982 for the tenant-based housing assistance program under Section 8 of the United States Housing Act of 1937 and shall comply with the requirements of 2 C.F.R. Part 200.

Section 15. Procurement

The Sub recipient shall be required to adhere to the procurement standards provided at 2 C.F.R. Part 200, as applicable, or the Sub recipient’s written procurement standards provided

that such standards conform to Federal Law and the provisions of 2 C.F.R. Part 200. This shall apply to the purchase of materials, supplies, and equipment. Any purchase or aggregate purchase of $3,000 - $149,999 (small purchase within the simplified acquisition threshold) will require a formal bid procedure (including advertising and sealed bids using a firm fixed price). Any purchase or aggregate purchase less than $3,000 must comply with micro purchase procedures used for procurement.

Section 16. Audit Inspections

The Sub recipient shall have an adequate financial system and internal fiscal controls in accordance with Federal requirements. Sub recipient agrees to maintain such property, personnel, all financial and accounting records, client and other records and documents, papers, maps, photographs, and other materials as are necessary to properly account for all funds expended in performance of this Agreement. Any funds expended in violation of the Agreement shall be refunded in full to the City from non-federal resources, or if this Agreement is still in force, shall be withheld by the City from any subsequent requests for payment.

The Sub recipient agrees to consent to such audits by United States Department of Housing and Urban Development or the City designated independent auditing firm(s) as may be required in relation to this Agreement; to produce all documents required upon request by the City, the United States Department of Housing and Urban Development, or their authorized representatives; and to provide the City (through its designated Agent) with the annual audit of the Program as carried out for the City of Pensacola EHV Program by an independent Certified Public Account. Said audit shall comply with provisions of 2 C.F.R. Part 200, as applicable.

Section 17. Use of E-Verify

In compliance with the provisions of §448.095, Florida Statutes, the parties to this contract and any subcontractors engaged in the performance of this contract hereby certify that they have registered with and shall use the E-Verify system of the United Stated Department of Homeland Security to verify the work authorization status of all newly hired employees, within the meaning of the statute.

Section 18. Public Records

The parties acknowledge and agree to fulfill all obligations respecting required contract provisions in any contract entered into or amended after July 1, 2016, in full compliance pursuant to Section 119.0701, Florida Statutes, and obligations respecting termination of a contract for failure to provide public access to public records. The parties expressly agree specifically that the contracting parties shall comply with the requirements within Attachment A attached hereto and incorporated by reference.

Section 19. No Waiver

No waiver, alterations, consent or modification of any of the provisions of the Agreement Documents shall be binding unless in writing and signed by the Mayor.

Section 20. Notice

All notices required under this Agreement shall be in writing and shall be given by hand-delivery or by registered or certified U.S. Mail, return receipt requested, addressed to the party at the address indicated herein or to such other address as a party may designate by notice given as herein provided. Notice shall be deemed given on the day on which personally delivered, or if by mail, on the date of actual receipt or courier deposit (pickup) date. Notices shall be addressed to the following:

City of Pensacola	Grover C. Robinson, IV, Mayor City of Pensacola 222 W. Main Street P.O. Box 12910 Pensacola, Florida 32502 Phone: 850-435-1604 E-mail: Grobinson@cityofpensacola.com
Sub recipient	Opening Doors Northwest Florida Inc. (NWFL) John Johnson, Executive Director 1020 W. New Warrington Road Pensacola, Florida 32506 Phone: 850-439-3009 E-mail: JohnJ@openingdoorsnwfl.org

Section 21. Entire Agreement

This instrument and its attachments constitute the sole and only agreement of the parties relating to the subject matter hereof and correctly set forth the rights, duties, and obligations of each to the other as of its date. No other agreements, oral or otherwise, regarding the subject matter of the Agreement shall be deemed to exist or to bind either Party.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature:

ATTEST: CITY OF PENSACOLA

_____ _____
Ericka L. Burnett Grover C. Robinson, IV
City Clerk Mayor

ATTEST: OPENING DOORS NORTHWEST FLORIDA, INC.

_____ _____
By: Corporate Secretary By: Executive Director

Legal in form and
Valid as drawn:

Approved as to Substance:

_____ Marcie Whitaker_____
Susan Woolf, City Attorney Department Director

Exhibit A Scope of Services

I. SCOPE OF SERVICES

The Sub recipient and City of Pensacola Housing Department commit to administer the EHV Program in compliance with all program requirements as described in U.S. Department of Housing and Urban Development Notice PIH 2021-15, Emergency Housing Vouchers – Operating Requirements and in accordance with Title 24 C.F.R Part 982, Section 8 Tenant-Based Assistance: Housing Choice Voucher Program. The Housing Department and Continuum of Care plan to house 95% of the awarded vouchers within the first year of program implementation.

Program Liaisons:

City of Pensacola Housing Department
Dawn Corrigan
Rental Assistant Program Manager

Continuum of Care, Opening Doors Northwest Florida, Inc. (NWFL)
Martika Baker
Director of Case Management

The City will provide **$122,500,** in EHV Program Service Fee funds for the Program. The EHV Service Fee funds must be directly spent on programmatic operational expenses and services, to include housing search assistance. The Sub recipient will also be required, at a minimum, to provide monthly reports to the City of clients served, services provided, and fees or housing setup costs paid.

The EHV Program will provide assistance to individuals and families who are homeless; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; recently homeless and for whom providing rental assistance will prevent the family's homelessness; or having high risk of housing instability.

The EHVs may be used throughout Escambia County Florida and are eligible for portability. Portability of EHVs shall be accomplished in conformance with U.S. Department of Housing and Urban Development Notice PIH 2021-15, Emergency Housing Vouchers – Operating Requirements and Title 24 C.F.R. Part 982, Section 8 Tenant-Based Assistance: Housing Choice Voucher Program.

II. SUB RECIPIENT INFORMATION

Opening Doors Northwest Florida, Inc. (NWFL)
1020 W. New Warrington Road
Pensacola, FL 32506
Phone: 850-439-3009
Attn: John Johnson, Executive Director

III. SERVICES PROVIDED TO ELIGIBLE EHV FAMILIES

Sub recipient - Opening Doors Northwest Florida, Inc. (NWFL)

1. Sub recipient will support individuals and families in completing applications and obtaining necessary supporting documentation to support referrals and applications for assistance.

2. Sub recipient will aid household in addressing barriers.

3. Sub recipient will coordinate with the Housing Department to ensure appointment notifications are received and appointments kept by eligible individuals and families.

4. Sub recipient will assist eligible households to obtain and complete documents for participation in the EHV Program.

5. Sub recipient will provide housing search assistance, to include transportation, for eligible individuals and families.

6. Sub recipient will provide counseling on compliance with rental lease requirements.

7. Sub recipient will assist individuals and families with payment of security deposits, utility arrearages, utility deposits, application fees, obtaining identification, and addressing other barriers encountered by the applicants.

8. Sub recipient will assess and refer individuals and families to benefits and supportive services, where applicable.

9. Sub recipient will designate and maintain a lead EHV liaison to communicate with the Housing Department.

10. Sub recipient will refer eligible individuals and families to the Housing Department using the coordinated entry system.

11. Sub recipient will attend EHV participant briefings when needed.

12. Sub recipient will assess all households referred for EHV for mainstream benefits and supportive services available to support eligible individuals and families through their transition.

13. Sub recipient will assure and make available supportive services to the EHV families, where desired.

14. Sub recipient will assist individuals and families with moving expenses when they initially lease a unit, if required.

15. Sub recipient will assist individuals and families with the cost of acquiring essential household items such as tableware, bedding, and basic furnishings.

16. Sub recipient will comply with the provisions of the Agreement.

PHA – City of Pensacola Housing Department

1. The Housing Department will coordinate with the Sub recipient in developing the services and assistance to be offered utilizing the EHV services fees.

2. The Housing Department will accept direct referrals for eligible individuals and families through the Sub recipient's coordinated entry system.

3. The Housing Department will commit a sufficient number of staff and necessary resources to ensure that the application, certification, and voucher issuance processes are completed in a timely manner.

4. The Housing Department will commit a sufficient number of staff and resources to ensure that inspections of units are completed in a timely manner.

5. The Housing Department will designate and maintain a staff member to serve as the lead EHV liaison.

6. The Housing Department will comply with the provisions of the Agreement. A monthly report shall contain a narrative on the progress of the Project and financial statement on expenditures during the reporting period.

IV. PROGRAM EVALUATION

The Housing Department and Sub recipient agree to cooperate with HUD and provide requested data to HUD or to a HUD-approved contractor delegated the responsibility of program evaluation protocols established by HUD or a HUD-approved contractor, including possible random assignment procedures.

V. BUDGET INFORMATION

The Sub recipient shall have a budget of **$122,500.00** to cover the term of August 1, 2021 – September 30, 2023 to provide support services and case management for the EHV Program. $100,000 shall be available to address the menu of services identified in this Scope of Services and $22,500 shall be available to assist the Sub recipient provide housing search assistance to eligible program participants.

VI. AUDIT REQUIREMENTS

The Sub recipient shall provide the City with an audit report showing the financial affairs of the Recipient during the term of this Agreement.

VII. PAYMENT SCHEDULE

The Sub recipient shall be reimbursed on a monthly basis upon receipt by the City of the Financial Report showing expenditures incurred during the preceding month for Program activities.

Exhibit B Monthly Financial Report

REPORT # _____

TO: CITY OF PENSACOLA HOUSING DEPARTMENT

FROM: OPENING DOORS NORTHWEST FLORIDA, INC. (NWFL)

PROJECT: _EHV PROGRAM____ CONTRACT # _____

REPORT PERIOD _____ TO _____

DATE SUBMITTED _____

Include all canceled checks/bank statements and paid receipts for verification of spending during the report period.

_____

CONTRACT AMOUNT
$122, 500.00

Expenditures: Month of _____, 20 ____

CLIENT NAME: ITEM COST

_____

_____

_____

_____

Total expenditures this period $_____

Remaining contract amount $_____

Balance end of this reporting period $_____

Comments_____

I certify, that to the best of my knowledge, the data reported is correct.

_____
Authorized Signature

Date: _____ Title: _____

Attachment "A"

PUBLIC RECORDS: Consultant/Contractor/Vendor shall comply with Chapter 119, Florida Statutes. Specifically, Consultant/ Contractor/Vendor shall:

A. Keep and maintain public records required by the City to perform the service.

B. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following the completion of the Agreement if Consultant/ Contractor/Vendor does not transfer the records to the City.

D. Upon completion of the Agreement, transfer, at no cost, to City, all public records in possession of Consultant/Contractor/Vendor or keep and maintain public records required by the City to perform the service. If Consultant/Contractor/Vendor transfers all public records to City upon completion of the Agreement, Consultant/ Contractor/Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant/Contractor/Vendor keeps and maintains public records upon completion of the Agreement, Consultant/Contractor/Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request of the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

Failure by Consultant/Contractor/Vendor to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by City.

IF CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS COORDINATOR AT: THE OFFICE OF THE CITY CLERK (850) 435-1715 PUBLICRECORDS@CITYOFPENSACOLA.COM, 222 WEST MAIN STREET, PENSACOLA, FL 32502.

RESOLUTION
NO. 2021-39

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. SECTION 8 HOUSING ASSISTANCE FUND

As Reads	Federal Grants	20,038,800
To:		
Reads	Federal Grants	20,161,300
As Reads	Grants and Aids	135,984
To:		
Reads	Grants and Aids	258,484

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION - EMERGENCY HOUSING VOUCHER PROGRAM SERVICE FEE FUNDS - RES NO. 2021-39

FUND	AMOUNT	DESCRIPTION
SECTON 8 HOUSING ASSISTANCE FUND		
Estimated Revenues		
Federal Grants	122,500	Increase estimated revenue from Federal Grants
Total Revenues	122,500	
Appropriations		
Grants and Aids	122,500	Increase appropriation for Grants and Aids
Total Appropriations	122,500	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-39 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-39 - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT EMERGENCY HOUSING VOUCHER PROGRAM SERVICE FEE FUNDS

RECOMMENDATION:

That City Council adopt Supplement Budget Resolution No. 2021-39.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPRORIATIONS FOR FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

As part of the $1.9 trillion American Rescue Plan Act, $5 billion was appropriated for new Emergency Housing Vouchers to assist targeted individuals and families prevent, prepare, and respond to coronavirus. Based upon a formula allocation and since the city administers the Housing Choice Voucher Program throughout Escambia County through an existing Consolidated Annual Contributions Contract, the city was awarded 35 Emergency Housing Vouchers. These vouchers must be used to provide rental assistance and support services to remove barriers to housing for individuals or families who are homeless; at risk of homelessness; fleeing, or attempting flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless.

The award of Emergency Housing Vouchers requires the city to enter a partnership with the local Continuum of Care to administer the Program. Opening Doors of Northwest Florida, Inc. (NWFL) serves as the lead agency for the Continuum of Care in Escambia and Santa Rosa Counties.

The allocation of Emergency Housing Voucher Service Fee funds will allow Opening Doors Northwest Florida, Inc. (NWFL) to provide support services and housing search assistance to assist eligible individuals and families address barriers to housing and receive an Emergency Housing Voucher.

PRIOR ACTION:

None

FUNDING:

Budget: $122,500

Actual: $122,500

FINANCIAL IMPACT:

The city is required to partner with the local Continuum of Care to receive Emergency Housing Vouchers. Opening Doors Northwest Florida, Inc. (NWFL) serves as the lead agency for the Continuum of Care for Escambia and Santa Rosa Counties. Adoption of the supplemental budget resolution will appropriate Emergency Housing Voucher Service Fee funds and support joint implementation of the Program.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/22/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Marcie Whitaker, Housing Director

ATTACHMENTS:

1) Supplemental Budget Resolution No. 2021-39
2) Supplemental Budget Explanation No. 2021-39

PRESENTATION: No

RESOLUTION
NO. 2021-39

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. SECTION 8 HOUSING ASSISTANCE FUND

As Reads	Federal Grants	20,038,800
To:		
Reads	Federal Grants	20,161,300
As Reads	Grants and Aids	135,984
To:		
Reads	Grants and Aids	258,484

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION - EMERGENCY HOUSING VOUCHER PROGRAM SERVICE FEE FUNDS - RES NO. 2021-39

FUND	AMOUNT	DESCRIPTION
SECTON 8 HOUSING ASSISTANCE FUND		
Estimated Revenues		
Federal Grants	122,500	Increase estimated revenue from Federal Grants
Total Revenues	122,500	
Appropriations		
Grants and Aids	122,500	Increase appropriation for Grants and Aids
Total Appropriations	122,500	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00529 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

AMENDMENT NO. 5 TO THE USE AGREEMENT WITH NORTHWEST FLORIDA PROFESSIONAL BASEBALL FOR THE VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK

RECOMMENDATION:

That City Council approve Amendment No. 5 to the Multi-Use Facility Non-Exclusive Use Agreement with Northwest Florida Professional Baseball LLC (NFPB) for the Vince J. Whibbs Sr. Community Maritime Park (CMP), renewing per the terms of the Agreement for two additional 5-year periods through March 30, 2032; and providing for the reimbursement to NFPB of various capital improvements for an amount not to exceed $2,000,000. Further, that City Council authorize the Mayor to execute all necessary documents related to the implementation of this Amendment.

HEARING REQUIRED: No Hearing Required

SUMMARY:

In July 2011, the Community Maritime Park Associates Inc. (CMPA) entered into a multi-use facility non-exclusive use agreement with Northwest Florida Professional Baseball LLC (NFPB) for the Pensacola Blue Wahoos to play baseball in the Community Maritime Park stadium. Sections 1 and 2 of the original Agreement state that the term actually commences on the beneficial use date, which is April 1, 2012, as determined from NFPB records. Section 12 of the original Agreement states that the CMPA (now City) is generally responsible for repairs, maintenance, and capital improvements to the facility. This agreement was subordinated to the City with the sunsetting of the CMPA in 2017.

NFPB wishes to exercise both extensions totaling ten (10) years contingent upon the construction and implementation of approximately $2,000,000 in capital improvements at the stadium. The $2,000,000 in improvements include replacing the natural grass playing surface with artificial turf and replacing the regular stadium lights with LED stadium lights, and other items in keeping with modernization of the facility.

Under the recent restructuring of the minor leagues by Major League Baseball (MLB), the number of teams were reduced and new requirements for modernized facilities were issued by MLB. Since the specifications of the artificial turf and LED lights must meet MLB requirements, NFPB will coordinate the purchase and installation of the capital improvements, with subsequent reimbursement by the City. The Pensacola Blue Wahoos are now the Double-A affiliate for the Miami Marlins team.

PRIOR ACTION:

July 20, 2011 - The CMPA and NFPB entered into the Multi-Use Facility Non-Exclusive Use Agreement for baseball at the Community Maritime Park.

July 2014 - The CMPA and NFPB entered into the 1st amendment to the Multi-Use Agreement whereby NFPB cancelled any indebtedness to the CMPA and in return CMPA provided NFPB with office space at no charge.

April 2, 2015 - The CMPA and NFPB entered into the 2nd amendment to the Multi-Use Agreement whereby the CMPA sold the naming rights for the stadium to NFPB for a total of $787,500 to be paid in equal installments for seven years.

October 4, 2017 - The CMPA and NFPB entered into the 3rd amendment to the Multi-Use Agreement whereby the NFPB purchased a videoboard for $100,000, and the CMPA agreed to reimburse them $20,000 per year for five years.

March 14, 2019 - The City and NFPB entered into the 4th amendment to the Multi-Use Agreement whereby the Variable Attendance Surcharge was changed from a variable rate to a flat $1.50 per ticket.

FUNDING:

Budget:	$ 1,543,812	CRA Fund - Property acquisition and redevelopment
	220,235	CRA Fund - Complete streets - Main St
	115,623	CRA Fund - Property management - Baylen Slip
	100,000	CRA Fund - Grants and aids - Women veteran's memorial
	20,330	CRA Fund - Complete streets - Unallocated
	$ 2,000,000	Total
Actual:	$ 2,000,000	Multi-Use Facility Improvements
	$ 2,000,000	Total

FINANCIAL IMPACT:

To avoid funding penalties related to the use of the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Funds, funding from the CRA Fund must be utilized to fund the improvements.

Funding from the CRA Fund will be re-allocated as outlined in the funding section of this item. However, allocations drawn from the property acquisition and redevelopment line item within the CRA Fund will be refunded through the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Fund. Funding re-allocated within the Urban Core Redevelopment Revenue Bonds, Series 2017 Project Fund, will include remaining budgets for the Reus Streetscape Revitalization project and project savings from the DeVilliers Streetscape Revitalization and Ferry Landing projects which include:

$	992,476	Bond Fund - Reus Street
	211,496	Bond Fund - Devilliers Street - project savings
	129,960	Bond Fund - Ferry construction - project savings
$	1,333,932	Total

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Amy Lovoy, Finance Director

ATTACHMENTS:

1) 5th Amendment to NFPB Use Agreement at CMP - revised draft

PRESENTATION: No

FIFTH AMENDMENT TO MULTI-USE FACILITY NON-EXCLUSIVE USE AGREEMENT

THIS FIFTH AMENDMENT TO MULTI-USE FACILITY NON-EXCLUSIVE USE AGREEMENT (this "Amendment") is made and entered into this day ____of July, 2021 (the "Effective Date"), by and between CITY OF PENSACOLA, a Florida municipal corporation (the "City") and NORTHWEST FLORIDA PROFESSIONAL BASEBALL, LLC, a Florida limited liability company ("NFPB").

WITNESSETH:

WHEREAS, Community Maritime Park Associates, Inc. (the "CMPA") and NFPB entered into a certain Multi-Use Facility Non-Exclusive Use Agreement dated July 20, 2011, as amended by the First Amendment to Multi-Use Facility Non-Exclusive Use Agreement dated July , 2014, and the Second Amendment to Multi-Use Non-Exclusive Use Agreement dated April 2, 2015, and the Third Amendment to Multi-Use Non-Exclusive Use Agreement dated October 4, 2017, and the Fourth Amendment to Multi-Use Non-Exclusive Use Agreement dated March 25, 2019 (collectively, the "Use Agreement");

WHEREAS, pursuant to that certain Omnibus Bill of Sale, Assignment and Related Agreements between the CMPA and the City dated June 1, 2017 (the "Omnibus Agreement"), the CMPA assigned to the City all of its right, title and interest in, to and under the Use Agreement and transferred and conveyed to City all of its right, title and interest in and to all buildings, structures and improvements at the Vince Whibbs Sr. Community Maritime Park in Pensacola, Florida, which improvements include without limitation the Multi-Use Facility as such term is defined in the Use Agreement;

WHEREAS, pursuant to sections 1(d) and 2 of the July 20, 2011 Use Agreement between the Parties, the Parties agree upon the Beneficial Use Date of April 1, 2012, with this date representing the commencement of the original 10-year term of the Use Agreement;

WHEREAS, also pursuant to section 2 of the July 20, 2011 Use Agreement between the Parties, NFPB provided notice of their intention to extend the Use Agreement and exercises their option through March 31, 2032, utilizing both of the two 5-year renewal terms available under the terms of the Use Agreement, with the execution of this Amendment;

WHEREAS, NFPB desires to make certain capital improvements and repairs the Multi-Use Facility, as more particularly described in Section 2 below, and the City wishes to reimburse NFPB up to $2,000,000 towards the total cost of the improvements and repairs;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and conditions hereinafter set forth, and for other good and valuable consideration, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

2. Project Description. The project contemplates certain capital improvements and repairs at the Multi-Use Facility identified in Attachment A, incorporated herein by reference. Such improvements include, but are not limited to, the conversion of the Blue Wahoos Stadium baseball field from natural grass to synthetic turf and any irrigation changes needed to accommodate the conversion, the conversion of the Blue Wahoos Stadium lights to LED, the removal of existing bullpens and construction of new bullpens, the construction of new batting cages, the purchase of additional training tables, dishwashers and surveillance equipment, internet and phone upgrades, replacement of HWC chairs, painting, repairs to seats, flooring, electrical outlets and elevators. As used in this Amendment, the term "Improvements" refer to the project described in this section as more particularly delineated in Attachment A.

3. Partial Reimbursement by the City. NFPB will pay in full the cost of the Improvements and the City shall reimburse NFPB an amount up to $2,000,000 for the Improvements upon receipt of invoice from NFPB and copies of vendor invoices and proof of payment.

4. Ownership of Improvements. The parties acknowledge and agree that the City is the sole and exclusive owner of the Improvements.

5. NFPB Consent. NFPB consents to Improvements and agrees that the Improvements comply with all requirements and standards of NFPB and the Major League Baseball. To maximize the City's contribution towards the Improvements, NFPB consents to prioritize the completion of the two major capital expenses of Attachment A, specifically, the installation of the artificial turf field and the installation of the new LED lights. These two projects must be contracted and scheduled for completion in a timely manner before funds are reimbursed for any other line-item identified in Attachment A with an estimated cost over $5,000.

6. City Consent. NFPB will submit to the City for written approval a detailed plan for the Improvements prior to engaging in any contracts for goods or services. Should such Improvements affect anything other than what is identified in Section 2 above, the City shall have the authority to reject the plan or modify the plan so as to minimize any negative effects on other elements of the Multi-Use Facility or Community Maritime Park.

7. Monitoring. The City shall have the right to monitor the replacement of the grass turf with artificial turf and NFPB shall coordinate with the City to ensure a City representative is onsite for the commencement of the turf replacement project.

8. Installation. NFPB shall be responsible for the installation of the Improvements. The installation of the Improvements shall be performed in a good and workmanlike manner.

9. Maintenance and Repair. NFPB shall be responsible, at its sole cost and expense, for all maintenance and repair of the Improvements. In addition, if the subsurface drainage and/or irrigation system is damaged during installation of the artificial turf field, NFPB shall be responsible for making the repairs It is understood that the irrigation lines under the field will likely be removed and capped at the valves during installation of the field and such process shall not constitute "damage" under this provision. Subsequent to installation of the field, if the subsurface drainage or irrigation systems is damaged due to negligence by NFPB in fulfilling its maintenance obligation related to the artificial turf, then NFPB shall be responsible for making all repairs.

10. Limited Warranties. NFPB agrees to obtain warranties acceptable by the City for the improvements. NFPB and the City agree to cooperate with each other to enforce any warranties whenever appropriate and commercially reasonable.

11. Defined Terms. Unless otherwise defined in this Amendment, all capitalized terms in this Amendment shall have the meanings assigned to them in the Use Agreement.

12. Amendment to Use Agreement. The terms of this Amendment shall be, and hereby are, made a material part of to the Use Agreement, and the Use Agreement is hereby amended to include the terms of this Amendment.

13. Entire Agreement. The Use Agreement as hereby amended contains the entire agreement and understanding between the parties concerning the Improvements, and all prior representations, negotiations, agreements and understandings concerning the replacement, whether verbal or written, and

whether by or between the CMPA, the City and/or NFPB, are hereby superseded.

14. No Amendment or Waiver. No amendment or waiver of any term or provision of this Amendment shall be effective unless set forth in a written document executed by both the City and NFPB.

15. Ratification of Use Agreement. The Use Agreement, as hereby amended, is hereby ratified and affirmed.

16. Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida.

17. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed and delivered this instrument as of the Effective Date.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURES ON FOLLOWING PAGES.]

CITY:

CITY OF PENSACOLA,
a Florida municipal corporation

By:_____
Grover C. Robinson, IV, Mayor

ATTEST:

_____
Ericka L. Burnett, City Clerk

(AFFIX CITY SEAL)

WITNESS:

_____
Print Name:_____

WITNESS:

_____
Print Name: _____

LEGAL IN FORM AND EXECUTION:

_____
City Attorney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this_____day of July, 2021 by Grover C. Robinson IV, Mayor of the City of Pensacola, a municipal corporation of the State of Florida, on behalf of said Municipal Corporation. Said person is personally known to me and/or produced a current Florida driver's license as identification.

_____
NOTARY PUBLIC

(AFFIX NOTARY SEAL)

Signature page to Fifth Amendment to Multi-Use Facility Non-Exclusive Use Agreement

NFPB:

NORTHWEST FLORIDA
PROFESSIONAL BASEBALL, LLC
a Florida limited liability company

By:_____
Quinton D. Studer, its Managing Member

WITNESS:

_____
Print Name: _____

WITNESS:

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this_____day of July, 2021 by Quinton D. Studer, the Managing Member of Northwest Florida Professional Baseball, LLC, a Florida limited liability company, on behalf of the company. Said person is personally known to me and/or produced a current Florida driver's license as identification.

_____
NOTARY PUBLIC

(AFFIX NOTARY SEAL)

Signature page to Fifth Amendment to Multi-Use Facility Non-Exclusive Use Agreement

ATTACHMENT A

Summary of Capital Projects and Estimated Cost

		Estimated Cost
Capital Expenses for Updated MLB Standards		
1. Bullpens Moved to left field	$	270,000.00
2. Internet & Phones for MLB standards		12,500.00
3. Surveillance Equipment for a command post MLB required		10,000.00
4. Batting Cage MLB required 2		50,000.00
5. Additional training tables		1,000.00
6. Artificial Field		1,053,000.00
7. Irrigation for Field		4,000.00
8. Lights		515,000.00
9. (2) Dishwasher (other appliances on site)		1,000.00
Subtotal Estimated Cost of Items need for MLB Standards		**1,916,500.00**
Other Upkeep & Age related Repairs		
10. HWC Chair Replacement (64)		25,600.00
11. Interior Painting		15,000.00
12. Regions Seating repair (73)		7,500.00
13. Flooring in Winn Dixie Deck		7,500.00
14. Water Accessing Electrical Outlets		1,000.00
15. Elevator Servicing (pre-season checkup)		1,000.00
16. Painting HWC Poles (not covered by insurance)		1,200.00
Subtotal Estimated Cost of Stadium Upkeep and Agree Related Repairs		**58,800.00**
Total of Estimated Cost of Required Capital Improvements	$	**1,975,300.00**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00572 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - UPLAND AND SUBMERGED LAND IN BAYLEN SLIP SOUTH OF HARBOURVIEW ON THE BAY BUILDING

RECOMMENDATION:

That City Council approve the publication of the notice of intention to dispose of upland and submerged real property (portion of Parcel Ref. No. 000S009100001034) located in inland waterway Baylen Slip directly south of the Harbourview on the Bay building at 25 West Cedar Street, via lease, with acceptance of redevelopment submittals during the statutorily required notice period for City-owned parcels located in a designated community redevelopment area (CRA).

HEARING REQUIRED: No Hearing Required

SUMMARY:

Pursuant to F.S. 163.380(3)(a), the City is required to provide public notice by advertising at least 30 days prior to the disposition of any City-owned property in the CRA, stating the intent of the disposition and inviting submittals. The draft public notice is attached to this memorandum, as well as a map prepared by City's GIS division, depicting the proposed lease area.

In early 2021, a legal representative for Waterview Management Group LLC contacted City staff regarding their client's interest in leasing for redevelopment the submerged land directly behind the Harbourview on the Bay building in downtown Pensacola, and the portion of the parking lot not included in the City's lease with Harbourview. After considerable discussion, including verification that the areas of interest were not a part of any existing lease, this request to approve the publication of the statutorily required notice for disposition of real property within a CRA was initiated.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Amy Lovoy, Finance Director

ATTACHMENTS:

1) Legal Ad - Notice for Baylen Slip behind Harbourview - draft
2) Map - Baylen Slip Proposed Lease Area

PRESENTATION: No

NOTICE OF INTENTION TO
DISPOSE (LEASE) OF REAL PROPERTY
AND ACCEPT SUBMITTALS

The City of Pensacola, Florida (the "City") hereby gives notice required by Section 163.380, Florida Statutes, of its intention to dispose of real property as generally described below (the "Site") via lease and to accept submittals for redevelopment of the Site.

The Site is a parcel of submerged real property located in the inland waterway commonly known as Baylen Slips and abuts the promenade/seawall directly south of the Harbourview on the Bay office building located at 25 W. Cedar St. in downtown Pensacola. The Site is approx. 0.33 acres and could accommodate 4-8 boat slips, depending upon configuration and slip size. The Site is the northwest portion of Parcel ID No. 000S009100001034 and is more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF THE AREA DESCRIBED IN DB 2083 AT PG 368, PUBLIC RECORDS, ESCAMBIA COUNTY FL.; THENCE N79°23'15"E, 43.2' TO THE EAST EDGE OF SEAWALL AND THE POINT OF BEGINNING; THENCE N10°36'45"W, 92.4' ALONG SAID SEAWALL; THENCE N30°25'01"E, 55.2' ALONG SAID SEAWALL; THENCE N79°23'15"E, 77.8' ALONG SAID SEAWALL TO THE WEST LINE OF THE BOAT SLIP EASEMENT DESCRIBED IN DB 1716 AT PG 797, SAID PUBLIC RECORDS; THENCE S10°36'45"E, 134.0'; THENCE S79°23'15"W, 114.0' TO THE POINT OF BEGINNING, CONTAINING 0.333± ACRES.

The western half of the south terminus of Baylen St. (also known as the cul-de-sac parking adjacent to the Harbourview on the Bay building) is included in this proposed disposition.

Any further information regarding the Site or the submission of submittals may be obtained by contacting the City in writing at the address below or via email to destallworth@cityofpensacola.com. Submittals must be received by the City **no later than 3:00 p.m. CST on** _____. Proposals must be delivered to the City at the following address:

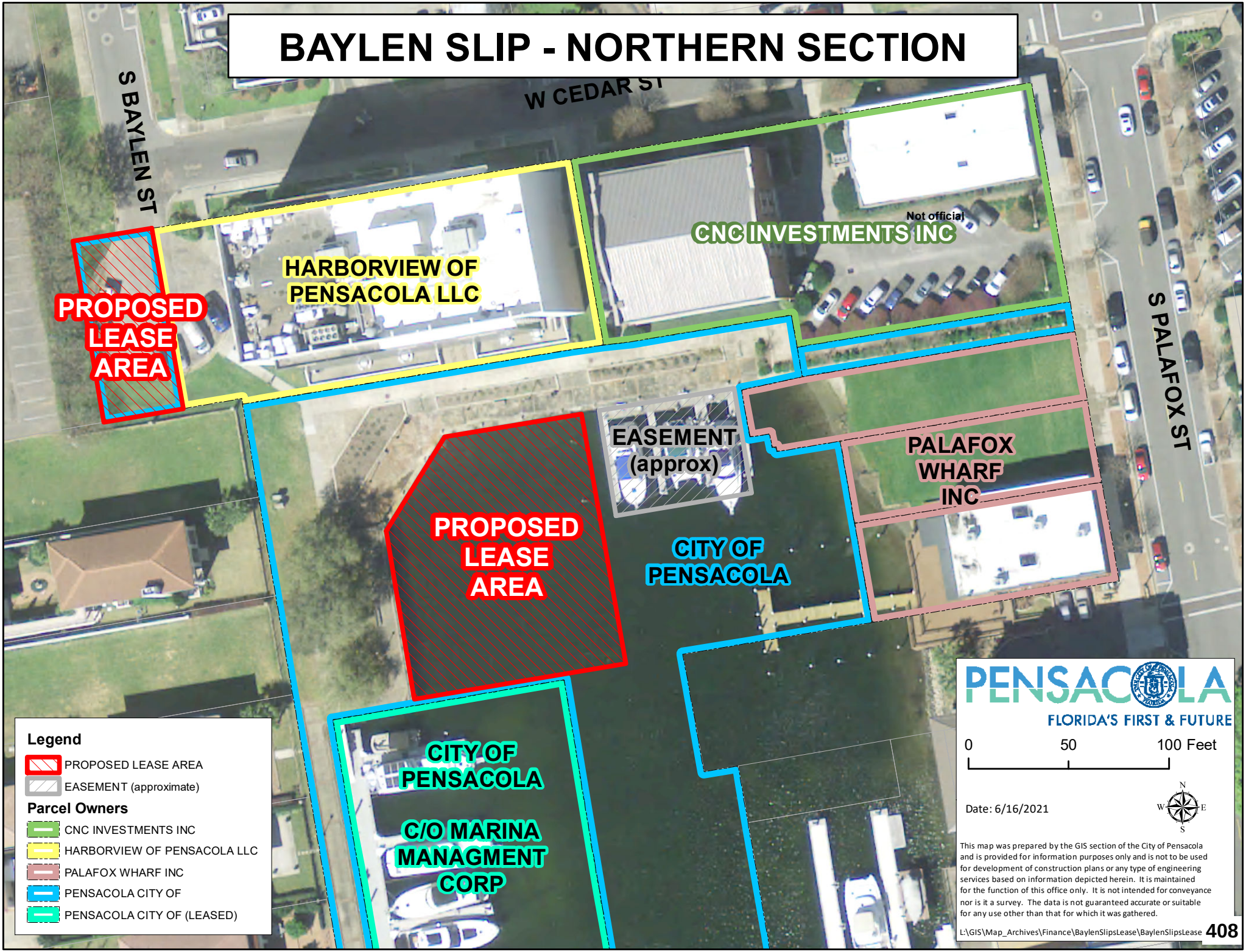
Property Lease Manager – Financial Services Dept
City of Pensacola
222 W. Main Street
Pensacola, Florida 32501

Submittals delivered to a different address or received after the deadline date and time listed above will not be accepted.

The City reserves the right to select and subsequently negotiate definitive documents to implement a submittal which, in its sole discretion, it deems to be

in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes, or alternatively, to reject all submittals or solicit the same or different submittals for consideration. Interested persons shall be solely responsible for the cost of preparing and submitting submittals. Submittals shall become the physical and intellectual property of the City.

BAYLEN SLIP - NORTHERN SECTION



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS\Map_Archives\Finance\BaylenSlipsLease\BaylenSlipsLease

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00484 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

AWARD OF BID NO. 21-027 PENSACOLA INTERNATIONAL AIRPORT RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

RECOMMENDATION:

That City Council award Bid No. 21-027, Pensacola International Airport Runway Object Free Area (ROFA) Roadways Realignment, to J. Miller Construction , Inc., the lowest and most responsible bidder with a base bid of $606,945.16, plus a 10% contingency in the amount of $60,694.52, for a total amount of $667,639.68. Further, that City Council authorize the Mayor to execute the contract and take all actions necessary to complete the project.

HEARING REQUIRED: No Hearing Required

SUMMARY:

During their review of the Airport Layout Plan submitted as part of the Master Plan Update, the Federal Aviation Administration (FAA) noted two roadway segments that fall within the defined Runway Object Free Area (ROFA) for Runway 8-26. The location of the roadways, both of which fall on airport property, are considered incompatible with the Object Free Area, and therefore require realignment.

One location, inside of the airport fence line, is located at the western most edge. This road relocation will have no impact on publicly accessible roadways. However, the second roadway segment includes a portion of Maygarden Road, a publicly accessible road located in the vicinity of the Summit Boulevard intersection.

Portions of both segments will require relocation and realignment. Relocation of the Maygarden Road segment will be of minimal roadway length, will result in negligible construction impacts, and will have no impact to neighboring residential areas given its location, topography, and level of existing forestation. Under Work Order 12, RS&H designed the roadway realignment.

Bid No. 21-027 was publicly advertised in April 2021 for construction. One bid was received.

An application for the use of FAA grant funds has been submitted for this project. A notice-to-proceed for the work will not be issued until the award and execution of the grant.

PRIOR ACTION:

N/A

FUNDING:

Budget:	$ 900,000.00	FAA Airport Improvement Program Funding
	299,800.00	Airport Capital Program Funding
	$1,199,800.00	Total
Actual:	$ 606,945.16	Construction Base Bid
	60,694.52	Construction 10% Contingency
	199,763.00	Design
	239,337.00	Construction Administration
	$1,106,739.68	Total

FINANCIAL IMPACT:

Federal Aviation Administration (FAA) Airport Improvement Program Funding will pay for 90% of this work. The balance will come from the FY21 Airport Capital Account.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/8/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Matthew F. Coughlin, Airport Director

ATTACHMENTS:

1) ITB #21-027 Bid Tabulation
2) ITB #21-027 Final Reference List

PRESENTATION: No

TABULATION OF BIDS

BID NO: 21-027

TITLE: RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

SUBMITTALS DUE:
May 20, 2021, 2:30 P.M.

J. MILLER CONSTRUCTION, INC.

DEPARTMENT:
Pensacola International Airport

Pensacola, FL

Base Bid	$606,945.16

****

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Opening Date: 05/20/21 **Bid No.: 21-027**

FINAL VENDOR REFERENCE LIST

RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

PENSACOLA INTERNATIONAL AIRPORT

Vendor	Name	Address	City	St	Zip Code	SMWBE
004632	A E NEW JR INC	460 VAN PELT LANE	PENSACOLA	FL	32505	
058304	ADS INC	2762 GRAND BAY COURT	NAVARRE	FL	32566	
067544	AFFORDABLE CONCRETE & CONSTRUCTION LLC	4089 E JOHNSON AVE	PENSACOLA	FL	32515	Y
077498	ALL PHASE CONSTRUCTION OF NW FL LLC	5340 BRIGHT MEADOW RD	MILTON	FL	32570	Y
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	
003350	ASPHALT SEALCOATING & STRIP	3358 PURSELL LANE	PENSACOLA	FL	32526	
071765	ATLAS BUILDERS GROUP	4366 AVALON BLVD	MILTON	FL	32583	
068571	B&W UTILITIES INC	1610 SUCCESS DRIVE	CANTONMENT	FL	32533	
081043	BCK SPECUALTIES INC	1709 ANTIBES CIR	GULF BREEZE	FL	32563	
069786	BEAR GENERAL CONTRACTORS LLC	2803 E CERVANTES ST STE C	PENSACOLA	FL	32503	
036997	BELLVIEW SITE CONTRACTORS INC	3300 GODWIN LANE	PENSACOLA	FL	32526	Y
070400	BIG SKY UNDERGROUND LLC	2172 W NINE MILE ROAD	PENSACOLA	FL	32534	
038068	BIGGS GREEN CONSTRUCTION SERVICES INC	PO BOX 1552	PENSACOLA	FL	32591	Y
053457	BIRKSHIRE JOHNSTONE LLC	507 E FAIRFIELD DR	PENSACOLA	FL	32503	Y
065013	BKW INC	8132 PITTMAN AVE	PENSACOLA	FL	32534	Y
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
023742	BROOKS, SEAN RONALD DBA PRO-LI SEAL AND STRIPE	4162 MADURA RD	GULF BREEZE	FL	32561	
022856	BROWN CONSTRUCTN OF NW FL INC	10200 COVE AVE	PENSACOLA	FL	32534	Y
041503	BROWN, AMOS P JR DBA P BROWN BUILDERS LLC	4231 CHERRY LAUREL DRIVE	PENSACOLA	FL	32504	Y
078639	C W ROBERTS CONTRACTING INC	3372 CAPITAL CIR NE	TALLAHASSEE	FL	32308	
041140	CAMPBELL SAND & GRAVEL	930 CAMPBELL RD	CENTURY	FL	32535	
042045	CHAVERS CONSTRUCTION INC	801 VIRECENT ROAD	CANTONMENT	FL	32533	Y
049653	CHRISTOPHER C BARGAINEER CONCRETE CONSTRUCTION INC	6550 BUD JOHNSON ROAD	PENSACOLA	FL	32505	Y
045454	COASTLINE STRIPING INC	8840 FOWLER AVENUE	PENSACOLA	FL	32534	
036146	CRONIN CONSTRUCTION INC	99 S ALCANIZ ST SUITE A	PENSACOLA	FL	32502	Y
070475	CRUZ, SHAWN C DBA COASTAL PROPERTY PREPARATION LLC	5700 ALMAX COURT	PENSACOLA	FL	32506	
033554	D K E MARINE SERVICES	P O BOX 2395	PENSACOLA	FL	32513	Y
070603	D+B BUILDERS	670 MOLINO ROAD	MOLINO	FL	32577	
007055	DAVIS MARINE CONSTRUCTION INC	8160 ASHLAND AVENUE	PENSACOLA	FL	32534	Y
065871	ECSC LLC	8400 LITLE JOHN JUNCTION	NAVARRE	FL	32566	Y
072705	EVAN CHASE CONSTRUCTION INC	2991 SOUTH HIGHWAY 29	CANTONMENT	FL	32533	Y
032038	EVANS CONTRACTING INC	400 NEAL ROAD	CANTONMENT	FL	32533	
055177	FLORIDA CONCRETE CONCEPTS INC	4432 ALANTHUS STREET	MILTON	FL	32583	
074355	GANNETT MHC MEDIA INC DBA PENSACOLA NEWS JOURNAL	2 NORTH PALAFOX ST	PENSACOLA	FL	32502	
032792	GATOR BORING & TRENCHING INC	1800 BLACKBIRD LANE	PENSACOLA	FL	32534	Y
050495	GB GREEN CONSTRUCTION MGMT & CONSULTING INC	303 MAN'O'WAR CIRCLE	CANTONMENT	FL	32533	Y

Opening Date: 05/20/21 **Bid No.: 21-027**

FINAL VENDOR REFERENCE LIST

RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

PENSACOLA INTERNATIONAL AIRPORT

Vendor	Name	Address	City	St	Zip Code	SMWBE
053862	GFD CONSTRUCTION INC	8771 ASHLAND AVE	PENSACOLA	FL	32514	
058714	GREG ALLEN CONSTRUCTION INC	5006 PERSIMMON HOLLOW ROAD	MILTON	FL	32583	Y
000591	GULF ATLANTIC CONSTRUCTORS INC	650 WEST OAKFIELD RD	PENSACOLA	FL	32503	Y
044100	GULF BEACH CONSTRUCTION	1308 UPLAND CREST COURT	GULF BREEZE	FL	32563	Y
069565	GULF COAST INDUSTRIAL CONSTRUCTION LLC	12196 HWY 89	JAY	FL	32565	Y
074827	GULF COAST MINORITY CHAMBER OF COMMERCE INC	321 N DEVILLERS ST STE 104	PENSACOLA	FL	32501	
017352	GULF COAST TRAFFIC ENGINEERS	8203 KIPLING STREET	PENSACOLA	FL	32514	
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	
080650	HARRIS INMAN CONSTRUCTN CO INC	3583 LAGUNA COURT	GULF BREEZE	FL	32563	
001597	HEATON BROTHERS CONSTR CO INC	5805 SAUFLEY FIELD ROAD	PENSACOLA	FL	32526	
044713	HENRY HAIRE BUILDING & DEVELOPMENT INC	6341 HIGHWAY 90 STE B	MILTON	FL	32570	
056716	HOWELL, KENNETH C, JR DBA KEN JR CONSTRUCTION LLC	1102 WEBSTER DRIVE	PENSACOLA	FL	32505	
022978	INGRAM SIGNALIZATION INC	4522 N DAVIS HWY	PENSACOLA	FL	32503	Y
042677	IRBY ENGINEERING & CONST INC	94 E GARDEN ST	PENSACOLA	FL	32502	Y
049240	J MILLER CONSTRUCTION INC	8900 WARING RD	PENSACOLA	FL	32534	Y
071564	JOSEPH BRIDGES DBA JOE'S LINE UP	222 EHRMANN ST	PENSACOLA	FL	32507	
043857	KBI CONSTRUCTION CO INC	9214 WARING RD	PENSACOLA	FL	32534	
055564	L & L BACKFLOW INC DBA L & L UTILITIES INC	115 MCLAUGHLIN ROAD	MILTON	FL	32570	
068161	LEA, DOUGLAS C DBA L&L CONSTRUCTION SERVICES LLC	9655 SOUTH TRACE ROAD	MILTON	FL	32583	Y
058332	LEIDNER BUILDERS INC	409 N PACE BLVD	PENSACOLA	FL	32505	Y
058801	M & H CONSTRUCTION SVCS INC	1161 W 9 1/2 MILE RD	PENSACOLA	FL	32534	Y
052456	MEI LING DAVIS LLC	PO BOX 18155	PENSACOLA	FL	32523	
073522	MOORE BETTER CONTRACTORS, INC	1721 EAST CERVANTES STREET	PENSACOLA	FL	32501	Y
049107	MORGAN CONTRACTING INC	6575 HIGHWAY 189 NORTH	BAKER	FL	32531	
022368	MOTES, MIKE DBA MIKE MOTES CONSTRUCTION INC	4164 HUCKLEBERRY FINN ROAD	MILTON	FL	32583	
016210	NORD, STEVE DBA SEA HORSE GENERAL CONTRACTORS INC	4238 GULF BREEZE PKWY	GULF BREEZE	FL	32563	Y
001823	NWF CONTRACTORS INC	P O BOX 1718	FORT WALTON BEACH	FL	32549	
002720	PANHANDLE GRADING & PAVING INC	P O BOX 3717	PENSACOLA	FL	32516	
058953	PARSCO LLC	700 N DEVILLIERS STREET	PENSACOLA	FL	32501	Y
030951	PAV'R CONSTRUCTION INC	P O BOX1293	GULF BREEZE	FL	32562	
003956	PENSA CONCRETE CONSTR CO INC	P O BOX 2787	PENSACOLA	FL	32513	
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	
055028	PERDIDO GRADING & PAVING	PO BOX 3333	PENSACOLA	FL	32516	Y
073174	PERRITT, CHRIS LLC	5340 BRIGHT MEADOWS ROAD	MILTON	FL	32570	Y
050307	QCFS MANAGEMENT GROUP INC	3326 NORTH W STREET	PENSACOLA	FL	32505	
018305	R D WARD CONSTRUCTION CO INC	15 EAST HERMAN STREET	PENSACOLA	FL	32505	

Opening Date: 05/20/21 **Bid No.: 21-027**

FINAL VENDOR REFERENCE LIST

RUNWAY OBJECT FREE AREA (ROFA) ROADWAYS REALIGNMENT

PENSACOLA INTERNATIONAL AIRPORT

Vendor	Name	Address	City	St	Zip Code	SMWBE
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	
031881	ROADS INC OF NWF	106 STONE BLVD	CANTONMENT	FL	32533	
017634	ROBERSON EXCAVATION INC	6013 SOUTHRIDGE ROAD	MILTON	FL	32570	Y
067564	ROBERSON UNDERGROUND UTILITY LLC	9790 ROBERSON WAY	MILTON	FL	32570	Y
042044	SALTER/3C'S CONSTRUCTION CO	4512 TRICE RD	MILTON	FL	32571	
065450	SITE AND UTILITY LLC	PO BOX 30136	PENSACOLA	FL	32503	Y
011457	SOUTHERN UTILITY CO INC	P O BOX 2055	PENSACOLA	FL	32513	Y
045247	TEAM POWER SOLUTIONS	4033 WILLIS WAY	MILTON	FL	32583	
028060	THE GREEN SIMMONS COMPANY INC	3407 NORTH W STREET	PENSACOLA	FL	32505	Y
062939	THREE TRADE CONSULTANTS	5690 JEFF ATES RD	MILTON	FL	32583	Y
069066	UNDERGROUND SOLUTIONS LLC	3070 GODWIN LN	PENSACOLA	FL	32526	Y
002482	UTILITY SERVICE COMPANY INC	4326 GULF BREEZE PARKWAY	GULF BREEZE	FL	32563	
030317	W P R INC	4175 BRIARGLEN RD	MILTON	FL	32583	Y
032732	WALLER, DONALD DBA NORTHCOAST CONTAINER INC	2325 MID PINE CIRCLE	PENSACOLA	FL	32514	
030448	WARRINGTON UTILITY & EXCAVATING INC	8401 UNTREINER AVE	PENSACOLA	FL	32534	Y
021725	WHITESELL-GREEN INC	P O BOX 2849	PENSACOLA	FL	32513	
044856	WOLFE CONSTRUCTION	40 W NINE MILE ROAD #2 SUITE 212	PENSACOLA	FL	32534	Y
069212	YERKES SOUTH INC	634 LAKEWOOD RD	PENSACOLA	FL	32507	Y

Vendors: 93

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-48 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Vice President Ann Hill

SUBJECT:

RESOLUTION NO. 2021-48 - PROVIDING FOR A MORATORIUM ON THE EVICTION OF HOMELESS INDIVIDUALS WITHIN THE CITY OF PENSACOLA

RECOMMENDATION:

That City Council adopt Resolution No. 2021-48:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA DECLARING A MORATORIUM ON THE EVICTION OF HOMELESS INDIVIDUALS ENCAMPED UNDER THE I-110 OVERPASS AND WITHIN THE HOLLICE T. WILLIAMS PARK IN THE CITY OF PENSACOLA; PROVIDING FOR AN EFFECTIVE DATE

HEARING REQUIRED: No Hearing Required

SUMMARY:

The area within Hollice T. Williams Park located under the I-110 overpass has become a homeless encampment. On February 11, 2021, City Council passed Resolution No. 2021-09 and on April 22, 2021 Council passed Resolution 2021-22 desiring the placement of a moratorium on the eviction of homeless individuals within the park.

The Centers for Disease Control and Prevention recommends against relocation of homeless encampments due to the spread of COVID-19. With the subsequent expiration of the initial 90-day moratorium approaching, it is necessary to place an additional 90-day moratorium on the eviction of homeless individuals until such time as they are permanently or temporarily provided with shelter and housing adequate to protect them and the citizens of the City of Pensacola from the spread of COVID -19.

PRIOR ACTION:

April 22, 2021 - City Council adopted Resolution No. 2021-22 placing a moratorium on the eviction of homeless individuals located within Hollice T. Williams Park

February 11, 2021 - City Council adopted Resolution No. 2021-09 placing a moratorium on the

eviction of homeless individuals located within Hollice T. Williams Park.

The City provided notice of plans to temporarily close Hollice T. Williams Park by early March 2021 in order to conduct a thorough cleanup.

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Resolution No. 2021-48 - corrected by legal

PRESENTATION: No

RESOLUTION
NO. 2021-48

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA DECLARING A MORATORIUM ON THE EVICTION OF HOMELESS INDIVIDUALS ENCAMPED UNDER THE I-110 OVERPASS AND WITHIN THE HOLLICE T. WILLIAMS PARK IN THE CITY OF PENSACOLA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 11, 2021 city council passed resolution 2021-09 declaring a moratorium on the eviction of homeless individuals encamped under the I-110 overpass and within Hollice T. Williams Park; and

WHEREAS, on April 22, 2021 City Council passed resolution 2021-22 declaring a moratorium on the eviction of homeless individuals encamped under the I-110 overpass and within Hollice T. Williams Park; and

WHEREAS, there are currently homeless individuals, whose numbers fluctuate, encamped under the I-110 Bridge along Hayne Street and within Hollice T. Williams Park; and

WHEREAS, the property is owned by the Florida Department of Transportation, which agency has been fully aware of the homeless encampments for several years; and

WHEREAS, while the city is no longer under a state of emergency, the state and federal states of emergency are still in effect as related to COVID-19; and

WHEREAS, the Centers for Disease Control and Prevention guidelines recommend against removal of homeless camps due to COVID-19, directing that it is not in the interest of the public to evict, displace, or relocate homeless individuals who have no other shelter or suitable place to go; and

WHEREAS, the city council finds it necessary to declare a moratorium against the eviction of the homeless individuals from the I-110 encampment for the welfare, health, and safety of the citizens of Pensacola; and

WHEREAS, this prohibition does not apply to any individual engaged in any criminal activity or conduct that poses a threat of harm to themselves or others.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

OF PENSACOLA, FLORIDA:

Section 1. The above-stated recitals are true and correct and incorporated herein by this reference.

Section 2. Due to COVID-19 and in accordance with Centers for Disease Control and Prevention guidelines, there is a recommendation against the removal of homeless camps, as it is not in the interest of the public to evict, displace, or relocate homeless individuals who have no other shelter or suitable place to go.

Therefore, a moratorium of 90 days is enacted to prohibit such evictions.

Section 3. In order to ensure sanitary conditions for those homeless individuals encamped under the I-110 overpass and within Hollice T. Williams Park, any cleanup efforts should occur without a total disruption of the encampment.

Section 4. That no abandoned or disabled vehicles parked within this location be cited for removal during this 90-day moratorium.

Section 5. The city council hereby authorizes the mayor to take all actions necessary to effectuate the provisions of this resolution.

Section 6. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

ATTEST:

_____
City Clerk

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-41 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-41 - APPROPRIATING FUNDING FOR HURRICANE SALLY INSURANCE PROCEEDS TO REPAIR PORT OF PENSACOLA WAREHOUSE #9/10

RECOMMENDATION:

That the City Council adopt Supplemental Budget Resolution No. 2021-41.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Following Hurricane Sally, a claim was filed with the City's insurance company, FMIT, for damages to Warehouse 9/10. Following extensive negotiations with FMIT, a settlement was reached, and proceeds were received from FMIT for $1,650,925. These proceeds will be used for rebuilding Warehouse 9/10 under an agreement with the Leasee, Streamline Boats of NW Florida.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the Supplemental Budget Resolution will appropriate the Insurance Proceeds in the Port Fund for the rebuilding of Warehouse 9/10.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/28/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Miller, Deputy City Administrator, Administration & Enterprises
Clark Merritt, Port Director

ATTACHMENTS:

1) Supplemental Budget Resolution No. 2021-41
2) Supplemental Budget Explanation No. 2021-41

PRESENTATION: No

RESOLUTION
NO. 2021-41

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. PORT FUND

To:	Other Miscellaneous Revenue	1,650,925
As Reads	Capital Outlay	1,702,408
To:		
Reads	Capital Outlay	3,353,333

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

July 2021 - SUPPLEMENTAL BUDGET RESOLUTION - HURRICANE SALLY INSURANCE PROCEEDS TO REPAIR PORT OF PENSACOLA WAREHOUSE #9/10-RES NO. 2021-41

FUND	AMOUNT	DESCRIPTION
PORT FUND		
Estimated Revenues		
Other Misc Revenues	1,650,925	Appropriate estimated revenue from Misc Insurance Proceeds-Sally
Total Revenues	1,650,925	
Appropriations		
Capital Outlay	1,650,925	Increase appropriation for Capital Outlay
Total Appropriations	1,650,925	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-40 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-40 - APPROPRIATING FUNDING IN RELATION TO THE AMERICAN RESCUE PLAN ACT (ARPA) FOR (1) PREMIUM PAY AND (2) EMPLOYEE VACCINATION INCENTIVE PAY

RECOMMENDATION:

That City Council adopt Supplemental Budget Resolution No. 2021-40.

> A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

At the May 24, 2021 City Council workshop, a presentation was given by staff regarding a draft expenditure plan for the American Rescue Plan Act (ARPA). The ARPA is a $1.9 trillion economic stimulus bill and within ARPA, the Coronavirus Local Fiscal Recovery Fund provides $350 billion for states, municipalities, counties, tribes, and territories, including $130 billion for local governments. The City of Pensacola is scheduled to receive $19,153,643 from the Coronavirus Local Fiscal Recovery Fund. The draft expenditure plan included six spending categories: (1) the recovery of revenue loss, (2) grant compliance and administration, (3) facility improvements, (4) personnel, (5) stormwater and sewer abatement and (6) citizen assistance.

On June 17, 2021, City Council approved appropriations for the recovery of revenue loss, grant compliance and administration and facility improvements. Appropriations for personnel is being requested at this time while City Council approves a plan to spend the remaining funds.

Personnel. The ARPA allows the use of funds to cover premium pay for essential workers as well as vaccination incentive programs. Premium pay is intended to be provided to those workers who have been relied on to maintain continuity of operations of essential critical infrastructure sectors, including those who are critical to protecting the health and wellbeing of their communities, whose job duties require regular in-person interactions or regular physical handling of items that were also handled by others, whose job requires their physical presence at work every day since the beginning of the

Pandemic and whose job put them at an increased risk of contracting COVID. The Department of Treasury encourages premium pay be provided retrospectively for work performed at any time since the start of the COVID-19 public health emergency. As such, premium pay will be considered for those essential workers who are currently employed with the City and have been employed by the City for a period of at least one year on October 1, 2021. In addition, the Department of Treasury emphasizes that premium pay be prioritized towards lower income workers. In order to stay within the intent of the Act, all employees classified as SES II and above will not be eligible to receive premium pay regardless of their job function.

Vaccination incentive pay is intended to provide incentives reasonably expected to increase the number of employees who choose to get vaccinated, or that motivate employees to get vaccinated sooner than they otherwise would have and such costs are reasonably proportional to the expected public health benefit. Unlike the premium pay, any payments made to employees under this program will be forward looking.

This appropriation will recognize those essential workers for their sacrifices over the last year as well as motivate employees to get vaccinated to reduce the spread of COVID-19 in the workplace and ensure the safety of our employees. The remaining $8,079,003 in unappropriated ARPA funding will be appropriated once City Council approves a spending plan.

PRIOR ACTION:

June 17, 2021 - City Council appropriated funding in relation to ARPA for the recovery of revenue loss, grant compliance and administration and facility improvements.

FUNDING:

Funding Source:	$ 4,400,000	Coronavirus Local Fiscal Recovery Fund
Actual:	$ 4,200,000	Premium Pay
	200,000	Employee Vaccination Incentive Pay
Total	$ 4,400,000	

FINANCIAL IMPACT:

Adoption of the Supplemental Budget Resolution will appropriate the funds for the grant in the American Rescue Plan Fund.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/24/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

1) Supplemental Budget Resolution No. 2021-40
2) Supplemental Budget Explanation No. 2021-40

PRESENTATION: No

RESOLUTION
NO. 2021-40

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. AMERICAN RESCUE PLAN FUND

As Reads	Federal Grants	6,674,640
To:		
Reads	Federal Grants	11,074,640
As Reads	Personal Services	450,000
To:		
Reads	Personal Services	4,650,000
As Reads	Operating Expenses	2,939,140
To:		
Reads	Operating Expenses	3,139,140

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION -AMERICAN RESCUE PLAN ACT (ARPA) FUNDS-PREMIUM PAY & VACCINATION INCENTIVE - RES NO. 2021-40

FUND	AMOUNT	DESCRIPTION
A. AMERICAN RESCUE PLAN FUND		
Estimated Revenues		
Federal Grants	4,400,000	Increase estimated revenue from Federal Grants
Total Estimated Revenues	4,400,000	
Appropriations		
Personal Services	4,200,000	Increase appropriation for Personal Services
Operating Expenses	200,000	Increase appropriation for Operating Expenses
Total Appropriations	4,400,000	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-33 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-33 - LAW ENFORCEMENT TRUST FUND (LETF) PURCHASES FOR THE PENSACOLA POLICE DEPARTMENT

RECOMMENDATION:

That the City Council adopt Supplemental Budget Resolution No. 2021-33.

> A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Law Enforcement Trust Fund was established by City of Pensacola to allow the Police Department the use of money and goods confiscated as a result of criminal activity. Florida State Statute 932.7055 as amended on July 1, 2016 details the circumstances confiscated goods may be used. The Federal Controlled Substance Act, Section 881 (e) (3) of Title 21, United States Department of Justice Guide to Equitable Sharing designates the uses of Federal Law Enforcement Trust Funds.

The Pensacola Police Department is requesting $5,000 be appropriated from the Law Enforcement Trust Fund (LETF) for the purpose of donating to Big Brothers Big Sisters of Northwest Florida.

Big Brothers Big Sisters' nationwide initiative to recruit police officers as mentors for young people pays dividends for the officers, kids and communities where they live and work. At the National level, the program is known as "BIGS in Blue," a well-timed response to increasing tension between law enforcement and the public. It is just the kind of grassroots effort the country needs to reset the adversarial dynamic. Over the past five years, the BIGS in Blue program has grown from just a few agencies to encompass nearly 1,800 matches at 105 agencies in 35 states. In Northwest Florida, we call the program "BIGS with Badges" and will include fire, EMS, corrections, state and federal departments along with police and sheriff's departments. There is an identifiable problem with poor relations between police and communities and this program helps those that wear badges connect to the families they serve. Officers are not going into a neighborhood to make an arrest or deal with an

emergency; they are going into a neighborhood to form a bond/friendship. The average match length for BIGS in Blue / BIGS with Badges is 31.7 months for Community-Based matches and 21.5 months for Site-Based matches, exceeding the minimum match length goal of at least 12 months.

The goal of the program is to match children with a “BIGS with Badges” mentor through a mixture of both Community and Site Based matches. We hope to assist in decreasing the number of youths referred for delinquency, positively impact children’s lives, help children build strong, trusting, lasting relationships with those wearing badges, help prevent children seeing law enforcement as the bad guys. Tensions have divided communities, in some cases, along racial lines. One-on-one interactions can make a difference and help to change the conversation. “BIG” will have weekly contact with their “LITTLE” at a minimum two times in person.

Funds for this request will go towards salaries, benefits and taxes, supplies, marketing, travel, postage, mentor liability insurance, and background screening.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the Supplemental Budget Resolution will appropriate the funds in the Law Enforcement Trust Fund for these purposes. There is no impact to the General Fund.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

5/27/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kevin Christman, Interim Chief of Police

ATTACHMENTS:

1) Supplemental Budget Resolution No. 2021-33
2) Supplemental Budget Explanation No. 2021-33
3) Letter of Certification
4) Big Brothers Big Sisters of Northwest Florida LETF Application

PRESENTATION: No

RESOLUTION
NO. 2021-33

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. LAW ENFORCEMENT TRUST FUND

	Fund Balance	5,000
As Reads:	Operating Expenses	59,908
Amended To Read:	Operating Expenses	64,908

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION - LETF FUNDS - NO. 2021-33

FUND	AMOUNT	DESCRIPTION
LAW ENFORCEMENT TRUST FUND		
Fund Balance	5,000	Increase appropriated fund balance
Appropriations		
Operating Expenses	5,000	Increase appropriation for Operating Expenses
Total Appropriations	5,000	

CITY OF PENSACOLA POLICE DEPARTMENT
Local Law Enforcement Trust Funds
Letter of Certification

I hereby certify that the requests contained herein comply in full with the provisions of Florida State Statute 932.7055 as amended on July 1, 2016, in reference to the use of contraband forfeiture from a State Law Enforcement Trust Fund and/or under the Federal Controlled Substance Act, Section 881 (e)(3) of Title 21, United States Code, in accordance with the US Department of Justice Guide to Equitable Sharing from a designated Federal Law Enforcement Trust Fund.

Item	Description of Requested Items	Amount
1	Big Brother Big Sisters of NW, FL "Bigs with Badges"	$5,000
	Total Requested	$5,000

Kevin Christman, Interim Chief of Police

5-17-21
Date

PENSACOLA POLICE
COURTESY • INTEGRITY • PROFESSIONALISM
CHIEF TOMMI LYTER

PENSACOLA POLICE DEPARTMENT
LAW ENFORCEMENT TRUST FUND ("LETF")
APPLICATION

The Pensacola Police Department (PPD) is pleased that we are able to benefit our community with the use of asset forfeiture funds by providing financial assistance to local nonprofit organizations that make a difference in our community. These funds are the result of civil forfeitures of assets (including cash) that have been seized as contraband linked to certain felony crimes and that meet the strict standards and statutory requirements by the seizing law enforcement agency. Once the civil forfeiture process is complete, the seized money is maintained in a Law Enforcement Trust Fund (LETF) and can only be used in accordance with the rules set forth in Florida Statutes, Section 932.701 - 932.707, called the "Florida Contraband Forfeiture Act (FCFA)." The provisions of the FCFA allows law enforcement agencies, such as PPD, to support projects and programs that strive to improve neighborhood safety, prevent crime, and provide drug abuse education and prevention within our Pensacola community.

Applications requesting funding may be a request to fund an entire project or may be a request to fund a particular piece of a larger project or program if that project or program meets the eligibility criteria set forth in the statutes described below.

Funding requests are subject to approval by the Chief of the Pensacola Police Department and the City Council, as well as funding availability.

Eligibility:

To be considered for funding:

1. The project/program must meet the statutory criteria as to the use of LETF money and must fall into one of the following categories:

- Crime Prevention
- Drug Abuse and Prevention Program
- Safe Neighborhoods
- School Resource Officer
- Other Law Enforcement Purpose in Compliance with F.S. §932.7055(5)(a).

2. In order to be considered for submission, the following documents **MUST** be attached to the application at the time of submission.

- Part 1 of this application
- Part 2 of this application (including line item budget)
- Sunbiz Certification of Status
- IRS Form 501(c)(3)
- IRS Form W-9

3. If the application is approved and money for the project is awarded, applicants will have 90 days to complete Part 3 and return to the PPD. Part 3 provides statutorily required audit information of how the funds received were utilized along with a description of the outcomes of the project or program for which the funds were granted. This must include receipts where applicable, as well as documentation of expenses that account for exactly how the money was spent for the program or project for which it was requested. **Part 3 must be completed and returned within 90 days following the performance period of the project / program / event for which the LETF money was awarded. Failure to submit Part 3 in a timely manner may result in a demand for the funds granted to be returned and will result in a failure of the agency to be considered as a recipient for future LETF money.**

PENSACOLA POLICE
COURTESY • INTEGRITY • PROFESSIONALISM
CHIEF TOMMI LYTER

PART 1

The person completing this application must have legal authority on behalf of the requesting agency to submit this application and to ensure funds are used for the purposes specified herein to provide the required accounting and reporting of these funds.

Initial DH Applicant will keep clear and accurate records throughout the Program period so that the progress of the services rendered may be readily evaluated by PPD.

Initial DH I understand that a final report of activities and expenditures documented by receipts or other financial proof of expenditure of the Program must be submitted by Applicant on the report form (Part 3) to the PPD no later than 90 days of the end of the performance period.

Initial DH I understand that failure to comply with the reporting requirements in Part 3 may result in Applicant having to return LETF monies and will remove the applicant agency from future consideration to receive LETF monies.

Initial DH If Applicant's agency fails to use the funds in the manner described in this application, or if the project or program does not occur or is not completed in the same manner and in the performance period as described in the application, or is determined later to not be qualified to receive LETF monies; or if there was an untruthful statement made by Applicant within Application; or fails to provide the necessary reporting documents to the PPD, then all LETF monies disbursed to the Applicant must be returned to the PPD within ten (10) business days of the PPD's written demand for the same and Applicant will be ineligible for any further LETF disbursements.

Initial DH I understand that false statements or claims made in connection with this LETF application may result in fines, imprisonment, and/or any other remedy available by law.

I certify that I have the appropriate authority on behalf of the requesting agency to submit this application and to ensure funds are used for the purposes specified herein to provide the required accounting and reporting of these funds. I also certify that the assurances provided are true and accurate to the best of my knowledge.

Applicant Agency Name: Big Brothers Big Sisters of Northwest Florida

Dana Hall

Printed Name of Person Authorized to Complete this Application

Director of Development

Title

Dana Hall

Signature

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me this 13 day of April, 2021, by (name of person making statement) who is personally known to me or has produced ✓ as identification.

NOTARY PUBLIC

Krista D. Smith

(Notary Seal)

Signature of Notary
State of Florida at Large
My Commission Expires:

KRISTA D. SMITH
NOTARY PUBLIC
My Comm. Expires
February 26, 2024
No. GG952740
STATE OF FLORIDA

PART 2

Section 1

APPLICANT INFORMATION

Name of Agency:	Big Brothers Big Sisters of Northwest Florida		
Name of Program to receive funding from LETF:	Bigs with Badges		
Amount of LETF Funds Requested:	$5,000		
Name/ Title of Contact:	Dana Hall, Director of Development		
Address:	1320 Creighton Rd	**Phone:**	850.433.5437
City • Zip Code:	Pensacola, 32504	**Fax:**	
Total Program Budget:	$5,000	**E-mail:**	dhall@bbbsnwfl.org
Dates of Project/Program:	April 2021-April 2022		

Section 2

LETF CATEGORY

(Place an "X" to the left of one program area for which you intend to apply):

[X]	**1. Crime Prevention**
[ ]	**2. Drug Abuse Education and Prevention Programs**
[X]	**3. Safe Neighborhood**
[ ]	**4. School Resource Officer**
[ ]	**5. Other Law Enforcement Purpose in Compliance with F.S. §932.7055(5)(a)**

Section 3

PROPOSED PROGRAM INFORMATION

a. What is the mission statement of your agency?

Create and support one-to-one mentoring relationships that ignite the power and promise of youth.

b. How does your proposed project or program address the statutorily applicable LETF Category as marked in Part 2 , section 2 of this application?

Big Brothers Big Sisters nationwide initiative to recruit police officers as mentors for young people pays dividends for the officers, the kids, and the communities where they live and work. At the National level, the program is known as "BIGS in Blue," is a well-timed response to increasing tension between law enforcement and the public. It is just the kind of grassroots effort the country needs to reset the adversarial dynamic. Over the past five years the Bigs in Blue program has grown from just a few agencies to encompass nearly 1,800 matches at 105 agencies in 35 states. Here in Northwest Florida, we call the program "BIGS with Badges" and will include fire, EMS, corrections, state and federal departments along with police and sheriff's departments. There is an identifiable problem with poor relations between police and communities and this program helps those that wear badges connect to the families they serve. They are not going into a neighborhood to make an arrest or deal with an emergency they are going into a neighborhood to form a bond, a friendship. The average match length for Bigs in Blue / Bigs with Badges matches was 31.7 months for Community-Based matches and 21.5 months for Site-Based matches, exceeding the minimum match length goal of at least 12 months.

c. Why is this funding needed (what community program does it address)? What data or information suggests this program will be beneficial to the residents of Pensacola?

In Escambia County there were over 1,000 youth referred for delinquency. Through an independent study we know that when our Littles meet regularly with their Big they are: More confident of their performance in school, Get along better with their family, 1/3 less likely to hit someone, 27% less likely to begin using alcohol, 52% less likely to skip school, 37% less likely to skip a class, and 46% less likely than their peers to start using illegal drugs. Big Brothers Big Sisters matching process and services are critical to breaking the cycles of poverty and poor life choices and we are a true advocate for educational success. It costs $30,000 - $60,000 a year when a youth is sent to a moderate to high level juvenile facility. For every 100 youth we keep out of the criminal justice system, it saves Escambia county taxpayers 3-6 million dollars per year. On average, it cost $1,000 to support a match for a year or $2.74 a day. The cost of match services include: orientation, background screening, assessment, matching, case management, travel, activities, volunteer recruitment, and match support. Without someone to consistently help in stressing the importance of education and sharing the do's and don'ts of life, our Littles often get a bit lost. Many fail to realize their aspirations because of challenging home lives and life after is just often a mystery to them. They need to have not only access to post-secondary education and training but also the knowledge and skills necessary to continue forward. It's our hope the addition of a community resource center will encourage our Littles and others to go to school, live, and work in Escambia.

d. What is the specific time frame of dates that this program or project will be performed?

The Big Brothers Big Sisters Bigs with Badges Program is an ongoing recruitment effort to encourage individuals in the law enforcement and emergency agency fields to become a mentor to a local child. Our plan will be to utilize the requested funds within one calendar year ending April 2022.

e. Describe in detail the program or project for which you are seeking LETF funds and specifically how the funds requested will be used. A specific breakdown of the funds must be included on the attached line item budget

The goal of the program is to match children with a "Bigs with Badges" mentor through a mixture of both Community and Site Based matches. What we hope to accomplish through the proposed program? To assist in decreasing the number of youths referred for delinquency; To positively impact children's lives; To help children build strong, trusting, lasting relationships with those wearing badges; To help prevent children seeing law enforcement as the bad guys. Tensions have divided communities, in some cases, along racial lines. One-on-one interactions can make a difference and help to change the conversation. It will be one relationship at a time, that is how we're going to solve problems in this country, in our community. Big will have weekly contact with their little at a minimum two times in person. Funds for this request will go towards salaries, benefits, and taxes; supplies, marketing, travel, postage, mentor liability insurance, and background screening.

I certify that I have the appropriate authority on behalf of the requesting agency to submit this application and to ensure funds are used for the purposes specified herein to provide the required accounting and reporting of these funds. I also certify that the assurances provided are true and accurate to the best of my knowledge.

OFFICIAL AUTHORIZED TO SIGN AND BIND APPLICANT AGENCY TO APPLICATION:

Signature: Dana Hall

Print: Dana Hall

Title: Director of Development

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me this 13 day of April, 2021, by (name of person making statement) who is personally known to me or has produced ✓ as identification.

NOTARY PUBLIC

Krista D. Smith

Signature of Notary
State of Florida at Large
My Commission Expires:

(Notary Seal)

KRISTA D. SMITH
NOTARY PUBLIC
STATE OF FLORIDA
My Comm. Expires
February 26, 2024
No. GG952740

Total Program Line Item Budget

LETF LINE ITEM BUDGET	CALCULATION	TOTAL AMOUNT
Program Expenses	*See attached for budget breakdown	
Personnel Costs/Salaries	$2,656	$2,656
Consultants and Professional Fees		
Travel	$885	$885
Equipment		
Supplies	$278	$278
Printing and Copying	$278	$278
Other (specify) Postage	$350	$350
Background Screenings	$178	$178
Liability Insurance	$275	$275
Mentoring/Match Activities	$100	$100
Total Program Expenses	$ 5,000	$ 5,000
*please see attached budget breakdown	**LETF Request**	$ 5,000
	Total:	$ 5,000

Big Brothers Big Sisters. OF NORTHWEST FLORIDA

Budget Narrative for Requested Funding
Pensacola Police Department LETF

Expense	Requested Amount		Justification
Program Staff Salary	$2,307.00		One FT Match Specialist @ $15.38 per hour, 10 hrs per week. Total of 15 weeks.
Taxes	$176.00		FICA @ ~7.65% (Total Requested Salaries directly related to program delivery.)
Health Ins.	$173.00		Health Insurance (@ $300 per month for staff member electing to participate in health ins. x % of time).
Total Salary	$2,656.00		
2. Local Travel	$885.00		Local program staff travel @ $0.56 per mile.

3. Match Activities	$100.00		BBBS cost associated with activities for Bigs and Littles to participate in.
4. Supplies/ Printing	$556.00		Office Supplies and printing needed for program. (Paper, Pens, Pencils, Ink Cartridges, Folders, Brochures, Publications etc.) $556.00
5. Postage	$350.00		Postage for mailing correspondence to Bigs, Littles, and Parents. $350.00
6. Background Screenings	$178.00		Projection for Background Screenings: x 3 @ $29.25 & 2 @ $45.25 = ~$178.25
7. Mentor Liability Insurance	$275.00		5 Community Based mentors @ ~$55 per mentor. $275.00
Total	$5,000.00		

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00561 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PENSACOLA INTERNATIONAL AIRPORT - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021

RECOMMENDATION:

That City Council approve and authorize the Mayor to execute the acceptance of the Federal Aviation Administration Airport Improvement Program (AIP) Grant 3-12-0063-046-2021 in the amount of $1,571,948 for the design, construction, and construction administration of the Runway Object Free Area (ROFA) Roadway Realignments and the design of Taxiway A Rehabilitation at the Pensacola International Airport. Further, that City Council authorize the Mayor to take all actions necessary relating to the finalization of the grant. Finally, that City Council adopt a supplemental budget resolution to appropriate the grant funds.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Pensacola International Airport is eligible to receive annual grants in aid from the Federal Aviation Administration to help cover the costs of certain safety, security, or capacity projects needed for the ongoing operation and development of the facility. These grants, offered under the FAA's Airport Improvement Program (AIP), are based on passenger enplanements.

As part of the annual budget process, Airport Staff works with FAA personnel to identify projects that qualify for AIP reimbursement, and submits pre-applications and applications to the FAA accordingly. For this year, Airport Staff identified four items for reimbursement. These were: 1) Design, Construction, and Construction Administration of the Runway Object Free Area (ROFA) Roadway Realignments; and 2) Design of Taxiway A Rehabilitation.

In response to the application filed by Airport Staff, the FAA has offered a grant in the amount of $1,571,948.

PRIOR ACTION:

None

FUNDING:

Budget:	$ 1,571,948	FAA Grant 3-12-0063-046-2021
Actual:	$ 1,048,546	Runway Object Free Area (ROFA) Roadway Realignments
	523,402	Taxiway A Rehabilitation
	$ 1,571,948	

FINANCIAL IMPACT:

Adoption of a supplement budget resolution will appropriate the grant funds.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/6/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Miller, Deputy City Administrator - Administration & Enterprise
Matthew F. Coughlin, Airport Director

ATTACHMENTS:

1) Grant Agreement 3-12-0063-046-2021
2) Supplemental Budget Resolution No. 2021-42
3) Supplemental Budget Explanation No. 2021-42

PRESENTATION: No

U.S. Department
of Transportation
Federal Aviation
Administration

FAA Airport Improvement Program (AIP)

GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date	June 21, 2021
Airport/Planning Area	Pensacola International Airport
FY2021 AIP Grant Number	3-12-0063-046-2021
Unique Entity Identifier	073131559

TO: City of Pensacola
(herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA a Project Application dated May 21, 2021, for a grant of Federal funds for a project at or associated with the Pensacola International Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Pensacola International Airport (herein called the "Project") consisting of the following:

Realign 500' of Airport Access Road and 750' of Perimeter Road (Design and Construct)
Rehabilitate Taxiway Alpha (Design)

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out the FAA Reauthorization Act of 2018 (Public Law Number 115-254); Title 49, United States Code (U.S.C.), Chapters 471 and 475; 49 U.S.C. §§ 40101 et seq., and 48103; the Department of Transportation Appropriations Act, 2021 (Public Law 116-260, Division L), as further amended by the American Rescue Plan Act of 2021 (Public Law 117-2); and the representations contained in the Project Application; and in consideration of: (a) the Sponsor's adoption and ratification of the Grant Assurances attached hereto (b) the Sponsor's acceptance of this Offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the Project and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay 100 percent of the allowable costs incurred accomplishing the Project as the United States share of the Project.

Assistance Listings Number (Formerly CFDA Number): 20.106

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is $1,571,948.

   The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 U.S.C. § 47108(b):
   $ 0 for planning
   $ 1,571,948 airport development or noise program implementation; and,
   $ 0 for land acquisition.

2. **Grant Performance.** This Grant Agreement is subject to the following Federal award requirements:

   a. Period of Performance:

      1. Shall start on the date the Sponsor formally accepts this Agreement and is the date signed by the last Sponsor signatory to the Agreement. The end date of the Period of Performance is 4 years (1,460 calendar days) from the date of acceptance. The Period of Performance end date shall not affect, relieve, or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant Agreement.

      2. Means the total estimated time interval between the start of an initial Federal award and the planned end date, which may include one or more funded portions or budget periods. (2 Code of Federal Regulations (CFR) § 200.1).

   b. Budget Period:

      1. For this Grant is 4 years (1,460 calendar days) and follows the same start and end date as the period of performance provided in Paragraph a.1. Pursuant to 2 CFR § 200.403(h), the Sponsor may charge to the Grant only allowable costs incurred during the Budget Period.

      2. Means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which the Sponsor is authorized to expend the funds awarded, including any funds carried forward or other revisions pursuant to § 200.308.

   c. Close Out and Termination

      1. Unless the FAA authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the end date of the period of performance. If the Sponsor does not submit all required closeout documentation within this time period, the FAA will proceed to close out the grant within one year of the period of performance end date with the information available at the end of 120 days. (2 CFR § 200.344).

2. The FAA may terminate this Grant, in whole or in part, in accordance with the conditions set forth in 2 CFR § 200.340, or other Federal regulatory or statutory authorities as applicable.

3. **Ineligible or Unallowable Costs.** The Sponsor must not include any costs in the project that the FAA has determined to be ineligible or unallowable.

4. **Indirect Costs - Sponsor.** The Sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application as accepted by the FAA, to allowable costs for Sponsor direct salaries and wages.

5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 U.S.C. § 47109, the regulations, policies, and procedures of the Secretary, and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs and settlement will be made for any upward or downward adjustments to the Federal share of costs.

6. **Completing the Project Without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the project without undue delays and in accordance with this Agreement, 49 U.S.C. Chapters 471 and 475, and the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"). Per 2 CFR § 200.308, the Sponsor agrees to report to the FAA any disengagement from performing the project that exceeds three months or a 25 percent reduction in time devoted to the project, and request prior approval from FAA. The report must include a reason for the project stoppage. The Sponsor also agrees to comply with the grant assurances, which are part of this Agreement.

7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.

8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project unless this offer has been accepted by the Sponsor on or before July 14, 2021, or such subsequent date as may be prescribed in writing by the FAA.

9. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner for any project upon which Federal funds have been expended. For the purposes of this Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor, that were originally paid pursuant to this or any other Federal grant agreement. The Sponsor must obtain the approval of the Secretary as to any determination of the amount of the Federal share of such funds. The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this Grant Agreement.

11. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**

a. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR 25.110, the Sponsor must maintain the currency of its information in the SAM until the Sponsor submits the final financial report required under this Grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at http://www.sam.gov).

b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit or governmental entity. A UEI may be obtained from SAM.gov at https://sam.gov/SAM/pages/public/index.jsf.

12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the Sponsor must make each payment request under this Agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

13. **Informal Letter Amendment of AIP Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the Sponsor by $25,000 or five percent (5%), whichever is greater, the FAA can issue a letter amendment to the Sponsor unilaterally reducing the maximum obligation.

    The FAA can also issue a letter to the Sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1.

    The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous and in the best interests of the United States.

    An informal letter amendment has the same force and effect as a formal grant amendment.

14. **Air and Water Quality.** The Sponsor is required to comply with all applicable air and water quality standards for all projects in this grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

15. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 U.S.C. § 50101, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured products produced outside the United States to be used for any project for which funds are provided under this grant. The Sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this Grant.

17. **Maximum Obligation Increase.** In accordance with 49 U.S.C. § 47108(b)(3), as amended, the maximum obligation of the United States, as stated in Condition No. 1 of this Grant Offer:

    a. May not be increased for a planning project;

    b. May be increased by not more than 15 percent for development projects if funds are available;

    c. May be increased by not more than the greater of the following for a, land project, if funds are available:

1. 15 percent; or
2. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 U.S.C. § 47110, or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same Federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the Federal share as applicable through an informal letter of amendment.

18. **Audits for Sponsors.**

PUBLIC SPONSORS. The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The Sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at http://harvester.census.gov/facweb/. Upon request of the FAA, the Sponsor shall provide one copy of the completed audit to the FAA.

19. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:

a. Verify the non-Federal entity is eligible to participate in this Federal program by:

1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if the non-Federal entity is excluded or disqualified; or
2. Collecting a certification statement from the non-Federal entity attesting they are not excluded or disqualified from participating; or
3. Adding a clause or condition to covered transactions attesting individual or firm are not excluded or disqualified from participating.

b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions (e.g. Sub-contracts).

c. Immediately disclose to the FAA whenever the Sponsor (1) learns they have entered into a covered transaction with an ineligible entity or (2) suspends or debars a contractor, person, or entity.

20. **Ban on Texting While Driving.**

a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:

1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to a grant or subgrant.
2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:

a. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and

b. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

b. The Sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this Grant.

21. **Trafficking in Persons.**

a. You as the recipient, your employees, subrecipients under this Grant, and subrecipients' employees may not –

1. Engage in severe forms of trafficking in persons during the period of time that the Grant and applicable conditions are in effect;

2. Procure a commercial sex act during the period of time that the Grant and applicable conditions are in effect; or

3. Use forced labor in the performance of the Grant or any subgrants under this Grant.

b. We as the Federal awarding agency, may unilaterally terminate this Grant, without penalty, if you or a subrecipient that is a private entity –

1. Is determined to have violated a prohibition in paragraph a. of this condition; or

2. Has an employee who is determined by the agency official authorized to terminate the Grant to have violated a prohibition in paragraph a. of this condition through conduct that is either –

a. Associated with performance under this Grant; or

b. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by our agency at 49 CFR Part 29.

c. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a. of this condition.

d. Our right to terminate unilaterally that is described in paragraph a. of this condition:

i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and

ii. Is in addition to all other remedies for noncompliance that are available to us under this Grant Agreement.

22. **AIP Funded Work Included in a PFC Application.** Within 90 days of acceptance of this Grant Agreement, the Sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The airport sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.

23. **Exhibit "A" Property Map.** The Exhibit "A" Property Map dated December 5, 2019, is incorporated herein by reference or is submitted with the project application and made part of this Grant Agreement.

24. **Employee Protection from Reprisal.**

a. Prohibition of Reprisals —

1. In accordance with 41 U.S.C. § 4712, an employee of a Sponsor, grantee, subgrantee, contractor, or subcontractor may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph a.2. below, information that the employee reasonably believes is evidence of:

   i. Gross mismanagement of a Federal grant;
   ii. Gross waste of Federal funds;
   iii. An abuse of authority relating to implementation or use of Federal funds;
   iv. A substantial and specific danger to public health or safety; or
   v. A violation of law, rule, or regulation related to a Federal grant.

2. Persons and bodies covered. The persons and bodies to which a disclosure by an employee is covered are as follows:

   i. A member of Congress or a representative of a committee of Congress;
   ii. An Inspector General;
   iii. The Government Accountability Office;
   iv. A Federal employee responsible for contract or grant oversight or management at the relevant agency;
   v. A court or grand jury;
   vi. A management official or other employee of the Sponsor, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct; or
   vii. An authorized official of the Department of Justice or other law enforcement agency.

3. Submission of Complaint — A person who believes that they have been subjected to a reprisal prohibited by paragraph a of this grant term may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.

4. Time Limitation for Submittal of a Complaint —A complaint may not be brought under this condition more than three years after the date on which the alleged reprisal took place.

5. Required Actions of the Inspector General — Actions, limitations, and exceptions of the Inspector General's office are established under 41 U.S.C. § 4712(b).

6. Assumption of Rights to Civil Remedy — Upon receipt of an explanation of a decision not to conduct or continue an investigation by the Office of Inspector General, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c).

SPECIAL CONDITIONS

25. **Buy American Executive Orders.** The Sponsor agrees to abide by applicable Executive Orders in effect at the time this Grant Agreement is executed, including Executive Order 14005, Ensuring the Future Is Made in All of America by All of America's Workers.

The Sponsor's acceptance of this Offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the Project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[1]

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

Rebecca Henry Harper
Rebecca Henry Harper (Jun 21, 2021 10:51 EDT)

(Signature)

Rebecca Henry Harper

(Typed Name)

Acting Manager

(Title of FAA Official)

[1] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this Offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[2]

Dated _____

City of Pensacola
(Name of Sponsor)

_____
(Signature of Sponsor's Authorized Official)

By: _____
(Typed Name of Sponsor's Authorized Official)

Title: _____
(Title of Sponsor's Authorized Official)

[2] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, , acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of __Florida__. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State, the FAA Reauthorization Act of 2018 (Public Law Number 115-254); Title 49 U.S.C., Chapters 471 and 475; 49 U.S.C. §§ 40101, et seq., and 48103; and the Department of Transportation Appropriations Act, 2021 (Public Law 116-260, Division L), as further amended by the American Rescue Plan Act of 2021 (Public Law 117-2). In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[3]

Dated at _____

By: _____
(Signature of Sponsor's Attorney)

ASSURANCES

AIRPORT SPONSORS

A. General.

a. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.

b. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.

c. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this grant agreement.

B. Duration and Applicability.

1. **Airport development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.**

The terms, conditions and assurances of this grant agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph 1 also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this grant agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 25, 30, 32, 33, and 34 in Section C apply to planning projects. The terms, conditions, and assurances of this grant agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance and use of Federal funds for this project including but not limited to the following:

FEDERAL LEGISLATION

a. Title 49, U.S.C., subtitle VII, as amended.

b. Davis-Bacon Act — 40 U.S.C. 276(a), et seq.[1]

c. Federal Fair Labor Standards Act - 29 U.S.C. 201, et seq.

d. Hatch Act – 5 U.S.C. 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et seq.[1] [2]

f. National Historic Preservation Act of 1966 – Section 106 - 16 U.S.C. 470(f).[1]

g. Archeological and Historic Preservation Act of 1974 - 16 U.S.C. 469 through 469c.[1]

h. Native Americans Grave Repatriation Act - 25 U.S.C. Section 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended.

j. Coastal Zone Management Act, P.L. 93-205, as amended.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. 4012a.[1]

l. Title 49, U.S.C., Section 303, (formerly known as Section 4(f))

m. Rehabilitation Act of 1973 - 29 U.S.C. 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 - 42 U.S.C. 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968 -42 U.S.C. 4151, et seq.[1]

s. Power plant and Industrial Fuel Use Act of 1978 – Section 403- 2 U.S.C. 8373.[1]

t. Contract Work Hours and Safety Standards Act - 40 U.S.C. 327, et seq.[1]

u. Copeland Anti-kickback Act - 18 U.S.C. 874.[1]

v. National Environmental Policy Act of 1969 - 42 U.S.C. 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.

x. Single Audit Act of 1984 - 31 U.S.C. 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 - 41 U.S.C. 702 through 706.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

EXECUTIVE ORDERS

a. Executive Order 11246 – Equal Employment Opportunity[1]

b. Executive Order 11990 – Protection of Wetlands

c. Executive Order 11998 – Flood Plain Management

d. Executive Order 12372 – Intergovernmental Review of Federal Programs

e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

f. Executive Order 12898 – Environmental Justice

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Non-procurement).

b. 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [OMB Circular A-87 Cost Principles Applicable to Grants and Contracts with State and Local Governments, and OMB Circular A-133 - Audits of States, Local Governments, and Non-Profit Organizations].[4, 5, 6]

c. 2 CFR Part 1200 – Non-procurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures

e. 14 CFR Part 16 – Rules of Practice For Federally Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport noise compatibility planning.

g. 28 CFR Part 35 – Discrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for predetermination of wage rates.[1]

j. 29 CFR Part 3 – Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.[1]

k. 29 CFR Part 5 – Labor standards provisions applicable to contracts covering federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and federally assisted contracting requirements).[1]

m. 49 CFR Part 18 – Uniform administrative requirements for grants and cooperative agreements to state and local governments.[3]

n. 49 CFR Part 20 – New restrictions on lobbying.

o. 49 CFR Part 21 – Nondiscrimination in federally-assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.

p. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

q. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs.[1] [2]

r. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Programs.

s. 49 CFR Part 27 – Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.[1]

t. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities conducted by the Department of Transportation.

u. 49 CFR Part 30 – Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.

v. 49 CFR Part 32 – Government-wide Requirements for Drug-Free Workplace (Financial Assistance).

w. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

x. 49 CFR Part 41 – Seismic safety of Federal and federally assisted or regulated new building construction.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this grant agreement.

FOOTNOTES TO ASSURANCE C.1.

[1] These laws do not apply to airport planning sponsors.

[2] These laws do not apply to private sponsors.

[3] 49 CFR Part 18 and 2 CFR Part 200 contain requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation and circular shall also be applicable to private sponsors receiving Federal assistance under Title 49, United States Code.

[4] On December 26, 2013 at 78 FR 78590, the Office of Management and Budget (OMB) issued the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in 2 CFR Part 200. 2 CFR Part 200 replaces and combines the former Uniform Administrative Requirements for Grants (OMB Circular A-102 and Circular A-110 or 2 CFR Part 215 or Circular) as well as the Cost Principles (Circulars A-21 or 2 CFR part 220; Circular A-87 or 2 CFR part 225; and A-122, 2 CFR part 230). Additionally it replaces Circular A-133 guidance on the Single Annual Audit. In accordance with 2 CFR section 200.110, the standards set forth in Part 200 which affect administration of Federal awards issued by Federal agencies become effective once implemented by Federal agencies or when any future amendment to this Part becomes final. Federal agencies, including the Department of Transportation, must implement the policies and procedures applicable to Federal awards by promulgating a regulation to be effective by December 26, 2014 unless different provisions are required by statute or approved by OMB.

[5] Cost principles established in 2 CFR part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.

[6] Audit requirements established in 2 CFR part 200 subpart F are the guidelines for audits.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this grant agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this grant agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this grant agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to the FAA Act of 2018, Public Law 115-254, Section 163, it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this grant agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this grant agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or

document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this grant agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations and the terms, conditions and assurances in this grant agreement and shall insure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under section 44706 of Title 49, United States Code, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United

States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this grant agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor, in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this grant agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in Section 47112 of Title 49, United States Code. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this grant agreement, and, upon approval of the Secretary, shall be incorporated into this grant agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this grant agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for-

1. Operating the airport's aeronautical facilities whenever required;

2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and

3. Promptly notifying airmen of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and

purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to-

1) furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and

2) charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees [including, but not limited to maintenance, repair, and fueling] that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at Section 47102 of title 49 United States Code), if the FAA determines the airport sponsor meets the requirements set forth in Sec. 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of Section 47107 of Title 49, United States Code.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this grant agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that –

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein, or rights in buildings of the sponsor as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:

   1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

   2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

   3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

   4. all proposed and existing access points used to taxi aircraft across the airport's property boundary. Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.

a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary (1) eliminate such adverse effect in a manner approved by the Secretary; or (2) bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this grant.

a. Using the definitions of activity, facility and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR § 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by, or pursuant to these assurances.

b. Applicability

1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this grant agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

"The City of Pensacola, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2)

transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order, (1)reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund. If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, (1) upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order: (1) reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund.

c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.

d. Disposition of such land under (a) (b) or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

Engineering and Design Services. If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U. S. C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects as of May 21, 2021.

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1936 (31 U.S.C. 3801).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or

operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in section 47102 of title 49, U.S.C.) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that-

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

Current FAA Advisory Circulars Required for Use in AIP Funded and PFC Approved Projects

View the most current versions of FAA's Advisory Circulars (A/Cs) here:

https://www.faa.gov/regulations_policies/advisory_circulars/

Airports A/Cs are found in the 150 series. In addition Airspace A/Cs, found in the 70 series, also may apply for certain projects.

RESOLUTION
NO. 2021-42

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. AIRPORT FUND

As Reads	Federal Grants	33,615,044
To:		
Reads	Federal Grants	35,186,992
As Reads	Capital Outlay	222,456,777
To:		
Reads	Capital Outlay	224,028,725

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021 - RES NO. 2021-42

FUND	AMOUNT	DESCRIPTION
AIRPORT FUND		
Estimated Revenues		
Federal Grants	1,571,948	Increase estimated revenue from Federal Grants
Total Revenues	1,571,948	
Appropriations		
Capital Outlay	1,571,948	Increase appropriation for Capital Outlay
Total Appropriations	1,571,948	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2021-42 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-42 - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021

RECOMMENDATION:

That City Council adopt Supplemental Budget Resolution No. 2021-42.

> A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Pensacola International Airport is eligible to receive annual grants in aid from the Federal Aviation Administration to help cover the costs of certain safety, security, or capacity projects needed for the ongoing operation and development of the facility. These grants, offered under the FAA's Airport Improvement Program (AIP), are based on passenger enplanements.

As part of the annual budget process, Airport Staff works with FAA personnel to identify projects that qualify for AIP reimbursement, and submits pre-applications and applications to the FAA accordingly. For this year, Airport Staff identified four items for reimbursement. These were: 1) Design, Construction, and Construction Administration of the Runway Object Free Area (ROFA) Roadway Realignments; and 2) Design of Taxiway A Rehabilitation.

In response to the application filed by Airport Staff, the FAA has offered a grant in the amount of $1,571,948.

PRIOR ACTION:

None

FUNDING:

Budget:	$ 1,571,948	FAA Grant 3-12-0063-046-2021
Actual:	$ 1,048,546	Runway Object Free Area (ROFA) Roadway Realignments
	523,402	Taxiway A Rehabilitation
	$ 1,571,948	

FINANCIAL IMPACT:

Adoption of Supplement Budget Resolution No. 2021-42 will appropriate the grant funds.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/6/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Miller, Deputy City Administrator - Administration & Enterprise
Matthew F. Coughlin, Airport Director

ATTACHMENTS:

1) Supplemental Budget Resolution No. 2021-42
2) Supplemental Budget Explanation No. 2021-42

PRESENTATION: No

RESOLUTION
NO. 2021-42

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. AIRPORT FUND

As Reads	Federal Grants	33,615,044
To:		
Reads	Federal Grants	35,186,992
As Reads	Capital Outlay	222,456,777
To:		
Reads	Capital Outlay	224,028,725

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

THE CITY OF PENSACOLA

JULY 2021 - SUPPLEMENTAL BUDGET RESOLUTION - FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-12-0063-046-2021 - RES NO. 2021-42

FUND	AMOUNT	DESCRIPTION
AIRPORT FUND		
Estimated Revenues		
Federal Grants	1,571,948	Increase estimated revenue from Federal Grants
Total Revenues	1,571,948	
Appropriations		
Capital Outlay	1,571,948	Increase appropriation for Capital Outlay
Total Appropriations	1,571,948	

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 27-21 City Council 7/15/2021

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jennifer Brahier

SUBJECT:

PROPOSED ORDINANCE NO. 27-21 - AMENDMENT TO LAND DEVELOPMENT CODE SECTION 12-6-6 (8) - HERITAGE TREES

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 27-21 on second reading:

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, TREE/LANDSCAPE REGULATIONS CHAPTER 12, SECTION 12-6-6(8) HERITAGE TREES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City of Pensacola has a long history of prioritizing the protection of trees and recognizes their value as both an environmental and aesthetic amenity. To demonstrate the City's commitment to being a steward of the environment, the City of Pensacola created and codified tree/landscape regulations that provide protection of trees throughout the City of Pensacola. These regulations provide guidance to both community members and developers, the permitting process for which they can have the trees removed and provide enforcement authority to the City for failure to comply.

While there are protections for heritage trees, there is also an opportunity to protect more than just the trees by including their driplines as well. These proposed amendments encompass the circumstance where there is a lot split for single family and duplex use; stating that the "land" shall be evaluated to determine whether a lot spilt will have a negative effect on any heritage trees, including their driplines. This language will help ensure that the totality of the circumstances is reviewed in a view to protect the land, including heritage trees.

PRIOR ACTION:

February 25, 2021 - City Council referred the item to the Planning Board

May 11, 2021 - Planning Board reviewed and approved the item

June 17, 2021 - City Council conducted a public hearing and approved Proposed Ordinance No. 27-21 on first reading

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Proposed Ordinance No. 27-21
2) 5-11-21 LH minutes - Planning Board

PRESENTATION: No

PROPOSED
ORDINANCE NO. 27-21

ORDINANCE NO. ____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, TREE/LANDSCAPE REGULATIONS CHAPTER 12, SECTION 12-6-6(8) HERITAGE TREES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-6-6 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-6-6. - Protected trees.

Protected trees are those trees identified by species and size in Appendix "A" of this chapter if living and viable. Where protected trees are identified on a site proposed for lot clearing within the applicable zoning districts identified in section 12-6-2, the number of protected trees to be preserved on the site shall be determined based upon the final approved location of proposed structures, driveways, parking areas, and other improvements to be constructed or installed.

(1) *Preservation Incentives.*

a. *Parking space reduction.* A reduction of required parking spaces may be allowed when the reduction would result in the preservation of a protected tree with a trunk of twelve (12) inches DBH or greater. Such reduction shall be required when the reduction would preserve a heritage tree. The following reduction schedule shall apply:

REDUCTION SCHEDULE

Number of Required Parking Spaces	Reduction of Required Parking Spaces Allowable
1—4	0
5—9	1
10—19	2
20 or above	10 percent of total number of spaces (total reduction regardless of number of trees preserved).

b. *Consideration of park and open space requirement.* A reduction or waiver of the required park and open space (or payment in lieu of land dedication) for new residential subdivisions specified in section 12-7-6 may be approved by the mayor or their designee when it is determined that said waiver will result in the preservation of five (5) or more protected trees with a trunk of twelve (12) inches DBH or greater.

c. *Sidewalks.* Modifications to sidewalks, their required location, and width and curb requirements, may be allowed as necessary to facilitate the preservation of any protected tree.

d. *Credit for additional landscaping.* The City's designated arborist may authorize up to one-half (1/2) of the total calculated mitigation cost (as determined according to subsections (2)d and e of this section) to be used by the applicant for additional landscaping, which is defined as landscaping that is not required by this chapter or any other law. Additional landscaping shall meet the following minimum standards:

1. A minimum of seventy-five (75) percent of all required plant material shall consist of evergreen species.

2. All landscape material shall be placed so as to maximize its screening and/or coverage potential at maturity.

3. All shrub material shall be a minimum height of thirty (30) inches and have a minimum crown width of twenty-four (24) inches when planted and shall be a species capable of achieving a minimum height of eight (8) feet at maturity.

(1) *Retention, relocation, removal, replacement, and mitigation of protected trees.*

a. *Retention of protected trees.* Every effort must be made to protect and retain existing protected trees on proposed development sites. A minimum of ten (10) percent of the total combined trunk diameter of protected trees on a proposed development site not located within jurisdictional wetlands shall be retained in place or relocated on site.

1. Credit for retention of protected trees above minimum requirements. For each inch of trunk diameter above the minimum ten (10) percent requirement that is protected in place or relocated on site, an equivalent trunk diameter inch credit shall be given against replacement and mitigation requirements as provided in subsections (2) d and e of this section.

2. *Barrier zones.* All protected trees not designated for removal shall be protected by barrier zones erected prior to construction of any structures,

road, utility service or other improvements. Barriers shall be placed at the outside of the dripline for all heritage trees and at a minimum two-thirds (2/3) of the area of the dripline for all other protected trees. Barricades must be at least three (3) feet tall and must be constructed of either wooden corner posts at least two inches by four (2 × 4) inches with at least two (2) courses of wooden side slats at least one inch by four (1 × 4) inches with colored flagging or colored mesh attached, or constructed of one-inch angle iron corner posts with brightly colored mesh construction fencing attached.

b. *Removal of protected trees.* Subject to the requirements of (2) a of this section, protected trees may be approved for removal if one (1) or more of the following conditions are present:

1. *Visibility hazard.* Necessity to remove trees which will pose a safety hazard to pedestrians or vehicular traffic upon completion of the development.

2. *Safety hazard.* Necessity to remove trees which will threaten to cause disruption of public services or which will pose a safety hazard to persons or buildings or adjacent property or structures.

3. *Construction of improvements.* Necessity to remove trees in order to construct proposed improvements as a result of the location of driveways, if the location of a driveway or ingress/egress is specified and required by DOT or other regulations, buildings, utilities, stormwater/drainage facilities, or other permanent improvements. The architect, civil engineer, or landscape architect shall make every reasonable effort to locate such improvements so as to preserve any existing tree.

4. *Site conditions.* Necessity to remove trees as a result of characteristics of the site such as site dimensions, topographic conditions and grading requirements necessary to implement standard engineering and architectural practices. Grading shall be as limited as possible. In order to justify the removal of protected trees on the ground of site conditions, the request must be reviewed by the appropriate city staff and must be approved by the mayor or his or her designee. Appeals from the decision of the City's designated arborist shall be to the Zoning Board of Adjustment.

5. *Diseased or weakened trees.* Necessity to remove diseased trees or trees weakened by age, storm, fire or other injury;

6. *Compliance with other ordinances or codes.* Necessity for compliance with other city codes such as building, zoning, subdivision regulations, health provisions, and other environmental ordinances.

c. *Relocation of protected trees.* Where feasible, when conditions necessitate removal of protected trees, said trees shall be relocated on the site in the required perimeter or interior landscaped areas. Should the relocated tree expire within a specified period of time, the appropriate mitigation (planting of replacement trees or payment to the tree planting trust fund) shall be required. For each protected tree that cannot feasibly be relocated (or all of them), a written statement from a qualified professional shall be provided stating for each tree (or all of them) that relocation is not feasible and briefly explaining why relocation is not feasible, subject to the review of the City's designated arborist.

d. *Replacement of protected trees.* When a protected tree is approved for removal, it shall be replaced with a like species of the tree removed. The City's designated arborist may allow a deviation to this within the same species type category in the protected tree list in Appendix "A" of this Chapter in order to promote ecological diversity on the site. The prescribed number of trees shall be planted for each tree removed. The minimum diameter of a replacement tree shall be three (3) inches DBH. The replacement formula is:

1. A trunk diameter of four (4) inches to eleven (11) inches = Two (2) three-inch DBH trees planted for each one removed.

2. A trunk diameter of twelve (12) inches to nineteen (19) inches = Three (3) three-inch DBH trees planted for each one removed.

3. A trunk diameter of twenty (20) inches to twenty-nine (29) inches = Five (5) three-inch DBH trees planted for each one removed.

4. A trunk diameter of thirty (30) inches to thirty-five (35) inches = Eight (8) three-inch DBH trees planted for each one removed.

5. A trunk diameter of thirty-six (36) inches to forty-three (43) inches = Ten (10) three-inch DBH trees planted for each one removed.

6. A trunk diameter of forty-four (44) inches or greater = Eleven (11) three-inch DBH trees planted for each one removed.

e. *Mitigation of protected trees.* Any replacement trees that cannot be planted on site because of lack of space, once agreed to by the city, shall be valued at four hundred dollars ($400.00) each and the owner shall pay that total to the tree planting trust fund. Trees identified as dead and verified as such in writing by the City's designated arborist shall not be required to be replaced or mitigated.

(3) *New planting of protected trees.* On sites proposed for development or redevelopment where no existing protected trees are identified, the owner or his agent shall be required to plant one (1) new tree species identified in the protected tree list (Appendix "A") or the tree replant list (Appendix "B"), a minimum

of three (3) inches DBH, for each one thousand (1,000) square feet of impervious surface area. New trees or replacement trees shall be planted during the year as indicated in subsection 12-6-3 (2) a. 1. of this chapter.

(4) *New residential subdivisions.* In new residential subdivisions the property owner of each lot shall plant one (1) tree in the front yard within ten (10) feet of the right-of-way, provided there is no existing tree in the front yard. The tree shall be planted prior to a certificate of occupancy being issued for the dwelling. If the existing tree is not within ten (10) feet of the right-of-way, then one (1) additional tree shall be required (sized as noted in subsection (4) a of this section). The tree shall be a species from Appendix "A" or "B," and where feasible, shade trees are encouraged.

a. Where a protected or replant tree species is required to be replanted, such tree shall be a minimum of three (3) inches DBH.

b. The location of an existing protected tree on the lot or the proposed location of a new protected or replant species, where required in this subsection, shall be identified on the plot plan submitted as part of the information submitted for a building permit.

(5) *Road right-of-way tree protection.* No person or agency shall cut, prune, remove, or in any way damage any protected tree in any street right-of-way or create any condition injurious to any such tree without first obtaining a permit to do so from the City's designated arborist as specified in section 12-6-7.

a. The City's designated arborist may issue an annual permit to public utility companies exempting them from the provisions of this subsection concerning tree preservation. In the event of flagrant or repeated disregard for the intent and purpose of this chapter, the department may revoke said permit. The reasons for revoking such a permit shall be provided in writing to the offender.

b. Prior to entering a targeted area for pruning by the utility, the utility representative shall submit for approval to the city a clearly marked plan of the area, showing location of trees and noting what is being requested by the utility company. The City's designated arborist shall approve the plan and an additional permit fee of seventy-five dollars ($75.00) shall be paid to the City of Pensacola for the specific area noted on the plan submitted (see chapter 7-10 of this Code).

c. All public utilities, governmental agencies and their subcontractors shall comply with the American National Standards Institute, ANSI A300-1995, Tree, Shrub and Other Woody Plant Maintenance—Standard Practices, when pruning trees on public or private property. Notice shall be provided to landowners at least one (1) week in advance of pruning and/or removing landowners' trees on private property. Emergency removal requiring immediate action to protect the health and safety of the public is not subject

to this chapter. In no case shall the utility company be permitted to prune more than thirty (30) percent of the existing tree canopy.

(6) *Tree protection.* Removing, pruning, or cutting tree growth away from a permanent nonaccessory sign (billboard) on public or private property shall be permitted only if a permit is obtained from the City's designated arborist. All agencies and their subcontractors shall comply with the American National Standards Institute, ANSI A300-1995, Tree, Shrub and Other Woody Plant Maintenance—Standard Practices, when pruning trees.

(7) *Canopy road tree protection zone.* All lands within ten (10) feet of the outer boundary of the right-of-way of the below described roads are hereby declared to be canopy tree protection zones:

a. Blount Street from "A" Street to Bayview Park.

b. Lakeview Avenue from 9th Avenue to 20th Avenue.

c. Garden Street from Alcaniz Street to Jefferson Street and from "J" Street to "N" Street.

d. 17th Avenue from Gregory Street to Texar Drive.

e. 12th Avenue from Barcia Drive to Fairfield Drive.

f. Baylen Street from LaRua Street to Jordan Street.

g. Spring Street from LaRua Street to Jordan Street.

h. Bayou Boulevard from Lee Street to Strong Street.

i. Cervantes Street/Scenic Highway from the eastern side of Bayou Texar to the city limits.

No person or agency shall cut, remove, prune or in any way damage any protected tree in any canopy road tree protection zone or create any condition injurious to any such tree without first obtaining a permit to do so from the City's designated arborist as specified in section 12-6-7. The exemption for utility companies noted in subsection (5), above shall also apply to the canopy road tree protection zone.

(8) *Heritage trees, <u>including their driplines</u>.* No person or agency shall cut, remove, prune or in any way damage any heritage tree in any zoning district without first obtaining approval of a landscape and tree protection plan per section 12-6-4 for new development sites or a permit from the City's designated arborist as specified in section 12-6-7 for developed property; provided, however, that currently occupied residential property may qualify for removal or pruning of a heritage tree

without incurring the cost of a permit so long as documentation of danger to person or property has been submitted to the City's designated arborist in advance of removal. For purposes of this provision, "documentation" means a completed two-page Tree Risk Assessment Form, which should be completed according to the standards found within Best Management Practices: Tree Risk Assessment, Second Edition, by E. Thomas Smiley, Nelda Matheny, and Sharon Lilly, and distributed by the International Society of Arboriculture Society; further, consistent with ISA standards and tree risk assessment, a tree or tree part is a "danger" when two conditions exist: 1) the failure of the tree part or of the tree is imminent or impact is likely, and 2) the consequences of that failure are high or extreme. In the case of lot splits for single family and duplex uses, ~~trees~~ the land shall be evaluated to determine whether the lot split will have a negative effect on any heritage tree(s), including their driplines. A tree survey shall be provided to the Planning Services department along with the lot split application, and the size of proposed lots shall be evaluated for the purpose of ensuring that a lot split will not require the removal of any heritage tree or damage the tree's dripline as a result of that lot split.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

MINUTES OF THE PLANNING BOARD
May 11, 2021

MEMBERS PRESENT:	Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell
MEMBERS ABSENT:	Board Member Murphy, Board Member Sampson, Board Member Wiggins
STAFF PRESENT:	Assistant Planning Director Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Network Engineer Johnston, Help Desk Technician Russo
STAFF VIRTUAL:	Planning Director Morris
OTHERS PRESENT:	Ed & Barbara Gaile, Kelly Moore & Margaret Hostetter, Tim Prime

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 13, 2021.
  New Business:
- **Aesthetic Review 401 E. Chase Street**
- **Tree Ordinance Amendments**
- **Hostetter LTU 1715 E. Gonzales Street**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:05 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. Board Member Larson made a motion to approve the April 13, 2021 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.

New Business

(To accommodate a late arrival of the applicant, the Board addressed the Tree Ordinance item.)

2. Aesthetic Review 401 E. Chase Street

Chairperson Ritz stated this item had come as an abbreviated review for a new roof; he approved it for a terracotta color and a metal panel form. What was installed was not the terracotta color, and he sent it to the full Board for review. Staff advised there were no comments received, but it was determined that metal roofing was allowed in this zoning district. Historic Preservation Planner Harding advised this property was not adjacent to a historic district, so special consideration to compatibility or as a buffer was not required. Other colored metal panels (as opposed to a plain galvalume) did exist in this zoning district and were found in green (Fin & Fork), red (Franco's Italian), and even orange and white (Whataburger).

Mr. Prime presented to the Board and stated they had filed with the Board to change from a terracotta roof to a metal roof, but when they switched manufacturers, the owners elected to change the color, and when they resubmitted for the manufacturer change, the color was not included which may have been an oversight; the terracotta color was changed to bronze. They did install the Gulf Coast ribbed panel, which was originally approved, but it was an oversight in getting from the terracotta to the bronze color selection.

Chairperson Ritz did not have an issue with the installed bronze color. Board Member Grundhoefer stated this was Spanish style architecture and should have clay tiles. He indicated the metal panels would not have been approved by the ARB, and it was across the street from that district; this should not be required to adhere to ARB standards, but the building had a character and now it did not. It was now a dark bronze metal roof on a building with Spanish character. Mr. Prime stated the 5V crimp metal roof had been installed in the historic district. Chairperson Ritz stated because the panel itself was not prohibited, he appreciated the color at the time (terracotta), and Whataburger was not the best example since it was a new build. He explained he did not want to perform any additional abbreviated reviews for this address.

Board Member Larson stated if the terracotta was approved, and the metal was approved, they performed the installation knowing the color was wrong; why did they not call first. Chairperson Ritz was sorry it had gone this way, and it made him hesitant to conduct abbreviated reviews; the allowance for an abbreviated review is somewhat narrow, and now he would probably refer more projects to the full Board just to stay above board. Board Member Larson had a problem with the applicant changing the color and not telling Chairperson Ritz. Mr. Prime stated it was not done on purpose; they switched manufacturers and the color was not designated. Chairperson Ritz had asked for full clarification on the panel since it was not definitive in the application. When the lead sheet of the application came a second time, it still indicated the terracotta color in the description box. Until it returned in this agenda packet, he had not seen it since the approval of the terracotta. When discovered, it was determined Inspections had placed a stop work order on the project. Mr. Prime stated when they switched manufacturers, he assumed the color was also switched; there was one step in the process where the color was not changed. Chairperson Ritz stated a lot of the applications submitted were poorly completed. Mr. Prime stated the panels were cut to order, and when the screws were removed, the holes were bigger, and the panels were trashed. Board Member Larson explained now the City would be stuck with a roof it did not like for 50 years, and it had no recourse except for the process it was going through in this meeting.

Historic Preservation Planner Harding pointed out in the ARB districts, 5V crimp standing seam or corrugated metal was permitted. Between the historic district and this district was GRD-1 which was Aragon, and the roofing was not as strict. This particular district was GRD with no profile standards regarding metal roofing, hence the Whataburger roof.

Board Member Larson had hoped the contractor would have noted the color was not the one approved before installation; it only happened when it was caught by Inspections. Chairperson Ritz explained because the initial application was not very well put together, he requested the applicant confirm what he believed to be true – the exact panel profile and the color; they confirmed the panel profile and terracotta color in the second submission.

It was indicated if denied, the applicant could appeal to Council (for ARB it was within 15 days), or they could remove the existing panel and replace it with what was originally approved. If approved, they could close out the permit and proceed with the project.

Board Member Larson made a motion to deny, seconded by Board Member Grundhoefer. Board Member Grundhoefer stated it gave him real heartburn that we would not get something with more character on that building in such a prominent area, but if it had been brought to this Board under aesthetic review, and they stated they would put on a metal roof and this was allowed, and for whatever reason this is the color we want approved, the Board would probably have approved it. Therefore, he was voting against the motion.

The vote was 2 to 2 with Board Members Ritz and Powell supporting the denial and Board Members Larson and Grundhoefer dissenting. Where motions were usually positive, it was determined that Board Member Larson could make the negative motion to deny. **Chairperson Ritz then opened the floor for another motion. Board Member Larson then made a motion to approve the request, and it failed for lack of a second.**

Assistant Attorney Lindsay stated the Board would need to take action on the application within 31 days.

Board Member Powell asked if the roof color could be changed without reinstalling the roof, and Mr. Prime advised it could be painted, however, the manufacturer would not warranty the product since the color is baked on and spray paint would chalk and chip in three to five years. Chairperson Ritz explained the Board's decision was only a recommendation, and the applicant (property owner) could appeal to Council. Staff confirmed the Board would not make a recommendation to Council since the reviews stop with the Planning Board, but the property owner could go through the appeal process on the Board's decision. Assistant City Attorney Lindsay advised the appeal would have to occur within 15 days. She also stated if the Board did not act within 31 days from the date of submission, such plans were deemed to be approved. The Board needed to be clear on what it was actually telling this applicant, so the applicant knew it has appeal rights.

Board Member Powell made a motion to deny; it died for lack of a second. Assistant City Attorney Lindsay stated since the Board had a 2 to 2 decision which would mean the request was denied, she did not know if that were really clear in our ordinance, but it was in the ordinance that if the Board failed to act on an application within 31 days of submission, it was deemed approved; there could be an argument that the Board did not really act since it was a tie.

Chairperson Ritz restated that because there was a tie and there was confusion, if the Board did nothing, it was approved. In this case, it could be construed in the applicant's favor to continue forward. **Board Member Powell left the meeting, therefore, there was no quorum, and the Board could no longer transact official business, however, it**

did have a vote which was concluded in a particular fashion that would stay as described. The Board voted and it was a 2 to 2 tie. It would now be up to the applicant to appeal this decision before Council since these types of applications stop with the Board, and it becomes an appeal process.
Assistant City Attorney Lindsay advised the appeal rights state: any person or any property interests substantially affected by the decision of the Board may within 15 days thereafter apply to the City Council for review of the Board's decision. A written notice shall be filed with the City Clerk requesting the Council to review said decision. **Essentially the burden is to provide the written notice to the City Clerk within 15 days requesting Council to review. When that review will happen will be determined by the Clerk's schedule for meetings.**
It was clarified the applicant was not required to get a meeting within 31 days, but the property owner should get advice on the particular Code provision, and that person could contact the Assistant City Attorney for that specific Code provision if they needed it. **Regarding the 31 days, Assistant City Attorney Lindsay explained if the applicant applied for this review and there was no response within 31 days, you could consider it approved and not be concerned with the appeal to Council. If acted upon here, if that action is interpreted as nonconclusive, perhaps the property owners could argue they consider it approved. She suggested the lawyer for the property owner take the more conservative approach and file with the Council, but she could not speak for the lawyer or property owner.**
The Board then discussed the panel materials.

3. Tree Ordinance Amendments - Section 12-6-6 (8) Land Development Code
At the City Council meeting held on February 25, 2021, Councilperson Brahier sponsored an amendment to the LDC for Section 12-6-6 (8) which would include protection of the dripline of heritage trees. These proposed amendments encompass the circumstance where there is a lot split for single family and duplex use; stating that the "land" shall be evaluated to determine whether a lot spilt will have a negative effect on any sensitive protected natural resource, including but not limited to heritage trees.
Chairperson Ritz advised the proposed amendment gave a definitive placement, and he had no issue with placing the text in the Tree Ordinance. Board Member Grundhoefer referred to the language that the arborist assigned by the City would review the situation to determine if the tree would be affected by a lot split; development would not be stopped if the owner wanted to split the lot and wanted to mitigate the tree and/or dripline; Chairperson Ritz explained that was still in place. Board Member Grundhoefer stated the language did not make it any tougher or weaker. Assistant City Attorney Lindsay advised there was also another provision in the Code which allowed the Building Official to direct that another site plan be reviewed if a heritage tree would be sacrificed as a result of the split. The development plan would not be approved if another reasonable plan was available to protect the tree. Chairperson Ritz indicated the language might give a better prospective of what was involved – not just the trunk or visible roots but included the dripline and the canopy.
Board Member Larson made a motion for approval, seconded by Board Member Powell, and it carried unanimously.

4. Hostetter LTU 1715 E. Gonzales Street
Margaret Hostetter has requested a License to Use for three existing rock/gravel parking

spaces located in the City right-of-way at 1715 E. Gonzales Street. The parking spaces are currently serving an RV garage and apartment building. A Notice of Violation was received from the Inspections Department because the parking spaces were installed without permits, and currently there is no LTU from the City. Ms. Hostetter went before the Magistrate Judge for a Code Enforcement hearing at which time her claim to continue using the existing parking area was denied. The request had been routed through various City departments and utility providers, and comments were provided to the Board.

Chairperson Ritz explained he was around four blocks from this location and was familiar with the area; the claim before the Code Enforcement authority had been denied. He pointed out several years ago, the City had an ordinance which was written to prevent jumping curbs to park in the right-of-way, and these three parking spaces are within the City right-of-way. He asked why there were so many parking spaces for a home in East Hill, and he discovered they were for two Airbnbs which advised knowing the rules and laws of the jurisdiction involved. For parking, the information stated to ensure you relay parking rules to your building and your guests (talking to the host); he noted that at least Airbnb had realized the rule of law needed to be followed. Since this was not proper, the applicant was requesting an LTU.

Ms. Hostetter addressed the Board and stated she did not reside on the premises, but the two residences were on one lot and shared the parking, and this was the case with the RV garage with the attached apartment since 2012; both properties were rented as short-term rentals. She pointed out the zoning and use was residential. She explained the parking could be accessed without jumping the curb but accessing the parking on the driveway at the curb cut for the original house. She had elected to pursue the LTU. She believed the complaint from the neighbor was in retaliation for lights shining into his house. Chairperson Ritz advised the Board was determining whether the parking was a violation and not whether it bothered the neighbors. Ms. Hostetter explained jumping the curb was the real issue. It was determined the recommendation of the Planning Board would be on the June 17, 2021 Council agenda.

Board Member Grundhoefer pointed out the Board would not vote on whether or not residents jumped a curb but was looking at the whole issue of parking. Ms. Hostetter indicated the parking arrangement allowed for five cars to be parked in a shared parking driveway without having to juggle one car for another to move. Board Member Grundhoefer offered that the parking was set up like a commercial development and did not meet parking requirements for driveways and parking spaces; although one might be able to maneuver vehicles in and out, it did not comply in that sense. The single driveway did not align with the RV garage, and they had missed an opportunity to have a wider conforming driveway in East Hill. He explained an LTU would allow them to do what they were doing now with angle parking and bumpers in the right-of-way which he objected to. Chairperson Ritz indicated historically this Board had viewed this the same way. Board Member Grundhoefer stated it could be a double driveway with a complying curb cut which would allow parking for six vehicles which would be the nature of a residential driveway; he explained we do not have parking lots in residential front yards. He would rather the applicant return with a plan for a residential driveway. Ms. Hostetter advised she would be happy to remove the bumpers, but they helped drivers align their vehicles. Chairperson Ritz explained no LTUs had been granted by the Board for residential uses, but they did exist for commercial and residential; the Board had only granted commercial LTUs.

Mr. Gaile advised he lives next door to the property and had chosen to live in East Hill for its charm and history. He also advised he had not made a complaint, but when the

Engineering Department came to inspect his pavers, they had observed the neighbor's driveway and stated it was not right. He stated the look of the property in question had the appearance of a commercial enterprise with parking stations; it is commercially oriented and not in harmony with residential standards. He pointed out car headlights point directly to his porch, living room and extend into the property to the left.
Mr. Moore, husband of Ms. Hostetter, stated this was a residential activity. He pointed out the neighbors park in the swell, and they should also be required to have an LTU to park in the swell. He advised according to the State, any zoning district can have vacation rentals.
Chairperson Ritz advised that 24' was the maximum driveway width allowed which was a double car driveway. Board Member Grundhoefer suggested the applicant apply for a permit for a double car driveway for the property and not apply for an LTU.
Ms. Cannington stated she had lived in that neighborhood and was there when the garage apartment was constructed and assumed the City had not meant for the structure to become a multiuse residential rental operation with the number of vehicles in the front parking lot. She was also experiencing car lights shining into her residence. If there was an option for slanted parking not coming into that parking lot, it would be great. If an LTU was granted, it would be great if people using the park could also use that parking lot. It was a daily frustration to witness how the short-term lease tenants tried to figure out how to park in that lot. As long as lights were not shining into her residence and there was a safe concern for everyone to enjoy the park as well, she did not have a problem.
Board Member Grundhoefer made a motion to deny the LTU, seconded by Board Member Powell, and it carried unanimously.
(The Board returned to the first item 401 E. Chase St.)

Open Forum – None

Discussion – None

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 3:58 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00600 City Council 7/15/2021

DISCUSSION ITEM

SPONSOR: City Council Vice President Ann Hill

SUBJECT:

H.O.P.E. FOUNDATION FUNDING FOR NEEDED FIRE SUPPRESSION SYSTEM.

SUMMARY:

A request has been made to assist with funding for a needed Fire Suppression System to allow for an occupancy permit that could ultimately house of up to 200 homeless individuals.

This item seeks to discuss possible funding mechanisms as well as looking at steps to take in order to meet city requirements and the possibilities of a rubric to the possibility of establishing a public private partnership.

If the use of federal funds were to take place, which may or may not be an option, the following information would be needed:

1. Must have letter of determination from the IRS that they are a 501c3 or their EIN; so we can verify their tax-exempt status on-line
2. Proof that zoning allows a homeless shelter at desired location.
3. Inspection report that shows a fire sprinkler system is the only thing necessary to begin operations.
4. Proof of a credit against rent sufficient to offset the $80k.
5. Documented proof that ALL procurement standards in 2CFR.310 - 2CFR 200-327 https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl were met.

If other than federal funds are to be used, the development of what would be needed in order to access those funds, has yet to be identified.

This item will provide Council with the opportunity to discuss in greater detail, this one specific request.

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

None

PRESENTATION: No

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00576 City Council 7/15/2021

DISCUSSION ITEM

FROM: Grover C. Robinson, IV, Mayor

SUBJECT:

SUBMITTALS FROM PUBLIC NOTICE FOR DISPOSITION OF REAL PROPERTY FOR REDEVELOPMENT - LOTS 4 AND 5 AT VINCE J. WHIBBS SR. COMMUNITY MARITIME PARK

SUMMARY:

The Vince J. Whibbs Sr. Community Maritime Park (CMP) is a 31-acre waterfront park that currently has two unencumbered parcels available for redevelopment. Lot 4 is approximately 3.01 acres and is currently developed as a surface parking lot. Lot 5 is approximately 1.71 acres and is currently developed as a green space with sidewalks. A recent attempt at finalizing the redevelopment of these parcels was unsuccessful.

Pursuant to Florida Statute section 163.380(3)(a), the City is required to provide public notice by advertising for at least 30 days prior to the disposition of any City-owned property in a CRA, stating the intent of the disposition and inviting proposals. At the April 22, 2021 meeting, City Council approved the publication of the legal notice as requested by staff, amending the 30-day minimum period to a 60-day period to receive submittals and including criteria for redevelopment proposals that must further the purposes and objectives to provide a parking garage, affordable housing, and comply with the City's Covenant with the Community to ensure the inclusion of minority and women owned businesses in the development of the parcels.

Submittals for redevelopment received by the June 30, 2021 deadline are attached for discussion by Council. Also attached are the proof of publication for the public notice and the approving Council action from the April 22, 2021 meeting.

Due to the time constraints posed by the submittal deadline, the relevant statute, and the agenda preparation for the meetings of the City Council, the Mayor is requesting a special meeting to further address these items and provide his recommendation for the ranking of the submittals.

PRIOR ACTION:

April 22, 2021 - City Council approved the publication of the public notice for disposition of Lots 4 and 5 at the Community Maritime Park for redevelopment.

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Amy Lovoy, Finance Director

ATTACHMENTS:

1) Proof of Publication - Notices for Lots 4 and 5 CMP
2) Council Action - Approving Legal Notice for Lots 4 and 5 CMP - April 22, 2021
3) Submittal - Caldwell Associates
4) Submittal - Carson Lovell
5) Submittal - Inspired Communities

PRESENTATION: No

LETTER OF INTEREST –
CITY OF PENSACOLA
MARITIME LOTS 4 & 5

CALDWELL
ASSOCIATES | ARCHITECTS

June 29, 2021

City of Pensacola
Attention: Deanna Stallworth

Re: Letter of Interest

To whom it may concern,

We understand that the City of Pensacola has advertised for submittals for the redevelopment of Lots 4 and 5 at the Maritime Park. Caldwell Associates, in association with Dominion Partners, are very much interested in assisting the City of Pensacola with achieving its goals and further developing the growth of our great city.

Caldwell Associates was a key partner in the original masterplan for the park and helped create the vision for what it could be. In association with Dominion Partners, we believe that we can again be an invaluable asset to the City in progressing its goals for the redevelopment. Caldwell, as the initial masterplanner for the site, realizes how important the development of these lots is and would like to fulfill the vision of the residential development as it was conceived. We were respondents to last year's RFQ/P for the redevelopment and we would love to work with the City to better understand their needs and desires, we do not have enough information about the new plan to respond responsively to the Notice of Intention to Dispose (Lease) Real Property and Accept Submittals for Redevelopment.

While further investigation and due diligence will need to be performed, our understanding of the context and the challenges uniquely position our Team to partner with the City to realize the vision of the park. We need to understand the context and process for how the project is to be delivered and what role the City intends to take in the project before committing significant dollars in studying and proposing solutions.

As the Notice of Intention did not articulate any specific submittal requirements, we are hereby expressing our interests in learning more about how the City of Pensacola intends to dispose of this property and the process that the City will follow to do so. At this time, we still questions we have and that we need to understand before proposing anything that may not be feasible. Our goal is to make this a win-win scenario for the city and our community.

I have attached our response for the Studer Properties RFP. Although, it was for the ECUA property, you can see our intent is to follow the vision of the masterplan as it was the community's vision. We look forward to the next steps in the City's process and further discussion.

Sincerely,

H. Miller Caldwell III
Partner

116 North Tarragona Street, Pensacola, FL 32502 (850) 432 9500 caldwell-assoc.com

WEST MAIN DISTRICT
DOWNTOWN PENSACOLA
WATERFRONT DEVELOPMENT















"community building through good design"







AGENDA

01 TEAM
02 IMPLEMENTING THE VISION
03 PROJECT CONCEPT
04 ECONOMIC BENEFIT
05 PROJECT EXECUTION
06 FINANCIAL PROPOSAL
07 COVENANT WITH THE COMMUNITY
08 WHY US?

00

TEAM

01

MEET THE TEAM

MULTI-FAMILY

ASSISTED LIVING

AMBULATORY SURGERY

LEAD DEVELOPER
Withers Poellnitz
Dominion Partners

MEDICAL DEVELOPER
Joe Baugh
MedVest

LANDSCAPE ARCHITECT
Chris Barnes
Scape

URBAN PLANNER
Victor Dover | Barbara Lamb
Dover, Kohl & Partners

ECONOMIC ANALYSIS
Cate Ryba | Joe Minicozzi
Urban 3

CONTRACTOR
Chris Jaubert | Josh Sitton
Bear Construction

PROJECT ARCHITECT
H. Miller Caldwell, III
Caldwell Associates Architects

CONTRACTOR
Ryan Greenhut
Greenhut Construction

CIVIL ENGINEER, SURVEYOR
Nick King
Kenneth Horne & Associates

STRUCTURAL ENGINEER
Joe DeReuil
Joe DeReuil Associates

MEP ENGINEER/TELECOM
Hal Dell
Dell Engineering

GEOTECHNICAL ENGINEER
Keith Jacobs
Larry M. Jacobs & Associates

MARKET ANALYST
Peter Bazeli
Weitzman Associates

POPULATION & ANALYTICS
Bill Hercules
WJH Health

IMPLEMENTING THE VISION

02

DOVER, KOHL & PARTNERS

Established 1987 | 30+ Years of Experience in Urban Design + Town Planning



CONSENSUS
Designing in Public



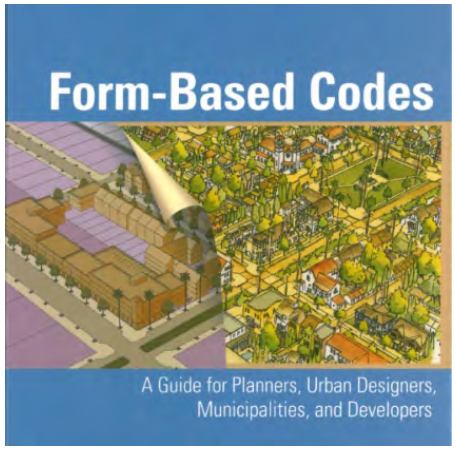
VISUALIZATION
Communicating Change Over Time

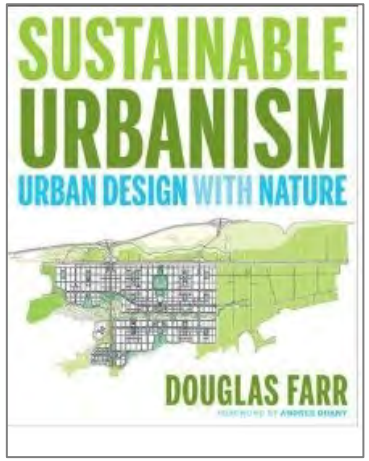


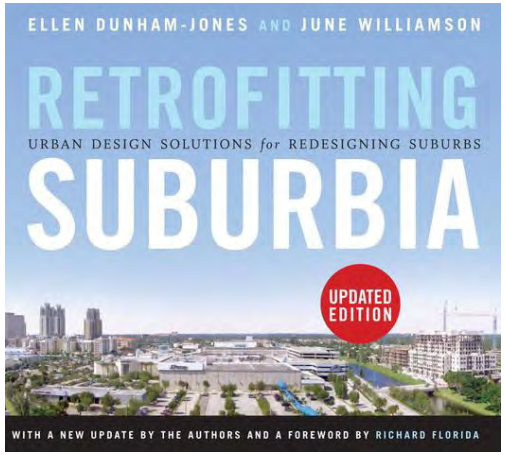
IMPLEMENTATION
Focusing on Results

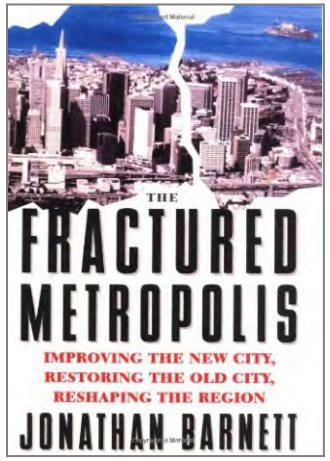
BUILDING THE BOOKSHELF

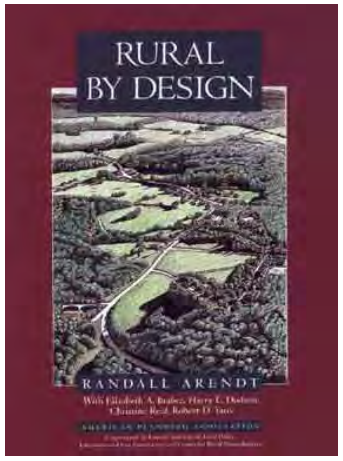
Contributions to the Literature of Planning

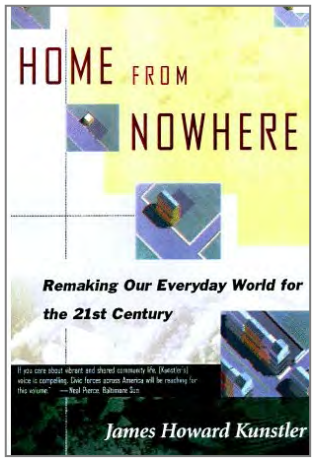


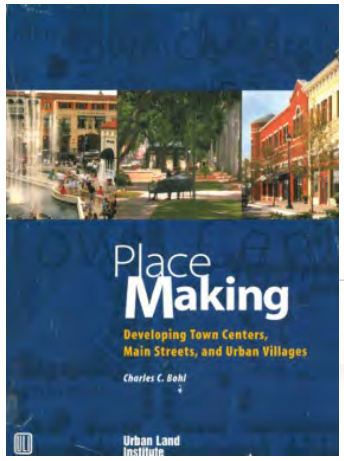


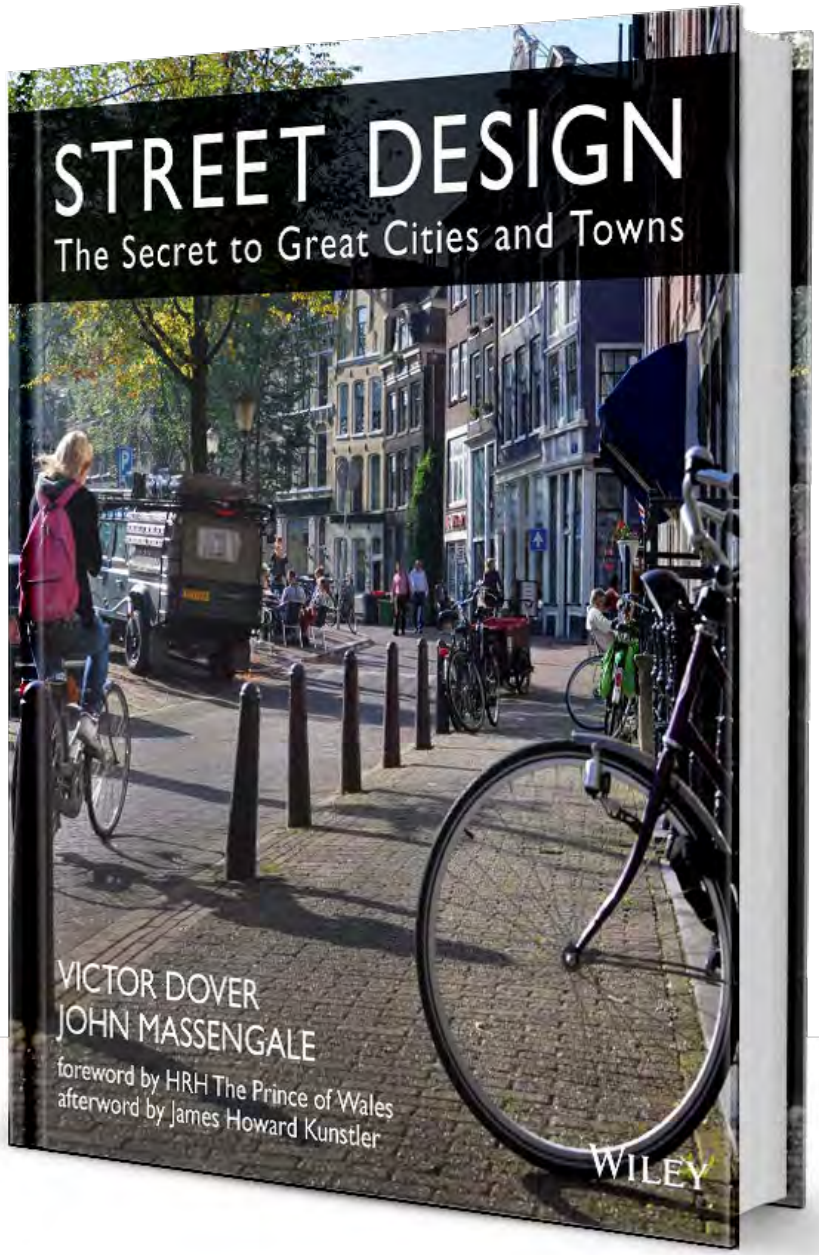












EXPERIENCE

Infill & Retrofit



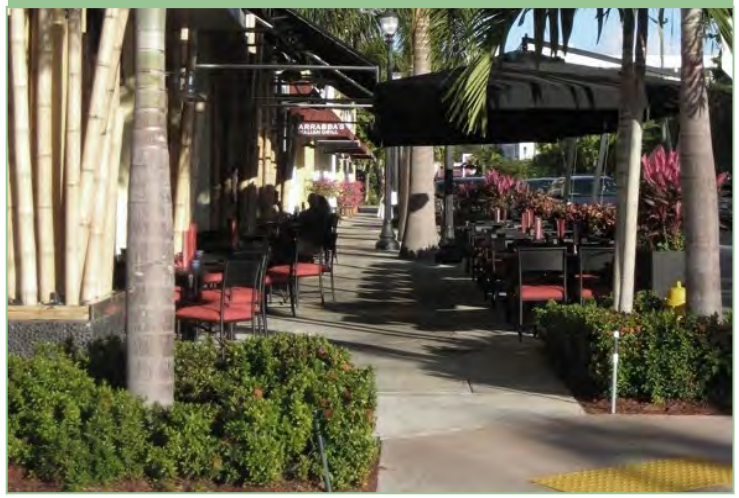
SUNSET DRIVE – SOUTH MIAMI, FL



GLENWOOD PARK – ATLANTA, GA



CAPITOL CORRIDOR – LANSING, MI







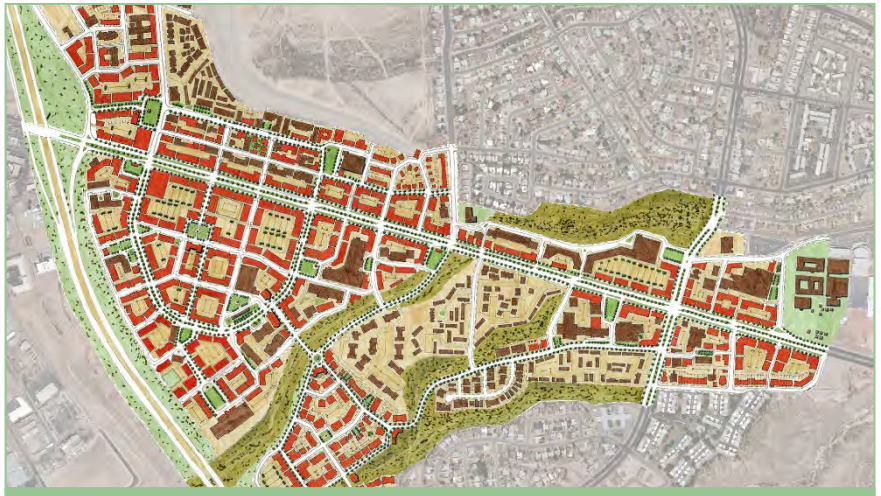
EXPERIENCE

Regulatory Reform for Evolving Places0

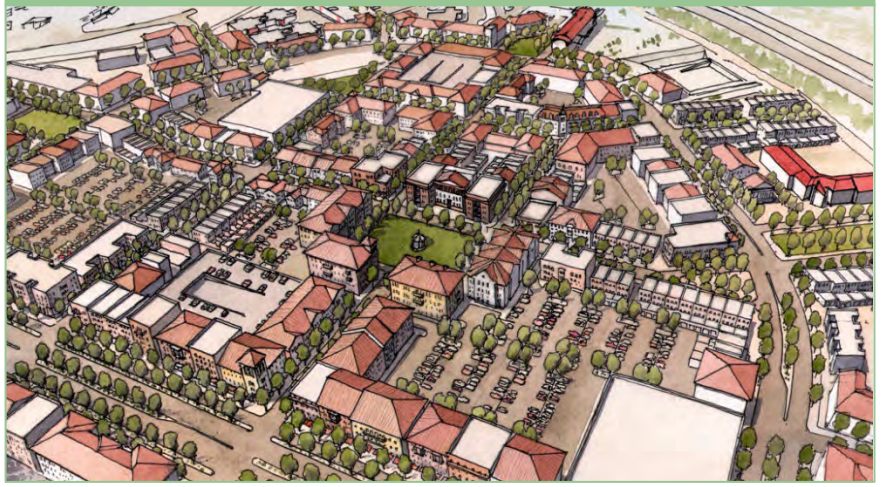


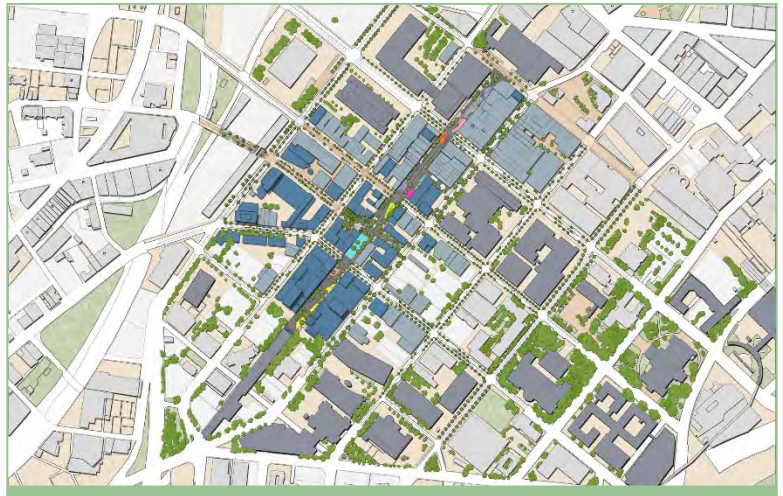
COLUMBIA PIKE PLAN + CODE





CONNECTING EL PASO





SOUTH DOWNTOWN ATLANTA



VISUALIZING CHANGE

Franklin Street & Columbia Street (Chapel Hill NS BRT Station Area Design)



VISUALIZING CHANGE

Franklin Street & Columbia Street (Chapel Hill NS BRT Station Area Design)



VISUALIZING CHANGE

Franklin Street & Columbia Street (Chapel Hill NS BRT Station Area Design)



VISUALIZING CHANGE

Franklin Street & Columbia Street (Chapel Hill NS BRT Station Area Design)





WINTER PARK, FL





WINTER PARK, FL



CLEMATIS STREET, WEST PALM BEACH, FL



CLEMATIS STREET - BEFORE


WINE
BEER
LIQUOR
Kabuki
306
OPEN
ONE-WAY


I GM
SATURDAYS
RESTAURANT
THANK YOU

NEWS

Downtown West Palm Beach gets creative with dining plan

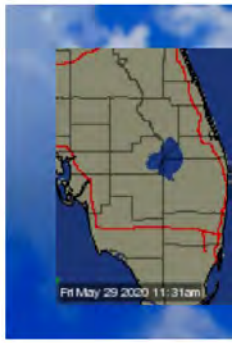


Downtown West Palm Beach gets creative with dining plan

By **Linnie Supall** | May 18, 2020 at 9:03 AM EDT - Updated May 18 at 10:23 AM

Dining al fresco is becoming more popular as restaurants find new ways to serve diners amid the coronavirus pandemic.

This weekend, West Palm Beach rolled out a new "Dining on the Spot" initiative to increase outdoor seating on Clematis Street in downtown.



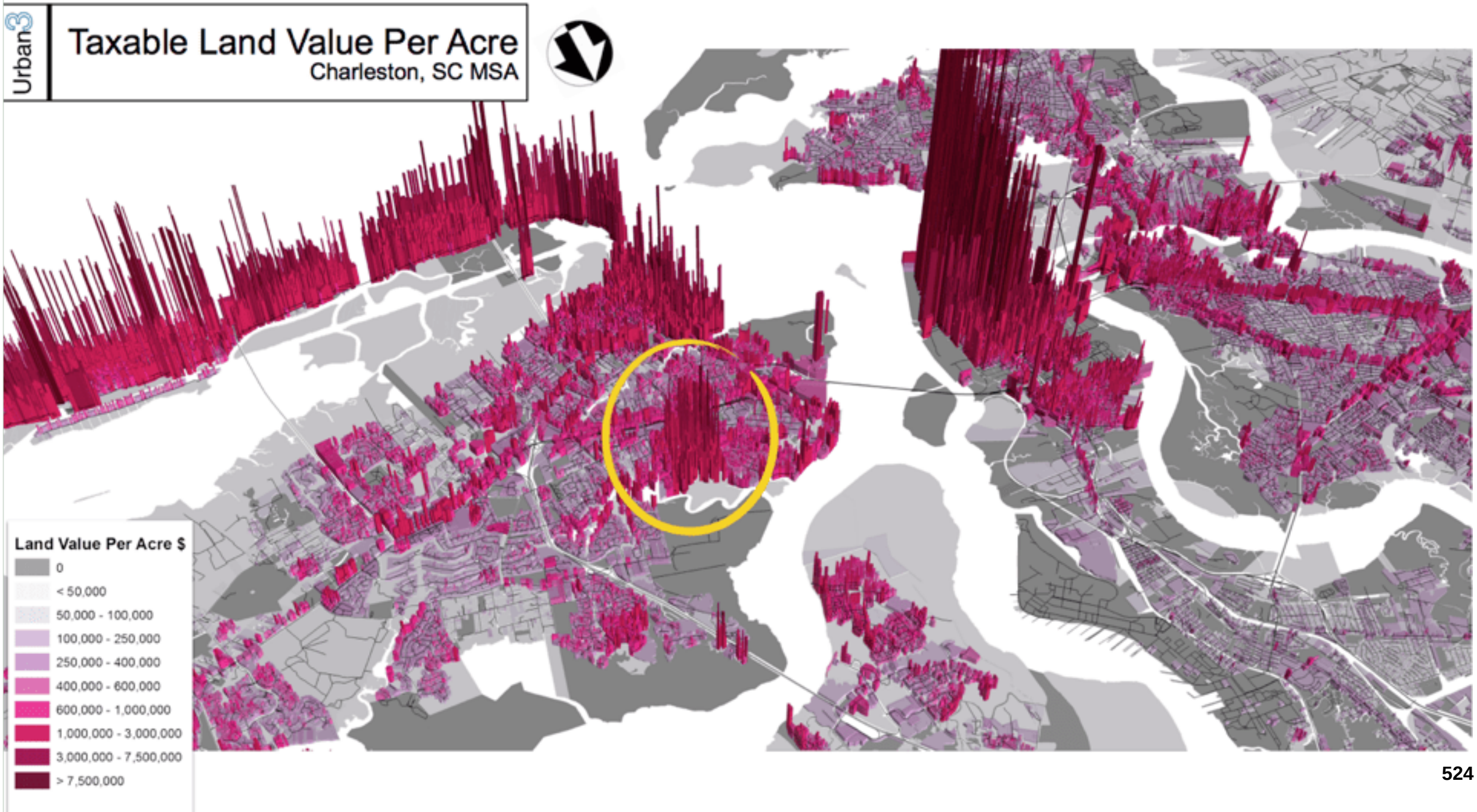
RECENT CONTE



DOWNTOWN WEST PALM BEACH
DINING ON THE SPOT



I'ON VILLAGE, MOUNT PLEASANT, SC


Urban3
Taxable Land Value Per Acre
Charleston, SC MSA
Land Value Per Acre $
0
< 50,000
50,000 - 100,000
100,000 - 250,000
250,000 - 400,000
400,000 - 600,000
600,000 - 1,000,000
1,000,000 - 3,000,000
3,000,000 - 7,500,000
> 7,500,000



COMMUNITY ENGAGEMENT

Learning from citizen experts



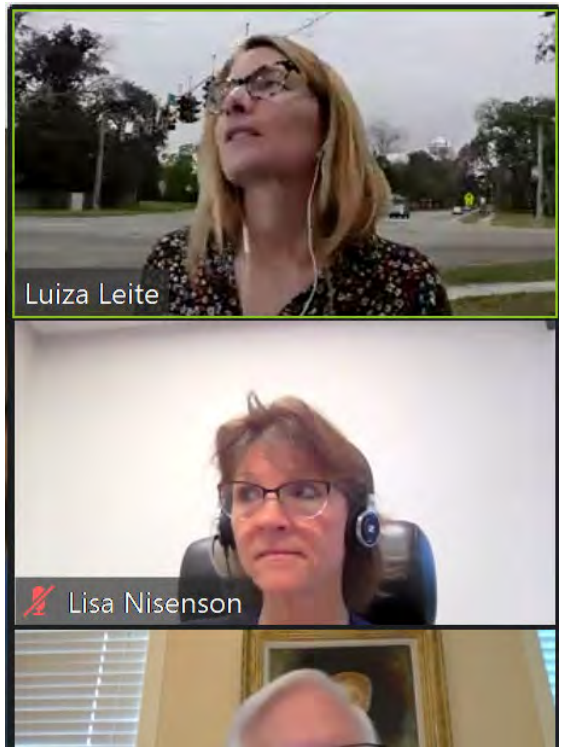


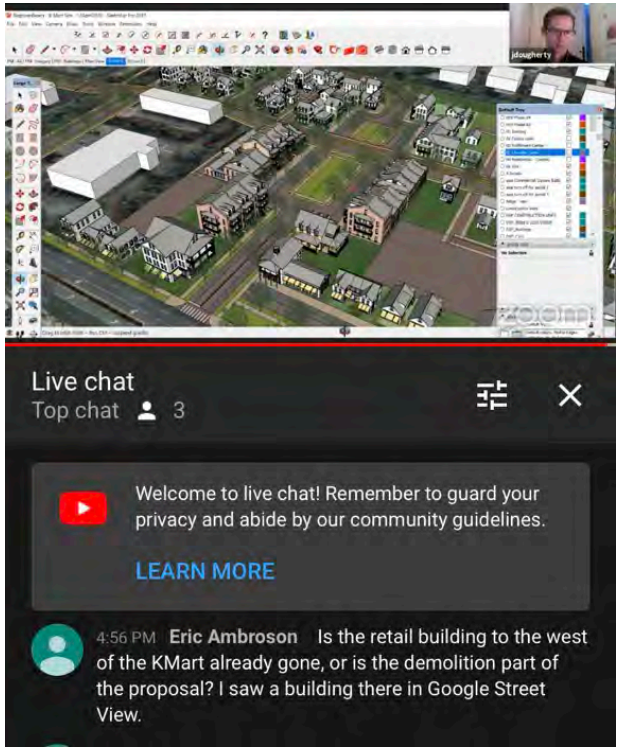
COLLABORATION PLATFORMS













VIRTUAL ENGAGEMENT

WEBSITE PLATFORMS

- Bang the Table / Engagement HQ
- MetroQuest
- Squarespace / Google Forms

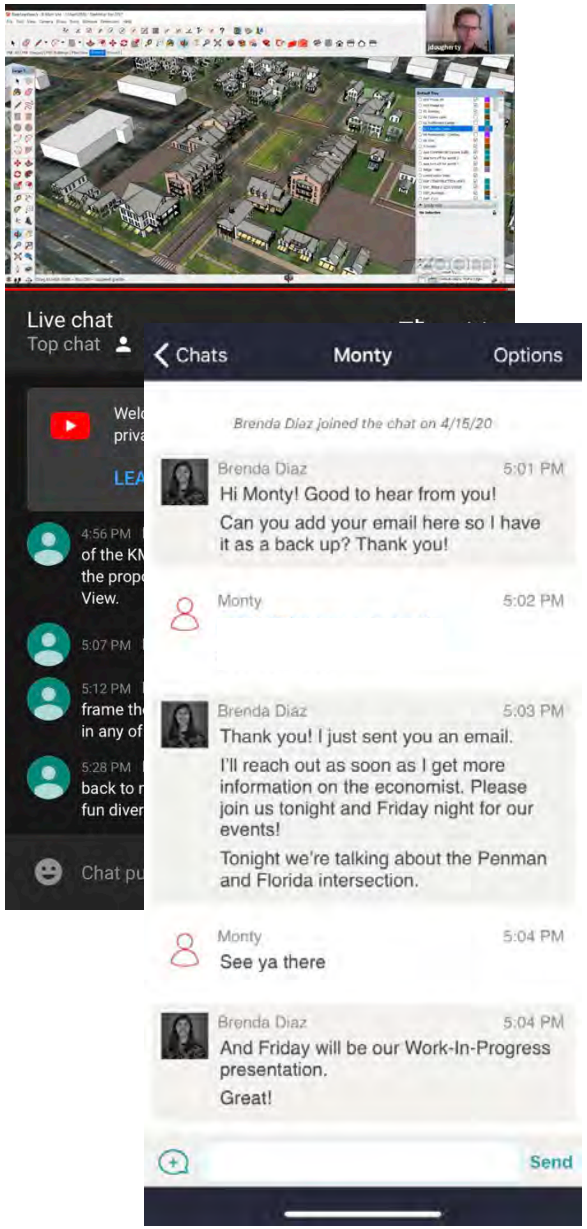
VIRTUAL MEETINGS AND STREAMING

- Zoom, GoToMeeting, Webex
- Facebook Live
- Konveio, AWW Virtual Whiteboard
- Microsoft Teams
- Telephone Town Hall(s)

SOCIAL MEDIA ENGAGEMENT

- Facebook, Twitter, Instagram, Blogging

[and there are a lot more!]



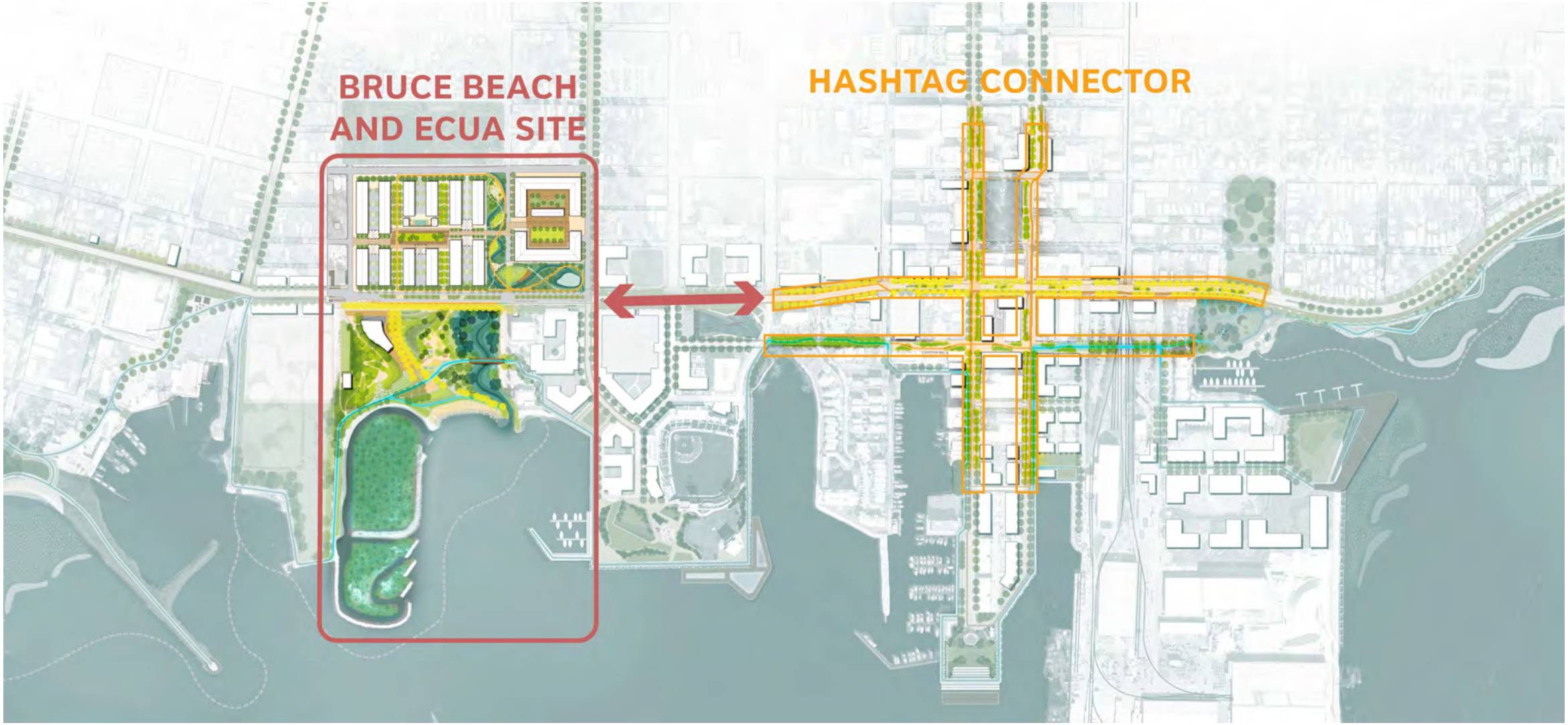
DIGITAL TOOLS

- ONLINE CONFERENCING
- INTERACTIVE MAPS
- COMMUNITY SURVEYS
- CHAT WITH A PLANNER
- LIVE STREAMING
- SOCIAL MEDIA POSTS
- BLOG

PROJECT CONCEPT

03

WEST MAIN “HINGE”



BRUCE BEACH





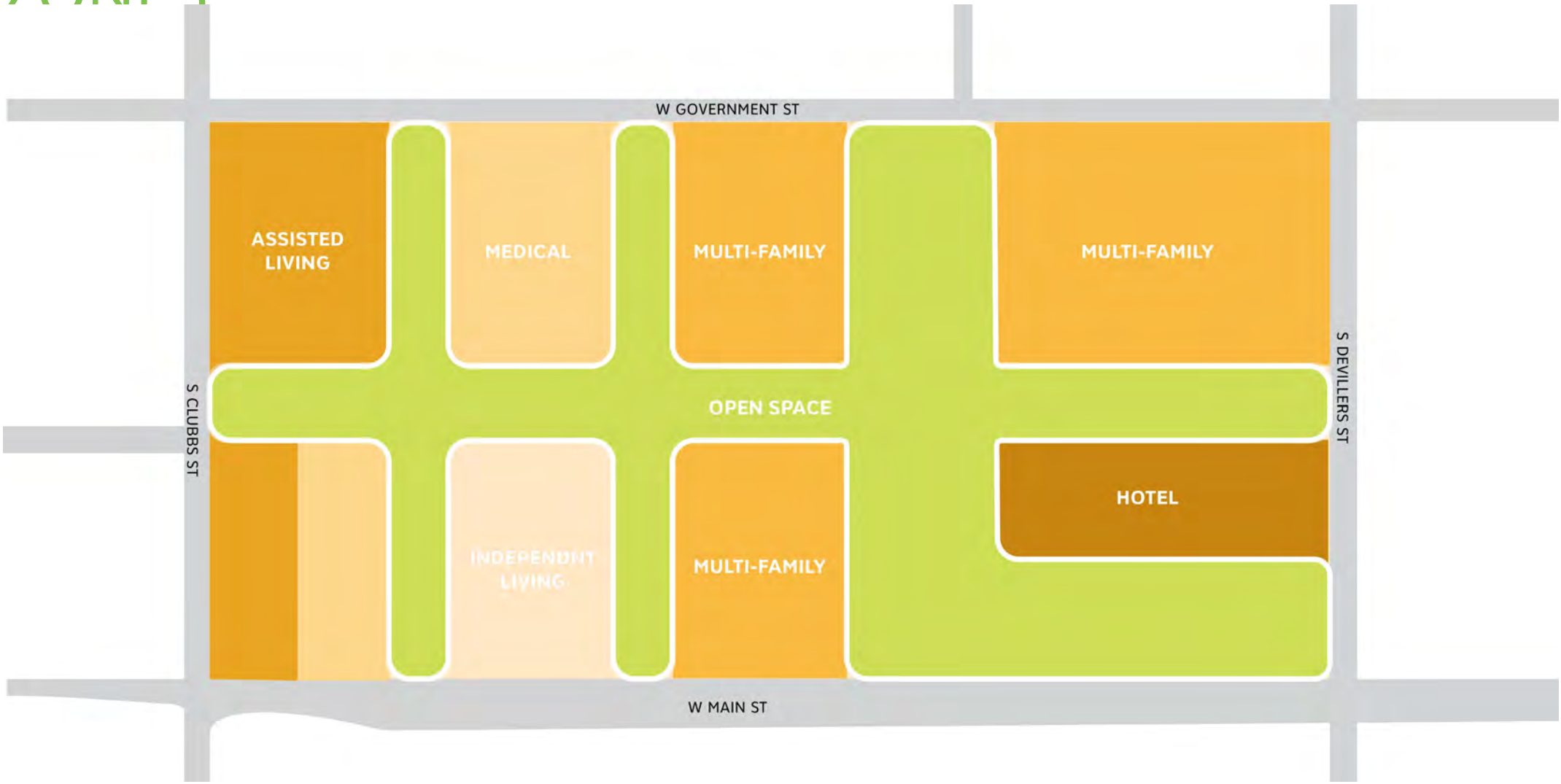
DPZ PLAN



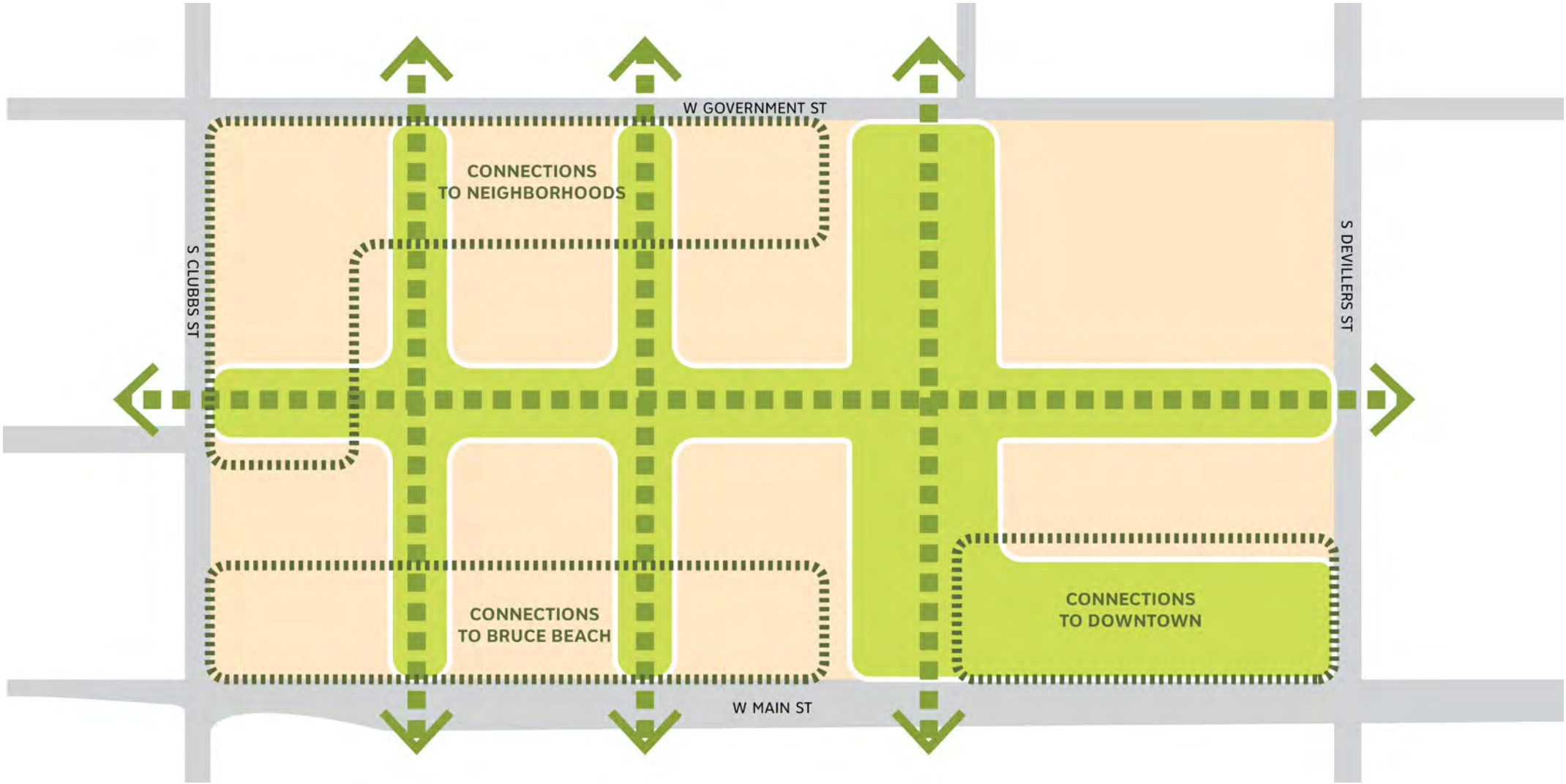
OPEN SPACE CONCEPT



OPEN SPACE AND PROGRAMMATIC ZONES



OPENSPACE CONNECTIONS



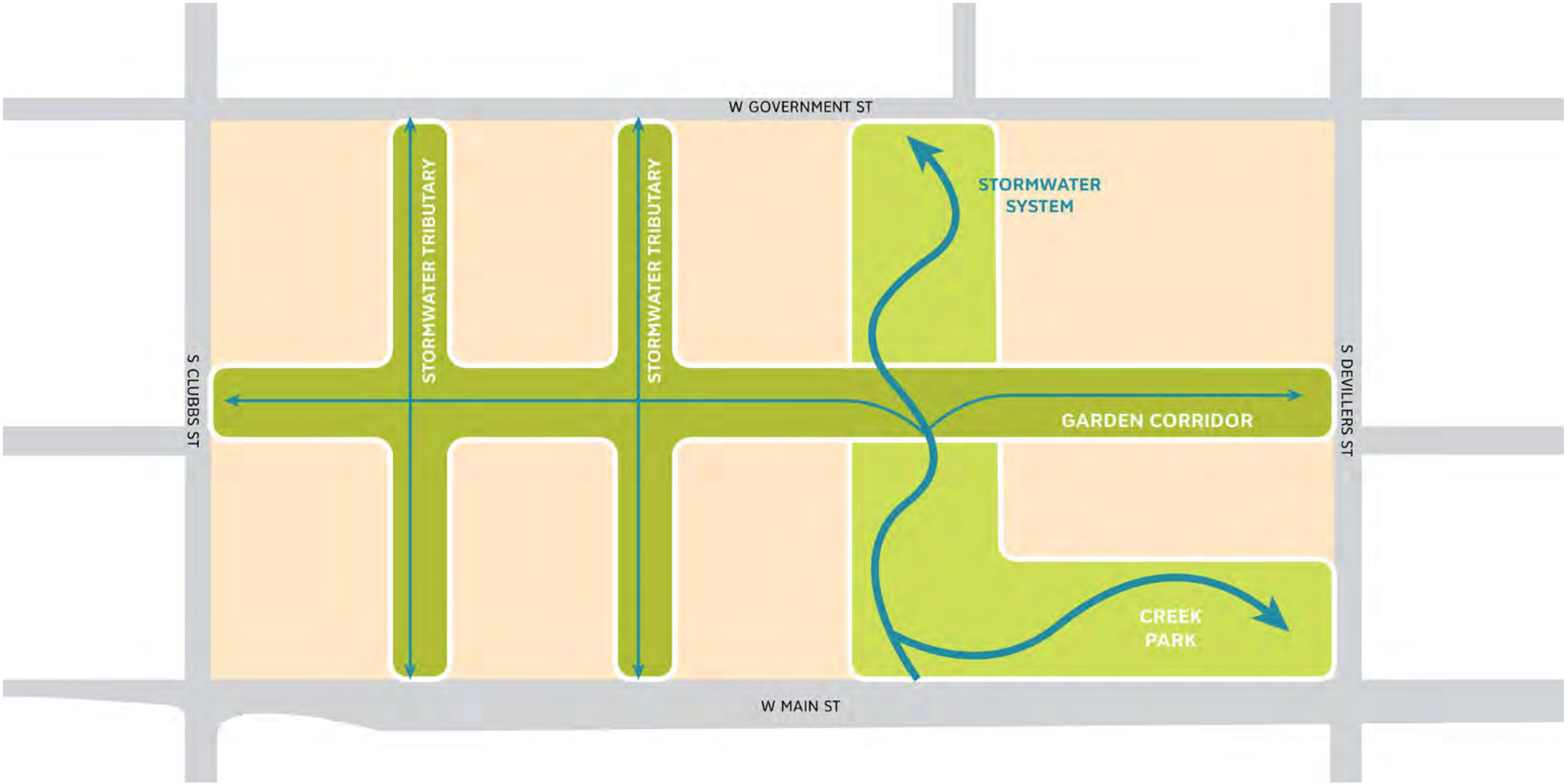
STORMWATER SYSTEM



OPEN SPACE CONCEPT



OPEN SPACE TYPOLOGIES



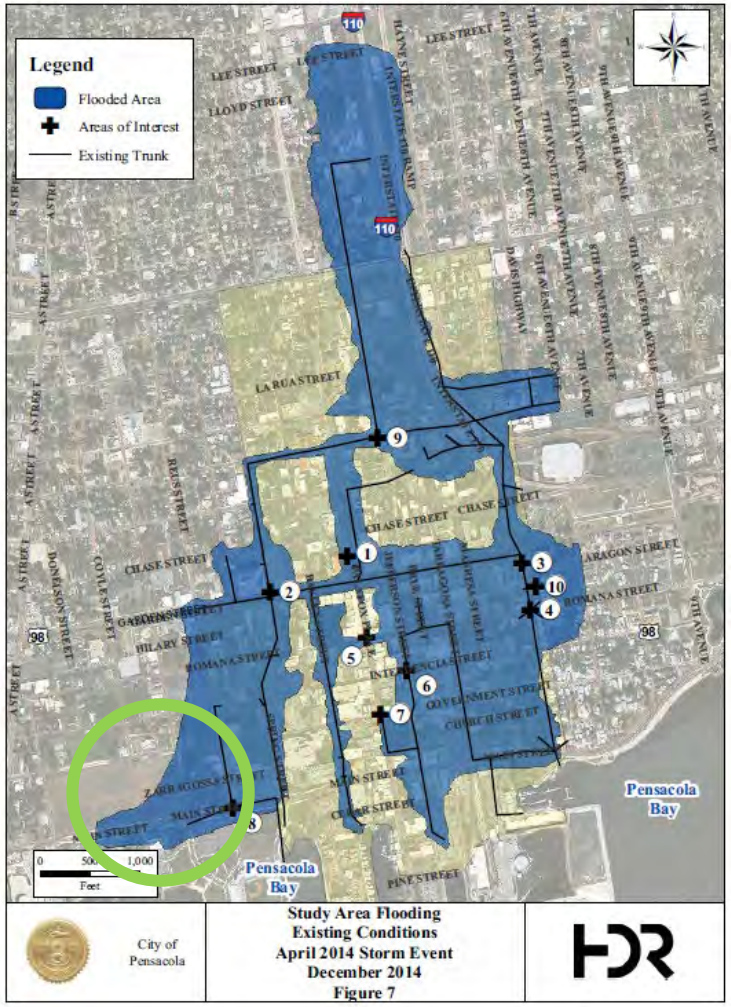
CREEK PARK





Figure 14. 1778 plan of Pensacola by Joseph Purcell.

CREEK DAYLIGHTING





3

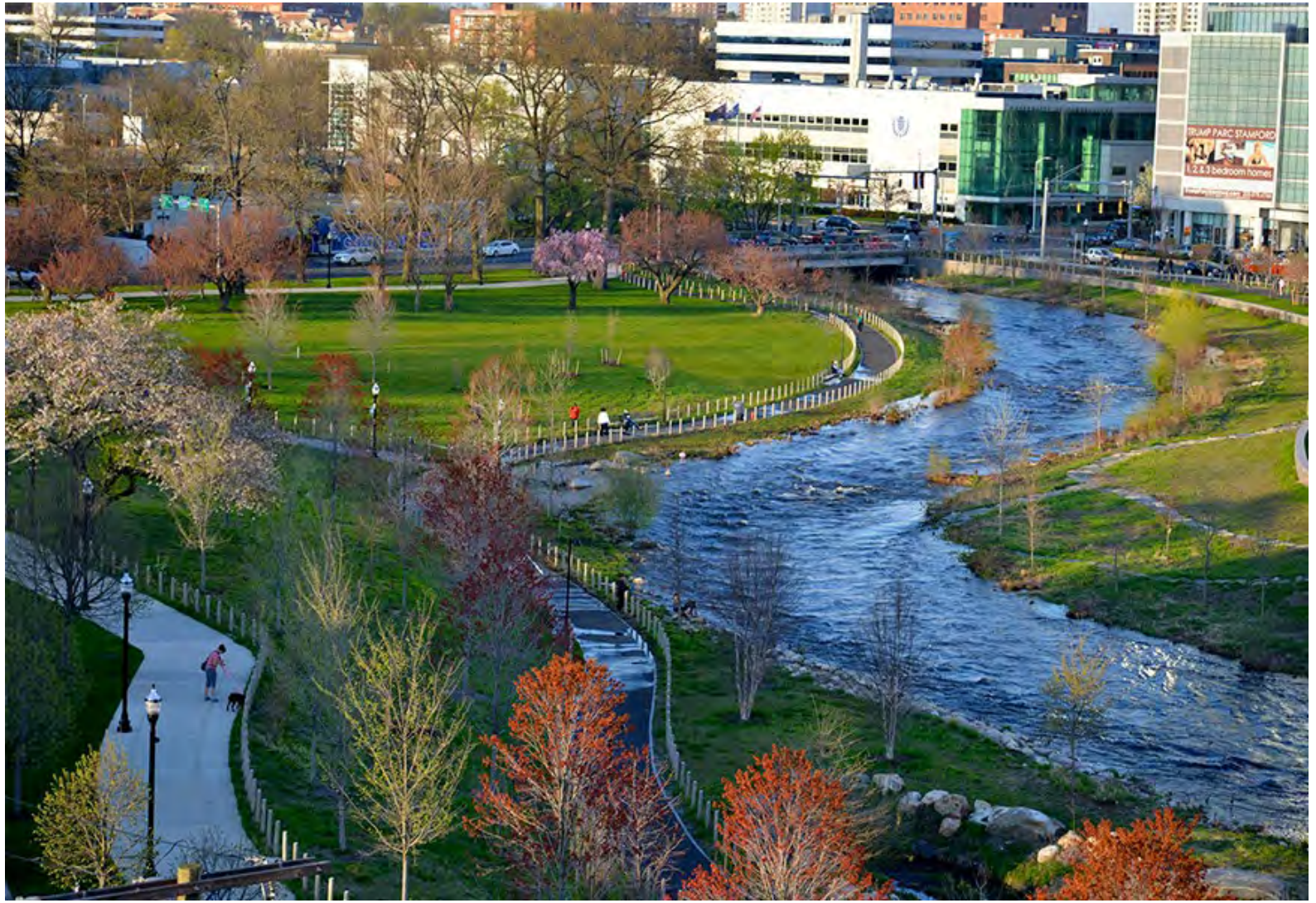
CITY CREEK

LOCAL ECOLOGY





CREEK PARK : CREEK RESTORATION



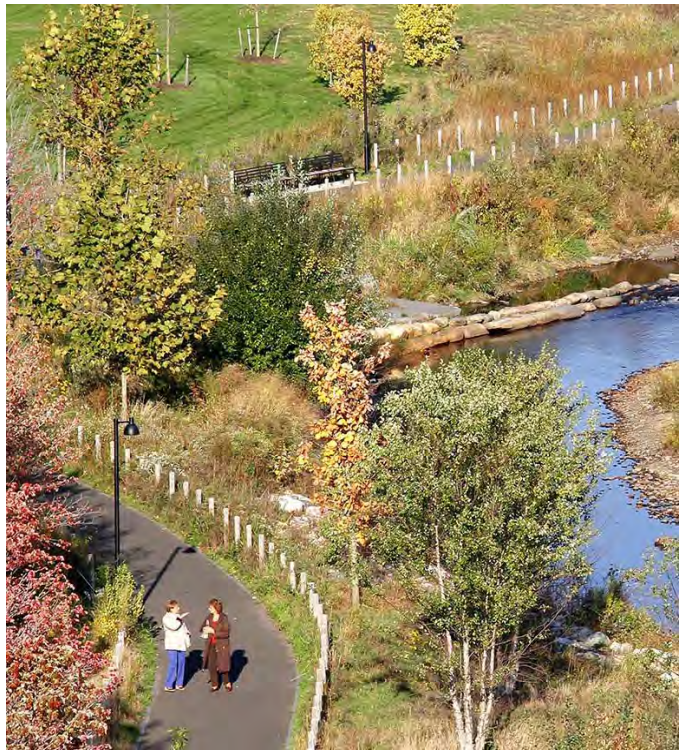




CREEK PARK : CREEK RESTORATION







CREEK PARK : PARK AMENITIES

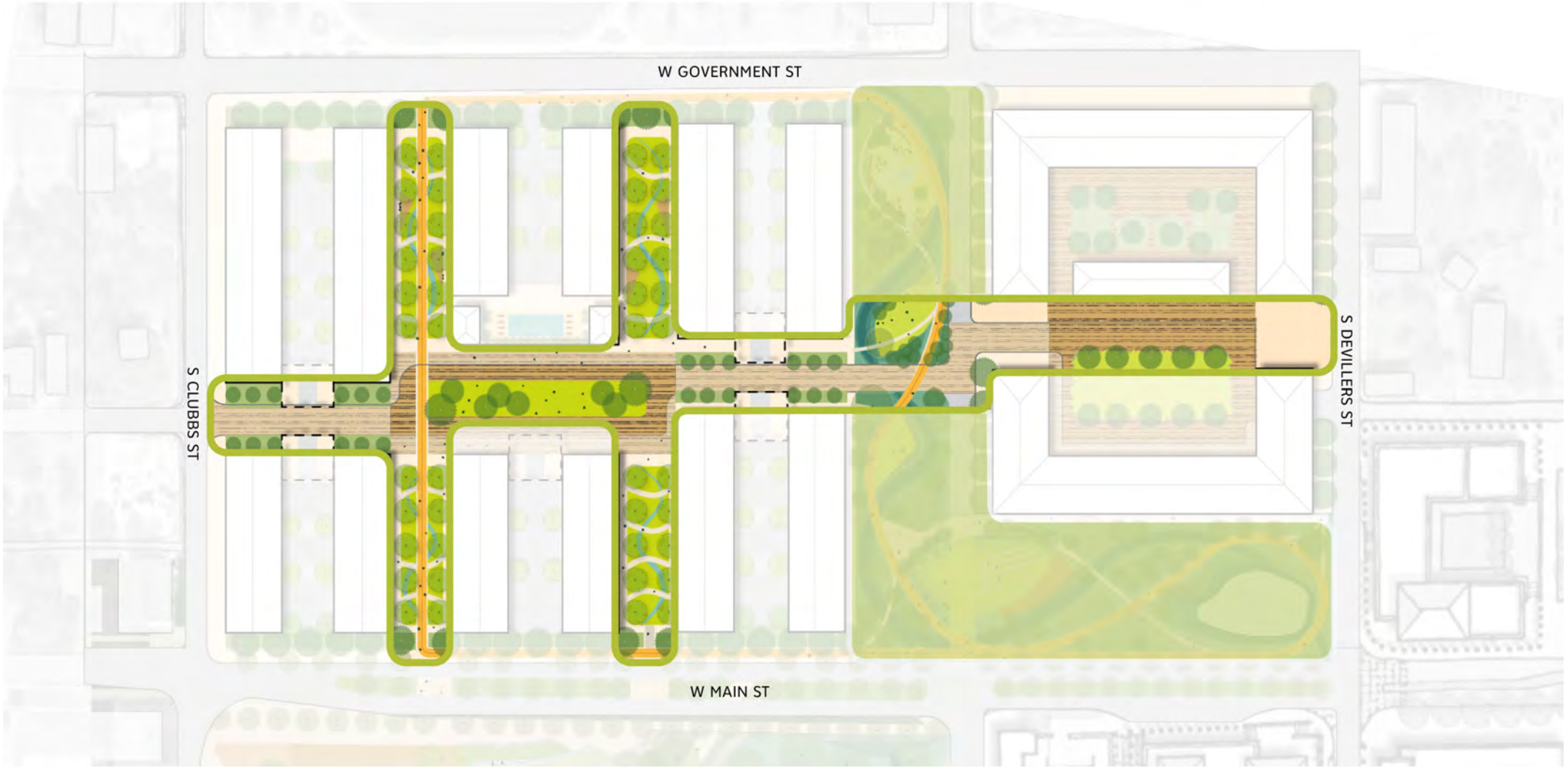








CORRIDORS AND TRIBUTARIES



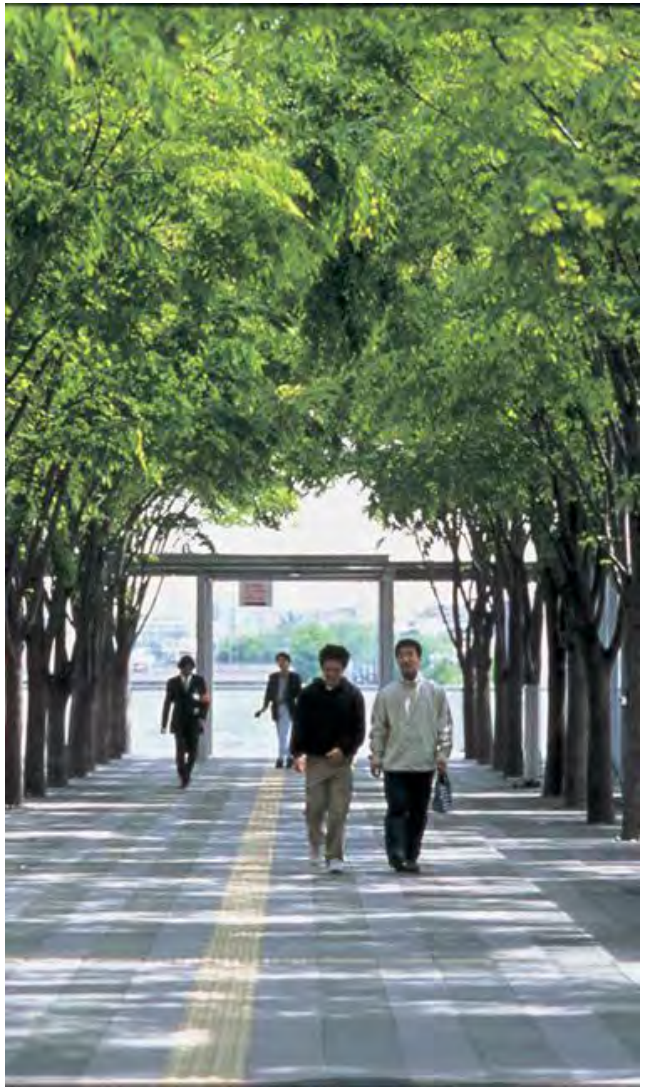
GARDEN CORRIDOR





CENTRAL GATHERING





STORMWATER TRIBUTARIES







NEIGHBORHOOD CONNECTORS







ACTIVE COMMUNITY LIFESTYLE



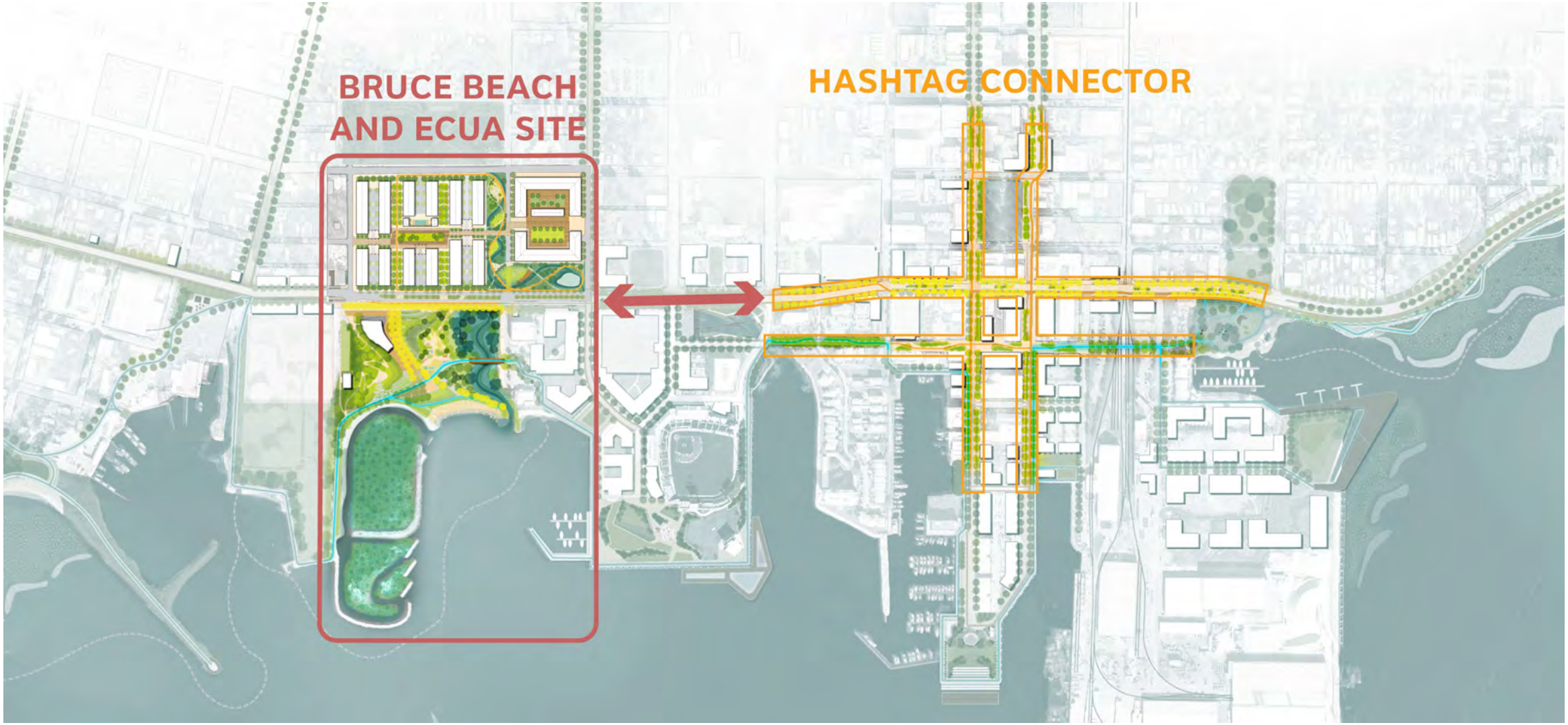
ACTIVE COMMUNITY LIFESTYLE



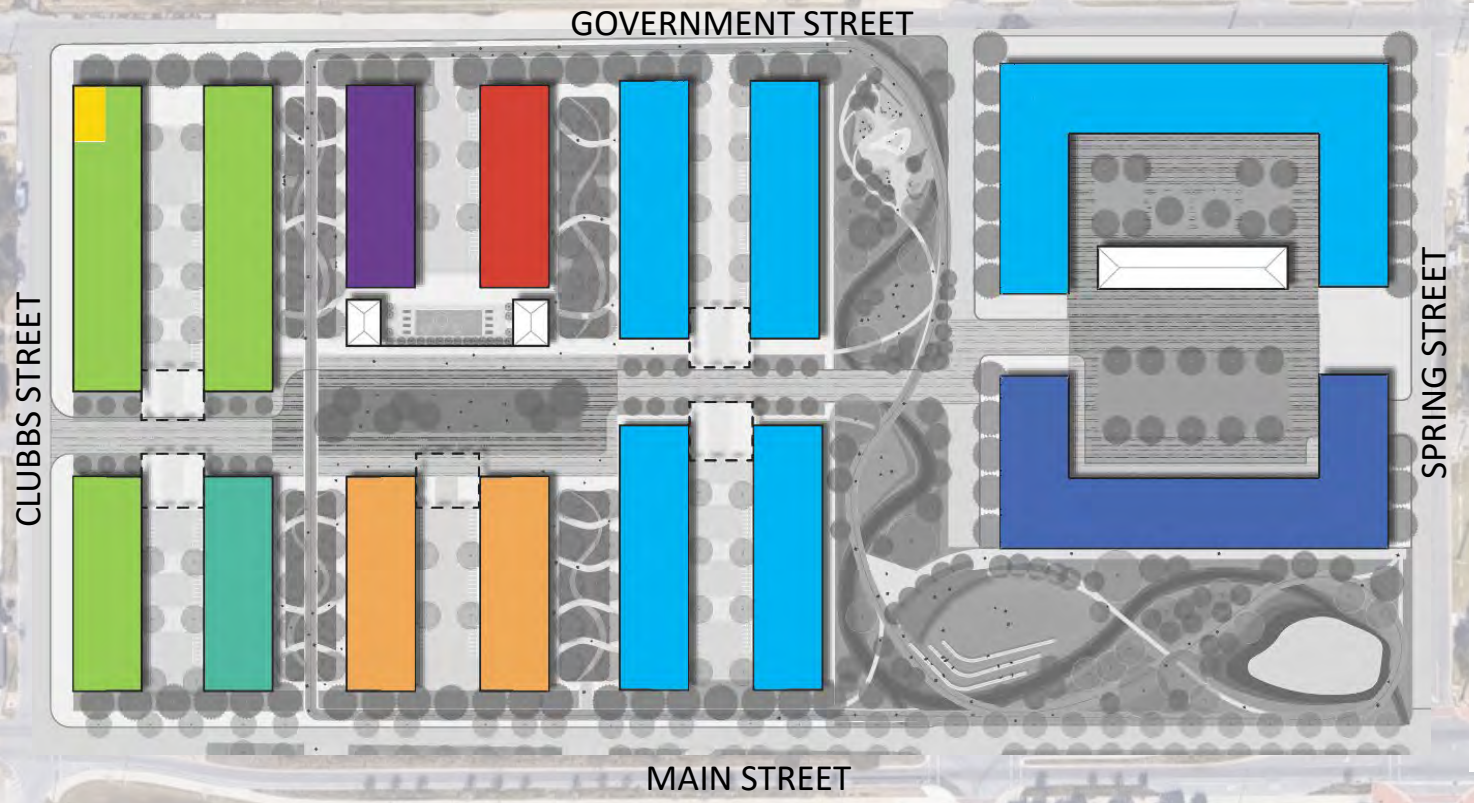




WEST MAIN “HINGE”



USES



- MULTIFAMILY – 404,108 SF
- HOTEL – 144,000 SF
- ASSISTED LIVING – 120,000 SF
- INDEPENDENT LIVING – 80,000 SF
- SKILLED NURSING – 24,000 SF
- REHABILITATION – 20,000 SF
- AMBULATORY SURGERY –40,000 SF
- PHARMACY – 7,000 SF

PARKING



TOTAL – 728 0FF STREET

PATTERN LANGUAGE







CONCEPT DESIGN

SOUTHEAST VIEW



CONCEPT DESIGN
NORTHWEST VIEW

ECONOMIC BENEFIT

04

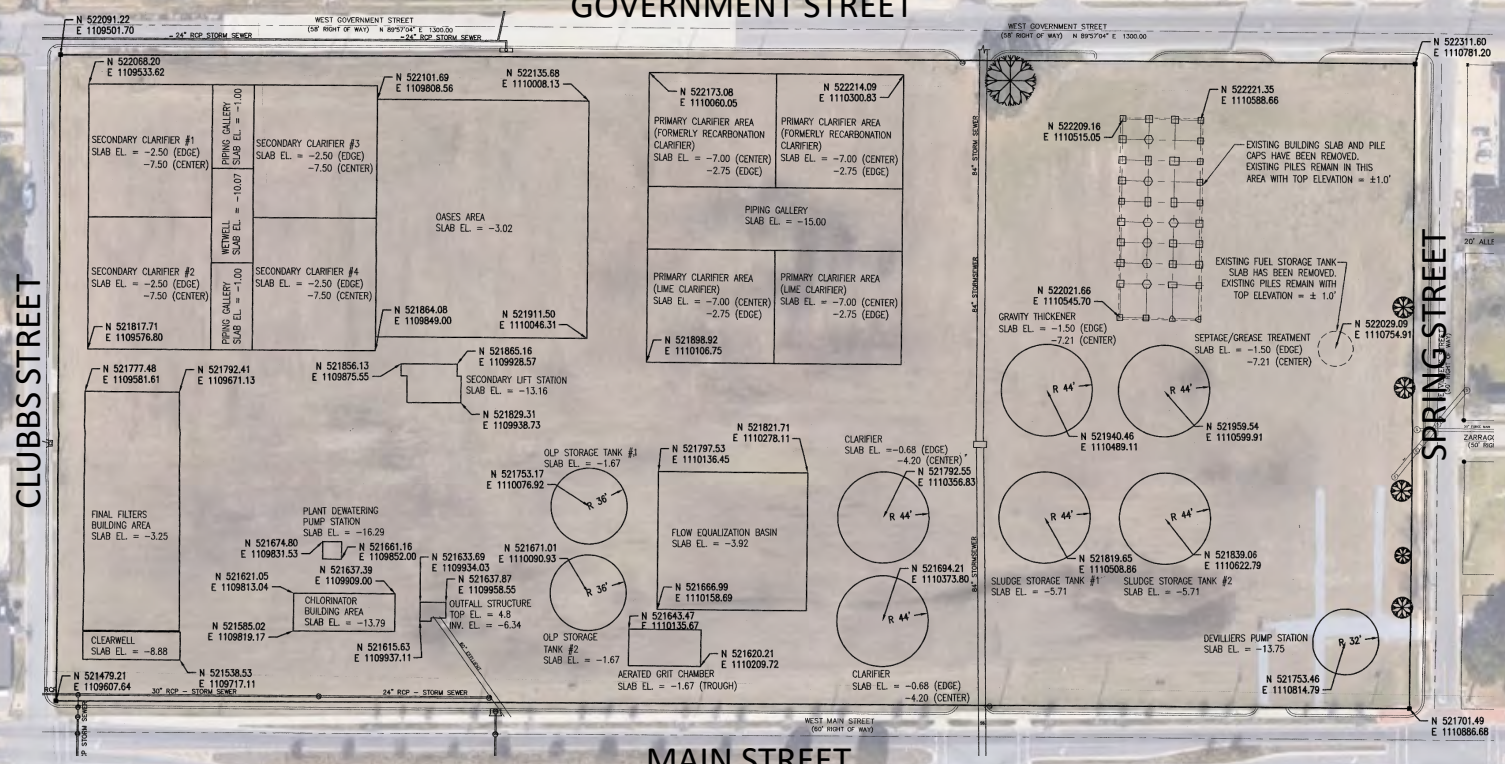
PROJECT EXECUTION

05

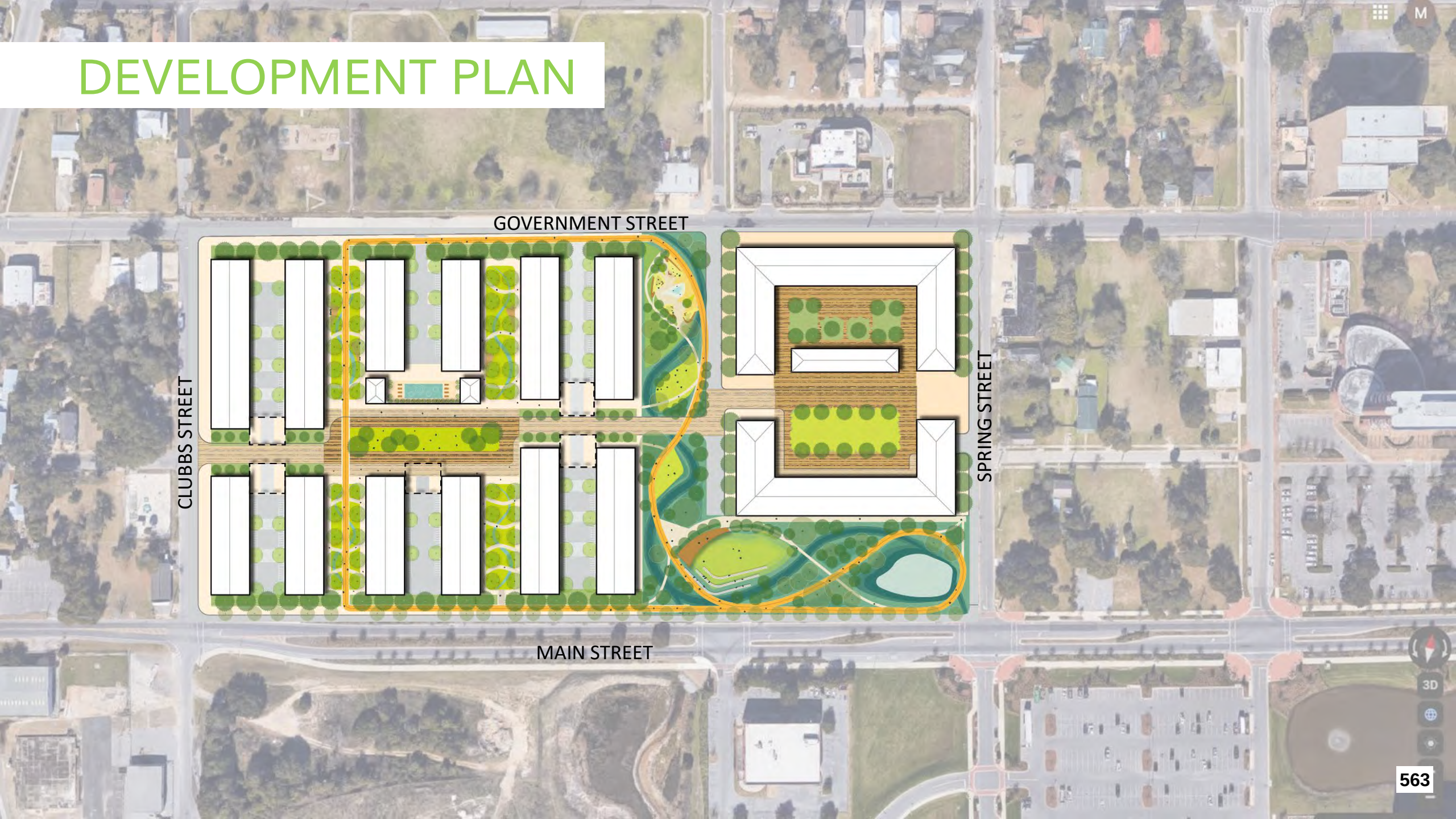
PHASING


GOVERNMENT STREET
CLUBBS STREET
SPRING STREET
MAIN STREET
PHASE 1
PHASE 2

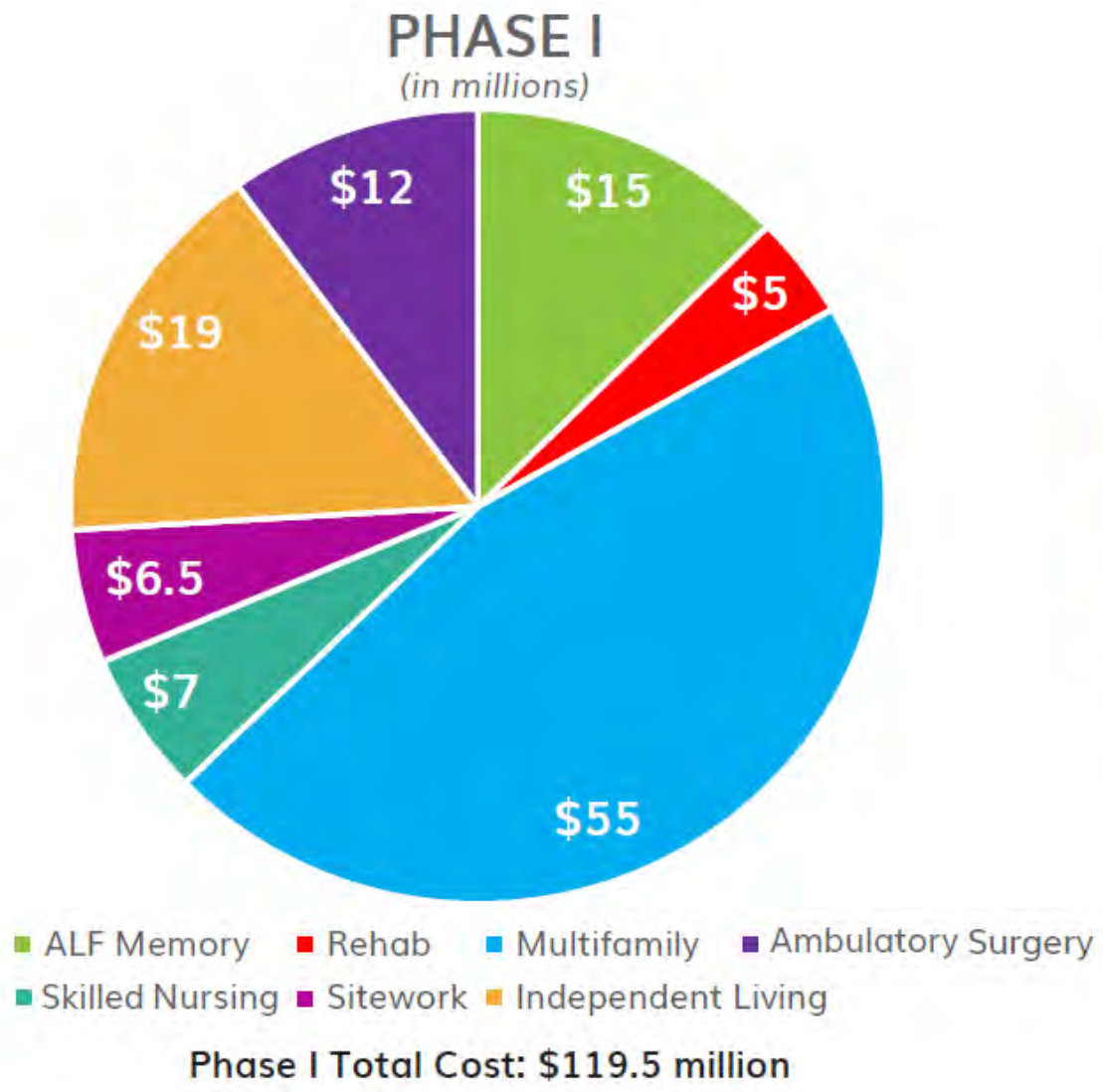
UNDERGROUND STRUCTURES

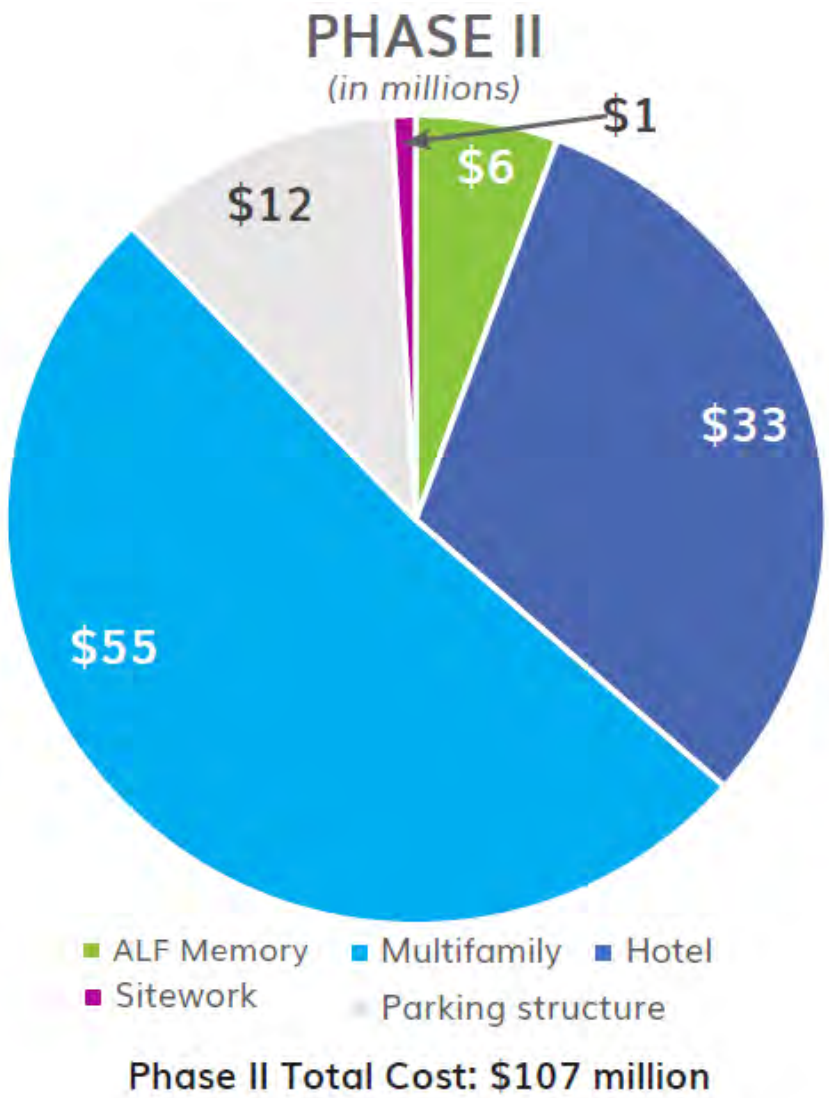


DEVELOPMENT PLAN



ESTIMATING CONSTRUCTION COST





FINANCIAL PROPOSAL

06

NEXT STEPS

STEP 1

- GEOTECHNICAL / STRUCTURAL ANALYSIS
- PPP/ COMMUNITY VALUE CREATION
- UPDATE MARKET ANALYSIS
- COMPLETE PROGRAMMING

STEP 2

- MASTER PLAN COORDINATION
- PRICING
- PROFORMA CREATION

COVENANT WITH THE COMMUNITY

07

COVENANT WITH THE COMMUNITY

Maritime Place - Covenant with Community

Disadvantaged Business Inclusion	Total	September 2013	October 2013	November 2013	December 2013
Total Subcontracted work:	**$723,776**	**$200,493**	**$290,509**	**$140,091**	**$92,683**
Total value of MBE participation:	$147,535	$67,350	$22,470	$24,515	$33,200
Goal = 20%	*20%*	*34%*	*8%*	*17%*	*36%*
Total value of WBE participation	$0	$0	$0	$0	$0
Goal = 5%	*0%*	*0%*	*0%*	*0%*	*0%*

Escambia County/New Hire Inclusion	Total	September 2013	October 2013	November 2013	December 2013
Total Workers	**134**	**41**	**34**	**31**	**28**
Total Escambia County Employees	74	23	20	19	12
Goal = 50%	*55%*	*56%*	*59%*	*61%*	*43%*
Total Existing Employees	116	33	30	28	25
	87%	*80%*	*88%*	*90%*	*89%*
Total New Hire/Temp Employees	18	8	4	3	3
	13%	*20%*	*12%*	*10%*	*11%*
Total New Hire/Temp - Escambia County	14	4	4	3	3
Goal = 100%	*78%*	*50%*	*100%*	*100%*	*100%*

Gender Inclusion	Total	September 2013	October 2013	November 2013	December 2013
Total Male	27				27
	96%				*96%*
Total Female	1				1
	4%				*4%*

Ethnic/Racial Inclusion	Total	September 2013	October 2013	November 2013	December 2013
Total Hispanic	13				13
	46%				*46%*
Total African American	5				5
	18%				*18%*
Total Asian	0				0
	0%				*0%*
Total Caucasian	9				9
	32%				*32%*
Total Native American	1				1
	4%				*4%*
Total Pacific Islander	0				0
	0%				*0%*
Total Other	0				0
	0%				*0%*



WHY US?

08



- NATIONAL EXPERTISE; LOCAL KNOWLEDGE
- TRUSTED, PROVEN SUCCESS IN OUR COMMUNITY
- EMBRACING ECOLOGY, HISTORY, AND PLACE
- MEASURABLE, RETURN ON INVESTMENT TO THE CITY

Response to: City of Pensacola Notice of Intention to Dispose of (Lease) Real Property and Accept Submittals for Redevelopment of Parcels 4 and 5, West Main Street, Pensacola, Florida

PRESENTED BY: CARSON LOVELL COMPANY

Contact Persons

Greg Darden – 334.319.3142 cell – g.darden@structuredparkingsolutions.com

Ed Carson – 850.393-1394 – edcarson@carsonlovell.com

June 28, 2021



Response to: City of Pensacola Notice of Intention to Dispose of (Lease) Real Property and Accept Submittals for Redevelopment of Parcels 4 and 5, West Main Street, Pensacola, Florida

PRESENTED BY: CARSON LOVELL COMPANY

AND OUR COLLECTIVE TEAM, INCLUDING:
Provident Resources Group, Structured Parking Solutions, International Coliseum Company, The Michaels Organization, & Legendary Marine

June 28, 2021



Letter of Introduction

June 28, 2021

Ms. Deanna Stallworth – Property Lease Manager
City of Pensacola
222 W. Main Street
Pensacola, Florida 32502

RE**: Solicitation for Disposal of Property, Parcels 4 and 5, West Main Street, Pensacola, Florida**

Dear Ms. Stallworth and City Leaders,

Our collective team including, Carson Lovell Company (CL), Provident Resources Group (PRG), Structured Parking Solutions (SPS), International Coliseum Company (ICC), The Michaels Organization (Michaels), and Legendary Marine (Legendary), is a highly accomplished group of developers of municipal infrastructure and its associated needs. Our team is very familiar with the City of Pensacola, the Citizens of Pensacola, and the infrastructural and overall development needs of downtown and specifically, the property included in this solicitation. In fact, many of our team companies call Pensacola home. Over the years, we have participated in many studies, public meetings, and events, and have provided consulting services to the City to help address parking and development needs for the City's downtown district. We are enthused over the recent efforts to address redevelopment opportunities for portions of downtown Pensacola. We are very pleased to offer this document explaining our team, our interests, and a logical path to move this important opportunity forward.

This document outlines the key elements of our team, our approach, and highlights why we are the best choice to develop this Project for the City:

- ✓ Our team members possess vast knowledge and experience with the development needs required to successfully deliver the City's parking, convention/conference area, affordable housing, and other development needs. Our team members have the appropriate design, development, construction, finance, and operational experience to successfully deliver this important project.
- ✓ Our team has spent years studying and "experiencing" Pensacola, we are prepared to begin this effort immediately and without conflicting requirements to "learn" the City and its needs.
- ✓ This project requires multiple companies to work in unison. Our team members have experience working together. Yet, we also understand the City and its Citizens are an important team member. Our team's approach fosters a spirit of inclusiveness and partnership in which all stakeholders are identified and engaged from the outset, communication is open and effective, and all collective team member's expertise helps inform the work of the others; so, our final product is inclusive and holistically conceived, thus allowing for a successful delivery.
- ✓ Our team members understand the legal, financial, and operational needs associated with developing public infrastructure in conjunction with additional private developments; therefore, we have the experience to guide the City through operational and use agreements, along with condominium style organizational efforts which may be required of this Project.
- ✓ Our team abilities ensure and protect the City's investments in this project while providing a maximized value and return to the City.

- ✓ Our team will minimize costs and provide maximum scheduling benefits while protecting the Project's aesthetic values.
- ✓ Our core team members have mutual experience on past projects, affording the City the assurance of a team that will work together successfully.

This Proposal outlines a comprehensive and intuitive development opportunity for the City. We have selected this group of development opportunities without input or assistance from the City and/or municipal stakeholders. Once selected, we will perform due diligence and stakeholder meetings to finalize our development and its offerings. Our proposal outlines the following development opportunities we believe would be highly beneficial and appropriate for the property, the City, and Citizens.

- **A municipal parking garage** – which serves as parking for new developments and public parking.
- **A conference/convention facility** – the conference/convention facility will provide the City and Citizens with flexible-use meeting, conference, banquet, and general-assembly space and become a catalyst for new opportunities for surrounding properties and the overall downtown district.
- **A multifamily affordable workforce housing complex** – we are prepared to finalize evaluations and include a multifamily living complex to meet affordable and workforce housing needs, which are sorely needed downtown.
- **A retail – entertainment establishment** – we have included a unique entertainment opportunity to serve the overall downtown, continue to grow the waterfront district, and extend our efforts to become a catalyst for new growth. This creative and intuitive retail and entertainment venue compliments the existing waterfront district and proposed new developments, while creating a new attraction for local citizens.
- **Marina development** – we are including an option to complete the proposed breakwater and boat wet slips which are an instrumental part of the overall activation of the Waterfront District.

Our approach has been to provide the City an intuitive and well-conceived team of professional companies with experience working together to deliver: predesign & due diligence needs, planning & design services, development services, operational services, and alternative financing options (if required by the City).

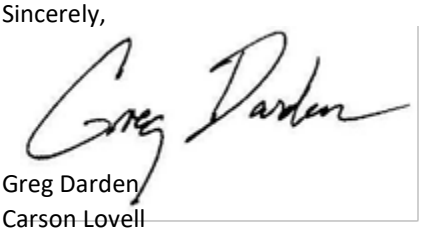
We have assembled an outstanding team that is uniquely qualified to meet each of the project goals and objectives. The initial members of our team detailed within this document have local, regional, and national expertise, and the experience to deliver this exciting and important Project.

Our team members understand the important role this Project will serve the City and its Citizens, now and into the future. We understand the City's interest for this Project to become a catalyst and spur further growth and innovation in the area.

We look forward to the City's review of our Proposal and the opportunity to move forward with you as strategic partners for this Project.

We appreciate this opportunity, look forward to your questions, and are prepared to begin immediately!

Sincerely,



Greg Darden
Carson Lovell
Structured Parking Solutions
334-319-3142 – cell
G.Darden@StructuredParkingSolutions.com

Table of Contents

I. **Introduction Letter** - page 2

II. **Executive Summary** - page 5

III. **Team Description** – page 7
- a. Primary Point of Contact – page 7
- b. Description of Team Companies – page 7
  - i. Carson Lovell Company
  - ii. Structured Parking Solutions
  - iii. International Coliseum Company
  - iv. The Michaels Organization
  - v. Legendary Marine
  - vi. Provident Resources Group
  - vii. Bullock Tice Associates
- c. Past Project Examples – page 13

IV. **Project Description – Masterplan** – page 28

V. **Process / Schedule**
- a. Team Organizational Chart – page 40
- b. Description of Team Structure / Process – page 41
- c. Develop of Memorandum of Understanding – page 42
- d. Due Diligence Phase – page 42
  1. Market analysis
  2. Stakeholder Meetings
  3. Develop budgets, Scope of Services, and Schedules
- e. Report to City – Negotiations – page 43

VI. **Performance**
- a. Ability to Perform – page 43
- b. Commitment to Diversity, Community Engagement, and Inclusion – page 43
- c. Potential Economic Impacts – page 44
- d. Financing Abilities – page 45
- e. Budgets / Pro Forma – page 49

Appendix A: Draft MOU – page 50

II. Executive Summary

This property has been discussed and under various degrees of commitments over the years, but the property and its future developments now have a definitive path to success by the City controlling the land. The City and past developers have put forth much effort to provide preliminary massing studies, design, and budgets for privately focused developments on this property. While these past efforts have been unsuccessful, they have allowed the City to understand the importance of the Property. This is a critically important public property, and the City has indicated recognition of this understanding. Our proposal focuses on quintessentially important public uses for this important public property.

Our team includes nationally recognized companies capable and ready to provide the required services for each of the expected product types that must come together to successfully complete this development. Our expert team members have worked together on other similar projects, assuring the City of a complete team with common experience. Overall, our team has evaluated the preliminary opportunities afforded by this Project and have significant interest in working with the City. In addition, many of our team members call Pensacola home. This provides the City a highly unique team that understands the City, its needs, and keeps money spent on this Project inside the Pensacola community.

It is also important to point out, this is the only development opportunity our team has in Pensacola. Unlike some developers who could be distracted by their other opportunities in the Pensacola market, we are solely focused on this Project and excited to begin work on it immediately.

Carson Lovell Company has recently been selected as the developer for a similar project for the City of Aiken, South Carolina. That Project will be located in downtown Aiken and includes a regional garage, conference/convention center, a conference-based hotel, and a multifamily complex. The same participating team members for the Aiken Project are included on this team which provides the City of Pensacola additional assurances of a tested and competent team, which will work in unison.

Greg Darden (Structured Parking Solutions, Carson Lovell, and Bullock Tice Associates) has experience assembling and managing these types of teams on past mixed-use developments. Greg will be the team liaison to the City and tie all team members and project needs together.

At this stage, we are providing the City this document to explain our individual abilities, accomplishments, and interest in this Project. We are also providing the City with financing options for the public infrastructure portions of the Project. Lastly, we provide the City a path-forward process which we have successfully applied on similar projects where due diligence must be performed before a definitive development plan is identified and accepted.



Our team is prepared to begin due diligence and demand studies immediately. These investigative processes are highly important to assure the Project includes the appropriate components, densities, and can be quickly absorbed inside the market. Without these studies, this development could have a

negative impact on existing businesses and property values. Our goal and promise to the City and Citizens of Pensacola is for this Project to meet current needs and become a catalysis to generate new growth and help downtown businesses to reach their full potential.

We have made every attempt to provide information the City would find beneficial as they consider the most appropriate team to work with. We have much more information, credentials, references, and other materials on each of our team member companies. Please let us know if you need any further information.

Pensacola has a unique charm and character which we understand, respect, and will protect.

III. Team Description

a. Primary Points of Contact for the collective team:

Greg Darden
334-319-3142 cell
G.Darden@StructuredParkingSolutions.com

Ed Carson
850-393-1394 cell
edcarson@carsonlovell.com

b. Description of Team Companies

Carson Lovell Company (CL) - Carson Lovell began their commercial real estate business in 1995. Ed Carson, owner of Carson Construction, and Adrian Lovell, PTAC Consulting Engineers, formed their partnership while Adrian was looking for office space for his engineering firm. They successfully acquired property and completed their first renovation. During their successful partnership, they have developed and rehabbed numerous properties over the past 26 years.

Carson Lovell develops and, in many cases, manages its own properties and has a diverse client list that includes the federal government, state government, county government, health care, and many types of professionals. Carson Lovell has developed numerous properties for the GSA. Some of the agencies have included the Social Security Administration, the IRS, the Federal Probation Office, ICE, and the Customs and Border Protection Agency. Additionally, Carson Lovell has provided projects for municipalities including North Augusta, SC, City of Pensacola, Charleston, SC, and others. Carson Lovell also manages many of their properties and are quite familiar with the special requirements of federal and governmental agencies.

Ed Carson is a veteran Florida state-certified general contractor and a leader in numerous state and local economic development and service organizations. Appointed by Governor Bush to the Florida Building Commission, he has served as POC Chairman for six years.

Greg Darden has held real estate and construction licenses and has experience developing mixed-use projects over the past 35-years. These projects have included condominium, retail, commercial office, hospitality, and parking programs.

For this project, Carson Lovell will lead the overall development services and be the primary point of contact between the City and our overall team for all infrastructural development affairs. CL will lead and oversee design and budgeting of the overall Project and its construction. CL will coordinate and present financing options for the garage and conference/convention facility for the City to review and consider.

Structured Parking Solutions (SPS) www.StructuredParkingSolutions.com - is based in Pensacola, Florida. SPS offers a full complement of parking services including, consulting, in-house architecture, structural engineering, development, and post-construction operations & maintenance services. SPS has successfully designed and/or developed over 400 parking garages and many of those projects included surrounding mixed-use components. SPS prides itself on designing and developing efficient and aesthetically pleasing parking developments which minimize post-construction maintenance and operational costs. To help achieve these important offerings, SPS is constantly striving to utilize the best products, design practices, and development strategies. SPS has a unique and comprehensive understanding of what is truly needed for a successful parking system. In short, the products SPS delivers are much more than "just a parking structure;" they are the creation of "People and Place," an interim

stopping point for someone on their way to a destination. A successful parking structure design and its development balance the functional needs of the users, with the architectural and program requirements of the Owner, while accomplishing all of this within budget. As a parking designer and developer, SPS knows how to successfully integrate the architectural intent with an economical structural frame and column grid, without compromising on parking geometrics. SPS and its staff also participate on many National parking boards and committees and have assisted in writing technical papers, guidelines, and books which steer the effective design and maintenance practices for parking garages.

Today, most garages include other occupancies such as retail, commercial, multifamily, and other developments within the garage or directly surrounding it. The less educated developer may place focus on the occupied uses and exclusive of the garage's needs. This practice is common but short sighted. Parking is highly geometric and has little tolerance for deviations (parking spaces by local and national codes are 9' x 18', drive isles are generally 24' wide, ramps with parking cannot exceed 6.67% pitch, and so on). When emphasis is placed exclusively on the occupied use needs around the garage, and not the parking layout, parking becomes unnecessarily expensive. Overall, it is more effective to balance the needs of the parking system with the overall needs of the entire development. SPS is highly skilled at working in unison with other project developers to evaluate all development needs and strike an equitable balance.

SPS provides several highly unique design and development options which set us apart from other parking design/development teams.

1. SPS singularly provides for design and development functions, creating uniformity, singular responsibility, and cost efficiencies.
2. SPS has proprietary design software which streamlines the design and budgeting processes, thus removing costs from both design and development functions while allowing projects to be developed through a fast-track program that save months of construction time and significant costs.

SPS has worked on many teams that include parking garages and other mixed-use needs. SPS is currently developing a 1,400-car garage for LSU Medical Center in New Orleans which includes 14,000 square feet of ambulatory care space and office areas. SPS has proven its abilities through other successful projects by being the team's parking leader. This single-source responsible agent for parking provides our municipal partners and private developers the benefit and assurance of dealing with a single company and parking leader throughout the course of the parking design and development exercises.

SPS will oversee special design for the parking garage and will assist the City by helping develop parking operational contracts between the City and other developers and users of the garage. SPS will provide design and installation assistance for parking management control systems within the garage. We currently suggest the City should operate and maintain the garage once it is constructed.

International Coliseums Company (ICC) www.Coliseums.com - International Coliseums Company ("ICC") is the Leader in Event Center development. Since 2003, ICC has developed dozens of event and coliseum centers, with one currently under construction in South Lake Tahoe, Nevada; no other company has developed more in that time frame. ICC brings an unparalleled level of expertise and a proven integrated, sole source approach for Event Center development, design, construction, FFE procurement and start-up.

ICC has now completed 14 public assembly/entertainment facilities similar in size and scope to this project. ICC's business and technical reputation, capabilities, and experience, have been proven over and over again through their successful track record of designing, building, and financing event, meeting, and spectator facilities from the Budweiser Events Center in Loveland, Colorado to the United Wireless Arena in Dodge Municipality, Kansas; and most recently, the Anderson Auto Group Fieldhouse in Bullhead City, Arizona, the Sun Peaks Resort Municipality Conference Center and as mentioned earlier, the Tahoe South Events Center. Simply put, ICC is an event center

development company that is engaged, with partners, in sports management, multipurpose events center development, food and beverage services, marketing, and commercial sponsorship sales.

In addition to smaller convention and conference space facilities, ICC is also an accomplished developer of facilities raging in size from 3,000 to 7,000 fixed seats and capacity up to 10,000 seats. In May, 2019, ICC opened the Anderson Auto Group Fieldhouse in Bullhead City, Arizona making their first high school district project. The current facility is 125,000 square feet and features a regulation size football and soccer turf surface along with the flexibility to accommodate six basketball courts, twelve volleyball courts, twenty – four wrestling mats. This facility also has the capability to host concerts, graduations, trade shows and exhibitions.

Of additional interest, ICC's principals have been involved with the Central Hockey League ("CHL") since the inception of the league in 1995. Rick Kozuback was one of the original founders of the Western Professional Hockey League ("WPHL") which merged with the CHL in 2001 and subsequently purchased all of the shares of the combined league thereafter. Needless to say, ICC has unique and in-depth knowledge to provide "ice options" within their facilities. While an ice option may not have been considered by the City, ICC can quickly evaluate an ice-option (if the City has interests), and effectively provide for that amenity.

ICC has a very specialized understanding of event, meeting, and convention facility structures and an outstanding history of developing and delivering these facilities within very tight schedules and budgets. The company prides itself in developing and creating facilities that meet the vision of municipalities and consistently exceeds expectations.

ICC will assist in the design and development of the convention area for this project while working in unison with the team. ICC will provide programming, operational, and maintenance options for the City.

The Michaels Organization (Michaels) www.TMO.com - Since 1973, The Michaels Organization (Michaels) has been creating a legacy that can be summed up in one powerful phrase: ***"The World is a Better Place to Live Wherever We Build and Manage It."*** It all began with their founder Michael J. Levitt, a man of great integrity, leadership, and incredible generosity.

Through the years, the organization has grown to 2,000+ employees, and has thrived and led innovation in every residential housing sector. The Michaels Organization has become a national leader in the real estate industry, providing full-service capabilities in development, management, finance and construction.

Michaels' deep experience in all facets of community development from affordable, student, military and market rate multi-family living, has made them a trusted partner for more than 47-years. Michaels currently serves more than 145,000 residents in more than 400 communities in 35 states, including the The District of Columbia, and the U.S. Virgin Islands. Their current development pipeline includes $3.9 billion student, market rate, and affordable housing.

Michaels is the premier owner, operator and developer of multifamily housing in the country. They are the only national developer, owner and operator--private or public--who can truly solve all of their clients'/partners' housing needs. From deep subsidy public housing, tax credit, workforce, student and market rate multifamily housing, they do it all.

Their financial stewardship, strong balance sheet, excellent relationships with both debt and equity providers, and the flexibility to work with a variety of funding mechanisms allows them to determine the best financial approach for their partners' specific needs.

For Pensacola, Michaels has begun due diligence exercises into the market and believes the opportunities for multifamily housing are very high.

Michaels will provide predevelopment due diligence services to evaluate the opportunities for a successful multifamily affordable and workforce housing development. Michaels will oversee design and development services for this portion of the Project. Michaels will assist with funding and post-construction operations for these dwellings.

Legendary Marine (Legendary) www.legendaryinc.com - Legendary includes a grouping of companies. Their flagship company is Legendary Development which focuses on marina and marine oriented development needs. Legendary has developed, owns, and operates nearly 20 marinas along the east coast. Legendary is constructing two marinas in the Bahamas.

Building value beyond the sum of our parts. Working together as one integrated team, the companies of Legendary span the spectrum of real estate value creation. By sharing their creative knowledge of marina development, operations, and markets, everyone benefits—investors, business partners, clients, lease holders, landlords and buyers—with better living, business environments and increased value.

Legendary will provide marina consulting and guidance services. Legendary will utilize its vast knowledge with marina design to develop a masterplan that best services the downtown marina needs. Legendary will develop a budget and pro forma for the marina, and if approved by the City, Legendary will oversee the marina's development and operations (if required).

Provident Resources Group (Provident) www.Provident.org – Provident is our team's primary infrastructure finance partner. Provident is an established national 501(c)(3) organization committed to the financing, development, ownership, and operation of state-of-the-art facilities across the country that serve to advance lessen the burdens of government. Provident employs the highest level of professional management while taking a unified approach to their delivery of services. Provident passionately believes this approach serves to enhance the quality of services within Provident's facilities and communities they serve.

Provident is led by a talented senior management team supported by a staff of over thirty in-house professionals that include experienced lawyers and CPAs seasoned in tax-exempt financing for public institutions and nonprofit organizations who are focused on serving the missions of Provident in communities across the United States through socially responsible finance activities and community development. Furthermore, Provident is guided by a diversified national board of directors experienced in higher education, finance, investment banking, venture capital funding, law, and government administration. Perhaps most important to Provident's abilities to execute and its successes to date is the support and confidence it has of many of the largest investment and commercial banking firms in the country.

Over the past decade Provident has served its missions in over 21 states, accessing over $5 billion in capital from the private and public markets and assembling an asset base of nearly $3.5 billion with another $1.5 billion under development. The various financing models utilized by Provident demonstrates their ability to successfully access the capital markets, whether through equity markets, complex tax-exempt public offerings, or private placements or through conventional bank financings.

Under Provident's nonprofit ownership and financing structure, Provident assumes responsibility for financing, furnishing, equipping, owning, and operating the partner's development. This structure allows their City, governmental, and healthcare partners to exercise significant control over all aspects of the development and operation of the project while enjoying the financial and intangible benefits of the project without having to bear the burdens typically associated with the ownership and financing of such a project.

Provident brings a wealth of experience and abilities with financing municipal infrastructure projects and developing work force housing. This team is partnered with Provident on multiple projects throughout the United States assuring our clients of our ability to work together cooperatively and successfully.

Provident is perfectly suited to provide this team and the City creative options to finance the infrastructural portions of this project through use of tax-exempt bonds and other means, many of which may not impact city finances, bonding abilities, or their balance sheet.

Bullock Tice Associates – Architecture (BTA) www.BullockTice.com - Bullock Tice Associates (BTA) is under the family of companies which include Structured Parking Solutions and PTAC Consulting Engineers. BTA provides in house planning, as well as architectural and interior design services for SPS and other clients located throughout the Southeast USA region. BTA focuses on serving commercial/multifamily/retail developers; governmental/educational/institutional entities; and Department of Defense/public agencies. Founded in 1958, BTA's multi-generational practice has built its reputation on active listening, creative client collaboration/engagement, dependable/professional design execution and responsiveness to client's needs.

Bullock Tice is a parent company to SPS and works collaboratively with SPS on projects that include mixed-use and other design needs. BTA has inherent knowledge and experience to provide design for this project, including parking and convention facilities, and those structures combined with mixed-use structures like the ones being planned to wrap the garage and conference/convention facility.

BTA prides itself in being known as the client's preferred architect because of their inherent ability to listen, evaluate the client's needs, and effectively design to those needs and the client's budget.

BTA and the entire design team will work within a REVIT-360 design environment. By working within REVIT-360, we will provide the City and all stakeholders real-time access to the project design model which will be hosted virtually. By all team members working within a singular design model, we reduce errors and omissions, increase budgeting accuracy, assure strong & fluid communication and project understanding between all parties, and improve scheduling efforts.

BTA will provide overall architectural services to assure this project is properly designed to meet the client's needs, budget, and schedule, while also successfully merging and cooperating with surrounding private developments.

Construction Services – Our team has relationships with regional construction companies ready to construct this Project. Our team also understands the unique construction, staging, and logistical needs which could impact the construction processes. The garage, conference/convention, and housing facilities may also include construction items which could benefit or impact the surrounding land and other developments. We are also unsure of the items in our development which the City may approve. Therefore, at this preliminary stage, our team is advising the City that we perform further evaluations to determine the most appropriate construction processes and construction partners.

Understand, Carson Lovell has experienced project management abilities and provides its clients unparalleled client/project management services. CL's abilities and experience will assure the City that our Project will be properly constructed and all costs will be carefully evaluated and overseen to prevent erroneous costs impacts to the City, while maintaining scheduling needs.

Additional Team Members

Additional Team Members – Our team will include additional participants including those providing Civil Engineering, Structural Engineering, MEP Engineering, Fire Protection Engineering, landscaping, and others. Much like construction services, some of these services may be best provided in conjunction with the surrounding private developments. Assuming any portion of these services are to be provided through a cooperative agreement with the private developers, CL will utilize its project management abilities to assure the City that all costs will be properly accounted for and assessed to the appropriate areas.

c. **Past Project Examples –**

CARSON LOVELL INCORPORATED

Partial List of Carson Lovell governmental, corporate, and large mixed-use development projects:

- VA parking facility Charleston, SC - Developed 600-space parking project for the Veterans Administration
- City of North Augusta, SC – Developed a 600+ space parking garage for the City of North Augusta, SC
- Charleston, SC – Oversight of design and development plan for a 550-space municipal parking garage with 26,000 sf mixed-use condominium and retail structure.
- Beaufort, SC – Oversite of design and development plan for a 640-space municipal parking garage with ground level 12,000 sf retail area.
- South Alcaniz Project, Pensacola Florida- Developed 20,000 sf of office for SunTrust Bank.
- Wright Street Project, Pensacola Florida- Developed 25,000 sf of historic warehouse for Sacred Heart Hospital.
- Reus Street Project, Pensacola Florida- Developed 13,000 sf office building for the Department of Homeland Security.
- North Palafox Project, Pensacola Florida- Developed 7000 sf historic building for the Federal Court system Probation offices.
- Alcaniz Centre Condominiums and mixed-use space- Development of 45,000 sf of condos and mixed-use space.
- Davis Centre, Pensacola Florida- Development of 26,000 sf grocery store and offices for the Social Security Disability Determination Regional office.
- Commendencia Project- Development of 36,000 sf of offices for Wells Fargo and local law firm.
- West Garden Project- Acquisition and development of 65,000 sf building for Bank of America and Baptist Hospital.
- Southtown, Pensacola Florida – provide owner-client relations and project management services





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CITY OF NORTH AUGUSTA MEDAC PARKING GARAGE

Description

Parking Garage No. 1 for the City of North Augusta, SC was completed in the summer of 2017. The project was designed, constructed and developed by SPS for the City. There were many challenges faced in the creation of this facility. The first being timing, a private developer was building a major office building adjacent to our site and the City had agreed to provide the parking needed to support this occupancy. Since the other development had already commenced our team was charged with the design and construction of these four tiers, 599-space garage in less than a year in time for the adjacent building's occupancy.

Our second challenge was the site itself which was basically the sloping face of a cliff with existing grades sloping in excess of 50 feet from one corner to the other. To accomplish this design a substantial soil-nail retaining wall had to be developed on three sides of the garage. This technology allowed us to excavate down a little at a time and build the retaining wall as we dropped. This approach was necessary due to the site having a City street on each end and the developing office building only 40 feet away on another face. A major benefit however, of working with a site such as this was our ability to create multiple vehicular egress points at different tier levels which expedites loading and unloading operations.

Once sitework was commenced our last major challenge was encountered. This site had previously been used as a disposal area for a closed brick factory in this area and we discovered multiple water springs as the site was dug out. More than 932 truckloads of debris were removed from the site and a substantial water collection system had to be designed and constructed as the work progressed, putting that much more pressure on the design/construction team to complete this project on time. The team was able to make up lost time through the efficient delivery and erection of the precast garage components as well as the expeditious trim out requirements by the General Contractor. The project successfully completed on time and ready for the first occupants of the adjacent office building.

Structured Parking Solutions' Role
Architecture and Interior Design
Structural and Specialty Engineering
Overall Project Management
Construction Administration

Location / North Augusta, SC
Client / City of North Augusta, SC
Construction Cost / $10,550,407
Size / Four-level, 599 spaces, 210,036 GSF
Completion / 2015



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LSU MEDICAL CENTER PARKING GARAGE AND AMBLITORY CARE FACILITY

Description

Structured Parking Solutions (SPS) is completing a new 1,400 car garage which includes 13,800 sqft of ambulatory care space in downtown New Orleans. The project will be completed in July, 2021 at a cost of $41MM.

The project had many unique attributes which benefited from SPSs experience. The project required a fast-track design and development process. SPS utilized its own design software to allow shop drawings to be developed simultaneously with the Permit Drawings. This allowed precast concrete compoenets (required to build the garage) to begin shipping a few days after the Permit Drawings were approved. Overall, SPS was able to remove nearly 4-months form the construction schedule which also greatly reduced project costs.

The project will be completed on time and in budget.





CITY OF CHARLESTON PARKING GARAGE – MIXED USE PROJECT

Description

The Hughes is a mixed-use development in the historic district of Charleston, SC which SPS designed and provided predevelopment services for. The project includes a 750-car garage surrounded by mixed-use retail (approx. 9,500 sqft) and multifamily dwellings (52-units of various size).

SPS submitted the project to the Charleston Board of Architectural Review and received resounding approval. The project currently being budgeted for construction.

Structured Parking Solutions' Role
Architecture and Interior Design
Structural and Specialty Engineering Overall Project Management Construction Administration

Location / Charleston, SC
Client / Hughes Corp.
Est. Construction Cost / $47MM

Partial Listing of SPS projects which includes over 400-garages

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comprehensive & custom-tailored parking solutions

Private Sector Parking Garages

Hampton Inn: Fairhope, AL
Seawind Condominiums: Gulf Shores, AL
Crystal Shores East Condominium: Gulf Shores, AL
Crystal Shores West Condominium: Gulf Shores, AL
Crystal Tower Condominium: Gulf Shores, AL
RSA Battle House: Mobile, AL
RSA: Montgomery, AL
Caribe II: Orange Beach, AL
Florida Altamonte Mall: Altamonte Springs, FL
Perimeter: Phoenix, AZ
Destin West: Destin, FL
Dunes of Crystal Beach: Destin, FL
Azure Condominium: Ft. Walton Beach, FL
Prudential Insurance: Jacksonville, FL
Fidelity National: Jacksonville, FL
Corporate Center Four: Orlando, FL
Ustler II: Orlando, FL
Village of Imagine: Orlando, FL
Palm Coast Harborside: Palm Harbor, FL
Gulf Crest: Panama City, FL
Treasure Isle Condominium: Panama City, FL
Boardwalk Beach Resort: Panama City Beach, FL
Pensacola Regional Airport: Pensacola, FL
Scenic Terrace Condominiums: Pensacola, FL
Hilton Tower: Pensacola Beach, FL
Shoppes of Veranda: Ponte Vedra, FL
Landmark at Doral: Miami, FL
Miami Herald: Miami, FL
Baptist Church: Romar Beach, FL
Citicorp: Tampa, FL
Hard Rock Casino: Tampa, FL
Atlantic Station R17: Atlanta, GA
IKEA: Atlanta, GA
Edgewood: Atlanta, GA
Lindmont Apartments: Atlanta, GA
Pittsburgh Civic League: Atlanta, GA
Tenside 643 10th St.: Atlanta, GA
Ellsworth Industrial: Atlanta, GA
Overlook Center: Boston, MA
Wegmans Food Mart: Columbia, MD
Ameristar Casinos: Kansas City, MO
Harrah's Casino: St. Charles, MO
Legacy Condominium: Biloxi, MS
Pavilion East at Lakeview Park: Charlotte, NC
Brixham Green: Raleigh, NC
Argosy Casino: Omaha, NE
Con-Agra Foods: Omaha, NE
Bergen Tower Center: Paramus, NJ
RCN: Lawrenceville, NJ
The Highlands at Morristown: Morristown, NJ
Maple Gardens: Newark, NJ
Bella Venezia: Las Vegas, NV
Kenwood: Cincinnati, OH
Hillcrest, Phase II: Oklahoma City, OK
Magnolia Street: Spartanburg, SC
John H Allen: Jackson, TN
HGTV: Knoxville, TN
Knoxville POB: Knoxville, TN
Lake Plaza Condominium: Knoxville, TN
Scripps Networks Headquarters: Knoxville, TN
Highwoods Triad Centre: Memphis, TN
Horizon: Memphis, TN
Highwoods Office Deck I and II: Nashville, TN
Metro Nashville Airport Authority: Nashville, TN
Nissan Headquarters: Nashville, TN
West End Summit: Nashville, TN
Wayson Pavilion: Arlington, VA
Sajak Pavilion: Arlington, VA
Carmax: Goochland, VA
Dominion Chevrolet: Richmond, VA
Newport News Airport: Newport News, VA
Westin: Virginia Beach, VA
Plymouth Road: Plymouth, VA
Clay Street: Richmond, VA
City Center: Burlington, VT

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comprehensive & custom-tailored parking solutions

Health Care Parking Garages

Shelby County Medical: Alabaster, AL
Baptist Hospital (Study): Jacksonville, FL
Humana Hospital: St. Petersburg, FL
Henry Medical Center: Henry County, GA
St. Luke's Hospital: New Bedford, MA
Veterans Administration Medical Center: Biloxi, MS
North Kansas City Hospital: Kansas City, MO
Liberty Hospital: St. Louis, MO
Oktibbeha County Hospital: Starkville, MS
West Tennessee Healthcare: Jackson, TN
Medtronic Expansion: Memphis, TN
Methodist LeBonheur Germantown Hospital: Memphis, TN
Skyline Medical Center: Nashville, TN
St. Jude: Nashville, TN

College / University Parking Garages

Auburn University North Park: Auburn, AL
Samford University (Pitts): Birmingham, AL
University of Alabama: Birmingham, AL
University of Florida Deck IX: Gainesville, FL
University of Georgia Coliseum: Athens, GA
Valdosta State University Oak St.: Valdosta, GA
Valdosta State University Sustella St.: Valdosta, GA
University of Kansas: Lawrence, KS
Mary Washington University: Prince Georges, MD
Washington University Snow Way: St. Louis, MO
Lipscomb University: Nashville, TN

Municipal / Government Parking Garages

Jacksonville Library: Jacksonville, FL
Kings Avenue: Jacksonville, FL
Palm Avenue: Jacksonville, FL
Riverside Avenue: Jacksonville, FL
Escambia County Judicial: Pensacola, FL
City of Pensacola Downtown: Pensacola, FL
Atlanta Public Safety: Atlanta, GA
LaGrange Downtown: LaGrange, GA
City Dock Parking: Pascagoula, MS
Public Safety Complex: Paterson, NJ
Richard H. Fulton Complex: Nashville, TN

ICC
International
Coliseums Company



United Wireless Arena & Boot Hill Conference Center

Dodge City, Kansas

SCOPE OF WORK

—Feasibility Plan (GPI) Due Diligence (GPI)

—Business Plan (GPI) Design Concept (ICC)

—Project Management (ICC) Facility Management

—FF&E Selection and Procurement (ICC)

—Facility Sponsorship (GEMS)

—Food and Beverage

—Event Ticketing (GetTix.Net)

PROJECT FACTS

Completion: ..... February 2011
Project Cost: ..... $41.5 Million
Construction Costs: ..... $35 Million
Seating Capacity: ..... 4,200 seating for sports, 6,060 for staged events
Architect: ..... Sink Combs Dethlefs

DESCRIPTION

Single ice sheet community center with attached meeting/conference facility. Located adjacent to Boot Hill Casino and Resort.

DODGE CITY, KANSAS

Dodge City, roughly 150 miles west of Wichita, is situated in the center of America's Heartland. It currently has a population of approximately 34,000 and proudly boasts its Western heritage. Dodge City and the surrounding area have experienced growth unequaled by any other Eastern Kansas City, which makes the feasibility and long-term success of this project achievable.

The multi-purpose events center was built on a "pad ready" site with parking and road access provided by the casino and local businesses that will allow room for future development. The location of the arena allows for it to host a wide variety of sports and entertainment events, including easy accommodation for the historical and rodeo events the area is well known for. It currently hosts over 200 events a year such as concerts, trade shows, family shows, agricultural events and other civic functions.

The facility includes exhibition floor space and community meeting rooms. The center has approximately 4,200 seats, with designated VIP seating and luxury suites as well.

ICC
International
Coliseums Company



Silverstein Eye Centers Arena

Independence, Missouri

SCOPE OF WORK

—Feasibility Plan

—Business Plan

—Project Management

—FF&E Selection and Procurement

—Facility Management

—Facility Sponsorship

—Event Ticketing (GetTix.Net)

—Anchor Tenant (CHL)

—Due Diligence

—Design Concept

—Food and Beverage

PROJECT FACTS

Completion:.....November 2009
Project Cost:.....$50 Million
Seating Capacity:5,800 seating for sports; 7,200 seats for staged events in main facility; 536 seating in second ice facility
Architect:.....Sink Combs Dethlefs

DESCRIPTION

Double ice sheet venue.

INDEPENDENCE, MISSOURI

The arena in Independence, Missouri makes cutting edge technology in entertainment still look at home in a traditional American heartland landscape.

As the only events center of its size in the region, the over 182,000-square-foot building is suited to a variety of uses. As many as 5,800 fans can come and enjoy pro-hockey, concerts, trade shows, and events like monster truck rallies and roller derbies—in their own city.

The suite level provides 25 suites, 2 large party suites, club seating & lounge for the higher-end patron. Unique additions to the center include a community ice building, pro shop, locker rooms, and a rentable party room.

"We haven't even had anything along those lines...it's going to be a huge plus for the city."

—Tom Scannell, Community Development Director for Independence

ICC
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Findlay Toyota Center

Prescott Valley, Arizona

SCOPE OF WORK

- —Feasibility Plan (GPI)
- —Business Plan (GPI)
- —Project Management (ICC)
- —FF&E Selection and Procurement (ICC)
- —Facility Management
- —Facility Sponsorship
- —Anchor Tenant (CHL)
- —Event Ticketing (GetTix.Net)
- —Due Diligence (GPI)
- —Design Concept (ICC)

PROJECT FACTS

Completion:.....October 2006 (completed on schedule)
Project Cost:.....$35 million (completed within budget)
Seating Capacity: 5,100 seating for sports; 6,300 seats for staged events
Architect:.....Sink Combs Dethlefs

DESCRIPTION

Single ice sheet community center, major component of a 40 acre retail and Entertainment Center District.

PRESCOTT VALLEY, ARIZONA

Findlay Toyota Center is the only arena of its size between Las Vegas and Phoenix and is Northern Arizona's sports and entertainment venue. While most event centers are recognized by their grand façade and bright lights, Tim's Toyota Center should be admired for what the design and construction team achieved without the big budget.

First and second floor windows let light in the concourses during the day and display fan interaction to those passing by in the evening. The two story, 137,000 square foot arena has a seating capacity of 5,100. Among its amenities are 24 luxury suites (including two party suites), 400 club seats, and parking for 3,000 vehicles. The facility is designed to host a variety of events including the Central Hockey League's Arizona Sundogs games, concerts, ice shows, arena football, motor cross, rodeos, conventions and trade shows.

The completion of the center marks an important addition to the creation of a new downtown/urban center for the Town of Prescott Valley.

ICC
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Coliseums Company



Tahoe South Events Center

Stateline, Nevada





PROJECT FACTS:

Anticipated Completion:.....January 2022
Architect:.....PW Nevada, Inc.
Civil &Landscape:.....DESIGNWORKSHOP
CMAR .....CORE Construction

DESCRIPTION

Single ice sheet Multi-Event Arena and Convention Center

Stateline, Nevada

International Coliseums Company is the Owner's representative and Project Manager responsible for this project. ICC's project director overseeing the design, bid and selection of contractors and operators ensuring on time delivery and within budget completion.

The proposed Events Center building is located on the south-west corner of U.S. Highway 50 and Lake Parkway, Stateline, Nevada, adjacent to the Montbleu casino and consists of two levels: an event floor level and a suites and offices level. The building footprint is approximately 88,420 square feet and the total floor area is approximately 138,550 square feet. The facility's design offers the flexibility of hosting a wide variety of events, including conventions and conferences, sports, trade shows, performing arts and musical concerts. Overall seating capacity is approximately 6,000, which includes floor seating for a concert or performing arts event. During trade shows, ice skating shows, and sporting events, such as hockey, basketball and volleyball, up to 4,200 seats will be available.

ICC
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Anderson Auto Group Fieldhouse

Bullhead City, Arizona



PROJECT FACTS:

Completion:.....April 2019

Project Cost:.....32.5 Million

Architect:.....Perkins Will / Orcutt Winslow

General Contractor:.....CORE Construction

DESCRIPTION:

Indoor artificial turf fieldhouse, for football/soccer and other venues.



Bullhead City, Arizona

The Anderson Auto Group Field House is a 125,000 square foot multi-use building designed to accommodate a variety of event space needs for the Colorado River Union District's high schools and the surrounding community of Bullhead City, Arizona.

The primary athletic field area provides seating for up to 4,500 people and offers support spaces including offices, concessions, a box office, and a press box. The athletic area can be converted to host a variety of sporting events, as well as conferences and trade shows. The building also features 4,050 square feet of classroom space and a 1,200 square foot teaching kitchen for culinary arts instruction.

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Allen Event Center

Allen, Texas

SCOPE OF WORK

—Feasibility Plan (GPI)

—Due Diligence (GPI)

—Business Plan (GPI)

—Design Concept (ICC)

—Project Management (ICC

—Food and Beverage

—FF&E Selection and Procurement (ICC)

—Facility Management

—Facility Sponsorship

—Event Ticketing (GetTix.Net)

—Anchor Tenant (CHL)

PROJECT FACTS

Completion:.....November 2009

Project Cost:.....$52.6 Million

Seating Capacity:.....6,200 seating for hockey; 7,500 seats for staged events in main facility; 300 seating in second ice facility

Architect:.....Sink Combs Dethlefs

DESCRIPTION

Double ice sheet venue. Anchor for the Village at Allen, a 180 acre mixed-use development.

ALLEN, TEXAS

The Allen Event Center is one component of a 3 million-square-foot mixed-use development in Dallas suburb Allen, Texas.

This state-of-the-art facility is located within the mixed-use project called The Village at Allen and The Village at Fairview. It is considered one of the largest mixed-use projects in Texas. Combined development spans 400 acres and includes 2 million square feet of retail space and 1 million square feet of office, residential and hotel space.

It opened on November 9, 2009 with Reba McEntire performing as the grand opening artist. The Event Center is expected to host approximately 150 events each year and have more than 1,000,000 visitors annually.

It features headline entertainers, professional sports and touring shows, trade shows, festivals, and cultural and community events. The event center has the capacity for approximately 8,500 seats and 29 luxury and club suites.

Orchard Park

DAVIS, CA

THE Michaels ORGANIZATION

PROJECT SHEET

In September 2017, The Michaels Organization was selected through a competitive RFQ/RFP process as part of the University of California's 2020 Housing Initiative to develop Orchard Park Apartments.

Through a Public/Private Partnership, Orchard Park is being redeveloped to serve graduate students and students with families. Some project features ~~include:~~ family housing at below market-rate rents, preservation of heritage cork oak trees, and bicycle/pedestrian connectivity. In addition to being a bicycle/pedestrian friendly community, vehicle parking will be provided as well.

Amenities include outdoor gathering space, multipurpose rooms, recreation and study lounges, laundry rooms, Community Center with a multipurpose room and kitchen, meeting room and mail/package storage.







PROJECT FACTS:

Project Status: 2023 Delivery

University Served: University of California, Davis

Program: Approximately 1,549 beds / 613 units

Parking: 491 spaces

Project Size: 19 acres / 614,513 GSF

Developer/Management: Michaels Student Living

Project Cost: $335 Million

Finance Structure: Tax-Exempt Bonds

Student Type: Graduates, Students with Families

Unit Type: Flats

Sustainability: Aiming for LEED for Homes Gold

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Graduate Student Housing

LEBANON, NH

THE Michaels ORGANIZATION

PROJECT SHEET

Michaels Student Living and Dartmouth College are partnering on this new student housing project located just three miles south of main campus. The proposed apartment community will be built on a 53-acre property the college owns on Mt. Support Road near Dartmouth-Hitchcock Medical Center in Lebanon. The community will accommodate graduate and professional students and their families, as well as Dartmouth-Hitchcock staff.

The project will be comprised of four 4-story residential buildings and a community center with social gathering space, and fitness and management offices arranged in a park-like setting. Residents will have a selection of unit types including one-bedroom, two-bedroom and four-bedroom apartments.

The basis of design is the promotion of personal well-being in an environment that graduates can call home and feel connected to the hospital, College, Town of Hanover and City of Lebanon. Dartmouth recently celebrated its 250th Anniversary. We are proud to be a part of Dartmouth's future!







PROJECT FACTS:

Project Status: 2021 Delivery

University Served: Dartmouth College

Building Program: 612 beds / 316 units

Student Type: Graduate Students, Faculty/Staff

Project Size: 274,180 SF

Project Cost: $80,000,000

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Holly Pointe Commons

GLASSBORO, NJ

THE Michaels ORGANIZATION

PROJECT SHEET

Holly Pointe Commons was a Public-Private Partnership with Rowan University. Designed to create a new East campus gateway for the University and enhance Rowan Boulevard, a main thoroughfare lined with residential and commercial space, Rowan wanted to support the Glassboro Township redevelopment initiative.

The project includes two buildings that are interconnected with study bridges above the ground level. The Western Wing is 7 stories, while the Eastern Wing is 4 stories, presenting a more appropriate pedestrian scale to the street. A 500-seat dining facility anchors the western leg of the seven-story wing overlooking historic Abbott's Pond.

The building is set back from the surrounding roadways, serving as both a visual buffer and an environmentally sensitive storm water management strategy. The interior courtyard was designed to save the 100-year-old walnut trees. Wood from those trees was repurposed by creating custom-built exterior benches. The project was complex due to the scope and time constraints.







PROJECT FACTS:

Year Complete: August 2016

Project Location: Glassboro, NJ

University Servedd: Rowan University

Building Program: 1,413 beds / 742 units

Final Project Cost: $133 Million

Finance Structure: Tax-Exempt Bonds

Project Size: 303,000 GSF

Residential SF: 284,000

Dining Hall SF: 19,000

Student Type: Freshmen and Undergraduates

Unit Type: Bedrooms are clustered in Pods

Sustainability: Designed for Silver LEED certification

Developer/Management: Michaels Student Living

ADDITIONAL FACTS:

Project Architect: Erdy McHenry Architects

Project Contractor: Torcon, Inc.

Construction Type: Concrete Superstructure with Filigree Formed Slabs

Reference: Joseph Scully, SVP for Finance and Chief Financial Officer, Rowan University (856) 256-4127 / scullyj@rowan.edu

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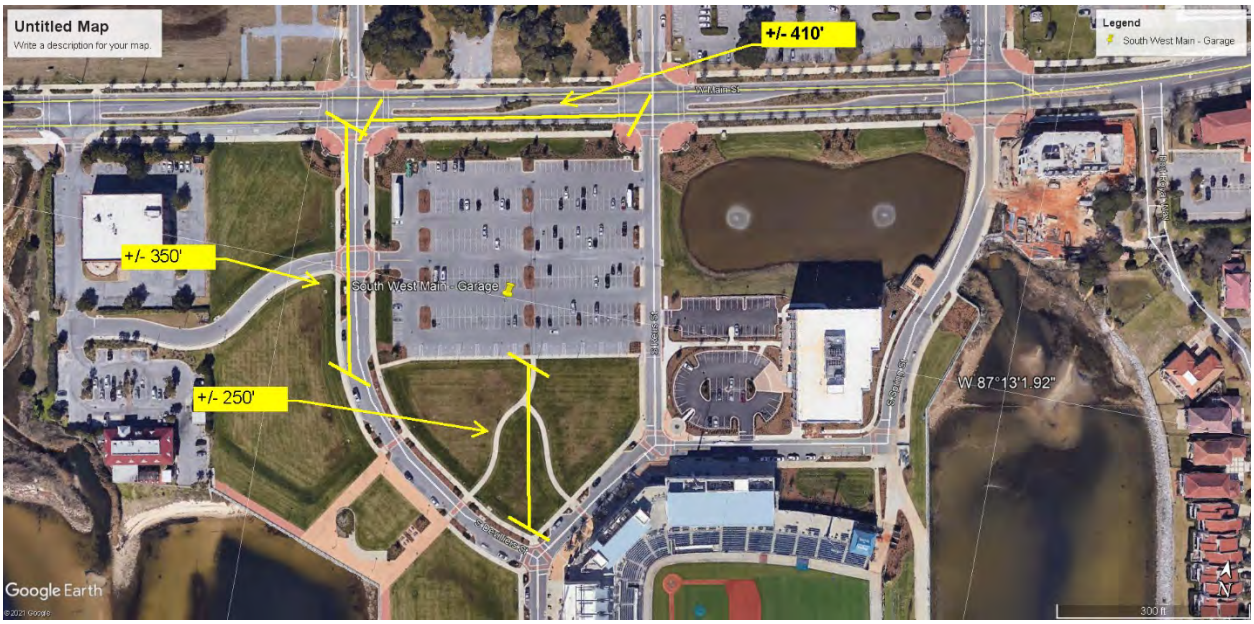
IV. Project Description – Masterplan

This proposal includes the development of separate, but jointly designed and developed, public-use infrastructure projects, accompanied by other development opportunities. Our concepts included in this document are the views and suggestions of our collective team. These were developed with our understanding of the City and surrounding downtown community. However, once selected we will begin stakeholder meetings with City officials and staff, combined with community leaders and citizens to "fine-tune" our overall masterplan.

We were unable to acquire survey information from the City, therefore we utilized aerial imagery to develop our masterplan.



We include four primary components within our primary masterplan plus the waterfront marina component. The four primary components include the multifamily affordable workforce housing building, the parking garage, the entertainment facility (below the multifamily and garage areas), and the convention/conference building. In addition to these, we include a park area (green space).

Multifamily Component – In many cities across the country, it is increasingly difficult for middle-income workers to rent housing in the areas in which they work. This is in partially due to wages not keeping up with increasing costs of living but is also due to the limited supply of housing affordable to these workers. In response to limited affordable housing options in the areas where they work, many middle-income workers move to the outer fringes of a region, leading to longer commute times for the worker, higher levels of traffic, and other negative externalities for the surrounding area.

According to the Urban Land Institute (ULI), Workforce Housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which include professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like. Households who need workforce housing may not always qualify for housing subsidized by the Low-Income Housing Tax Credit (LIHTC) program or the Housing Choice Vouchers program (formerly known as Section 8), which are two major programs in place for addressing affordable housing needs.

Our team members will work with the City, Community Redevelopment Agency, and others to fully qualify the City's needs and overall requirements for our housing component. Once these qualifications are understood, we will finalize our multifamily masterplan, budget, and overall offering.

At this stage, we believe the most appropriate location for our multifamily affordable housing is at the north end of the property and against West Main. Our vision includes a building with units with balconies fronting West Main Street. We believe the building would include five elevated levels and be home to approximately 80 residences. The ground level of this building will include a lobby for guests and residences and additional amenity space. The remaining ground floor area will be designated to West Main frontage and applied to our retail entertainment experience, explained later in this section.



Our vision includes a modern and inviting building, complementing the existing character of the initial structures within the West Main development and the guiding comments of the West Main masterplan.

As we finalize our housing concepts, we will consider all options to benefit our residents, including rooftop amenities. These can include any combination of pool and deck space or general greenspace.



Parking garage – A cornerstone of this Project is a parking garage to serve surrounding developments and public parking needs. The parking garage is assumed to park upwards of 1,000-vehicles and complement the surrounding developments without creating erroneous costs for the parking garage.

Our highly knowledgeable parking design and development team understands parking needs and the complexities and costs to successfully develop parking programs. Another important fact to understand is that parking garages can contain occupancies like retail, commercial, and/or multifamily uses within the footprint of the garage (or directly against a garage) which our team is accustomed to dealing with.



When evaluating parking options, we will consider on-street traffic and approaches to and from the garage, safety, security, aesthetics, scalability features, adaptive reuse, and many other items.

As we begin pre-design functions, we will consider and advise the City on many options:

- LED lighting with photovoltaic switching systems to turn off lights when ambient light is sufficient
- EV charging stations for electric vehicle needs
- Handicapped parking
- Pleasing exterior aesthetic features and architecture
- Options for public bathrooms
- Options for ancillary services inside the garage to provide additional revenues, I.E. car washing services, pet sitting services, etc.
- Legal and contractual needs guiding the use of the parking system

We have many other features available for the garage which we intend to discuss with the City including:

- Roof mounted solar cells to offset energy costs
- Top floor event space – we commonly include abilities for the top level of the garage to be easily adapted to periodic events including weddings, small parties, chamber of commerce events, and many other types of gatherings.
- EMA options – garages are concrete structures and adaptable as hardened shelters and EMA staging areas.





The parking garage for this project will have unique qualifications to serve a multitude of parking users. This garage will include public use parkers, residential use parkers, hotel parkers, commercial office and employee parkers, and event parkers. Being able to properly manage those diverse parking groups (all with different parking needs) is complicated and begins at the design stage. We have begun those evaluations by studying the user groups, the available property, and long-range development plans for the West Main District. We have developed our own shared-use parking analysis and believe this garage should focus on an approximate 1,100 car capacity.

But the garage should be able to include an easy and affordable expansion option. The expansion option will allow parking capacities to grow as the West Main District grows.

We have also evaluated on-street characteristics around the garage site. It is very important to understand the loading and unloading needs of a large garage and how it will impact the surrounding streets and community.

In many cases, less-knowledgeable development teams place minimal importance on the parking garage within their development and focus on the other uses. Unfortunately, this misguided activity places undue costs and other complications on the parking garage and its programming characteristics. In many cases, these overbearing costs filter back to the City as those developers seek help paying for their ill-conceived parking program.

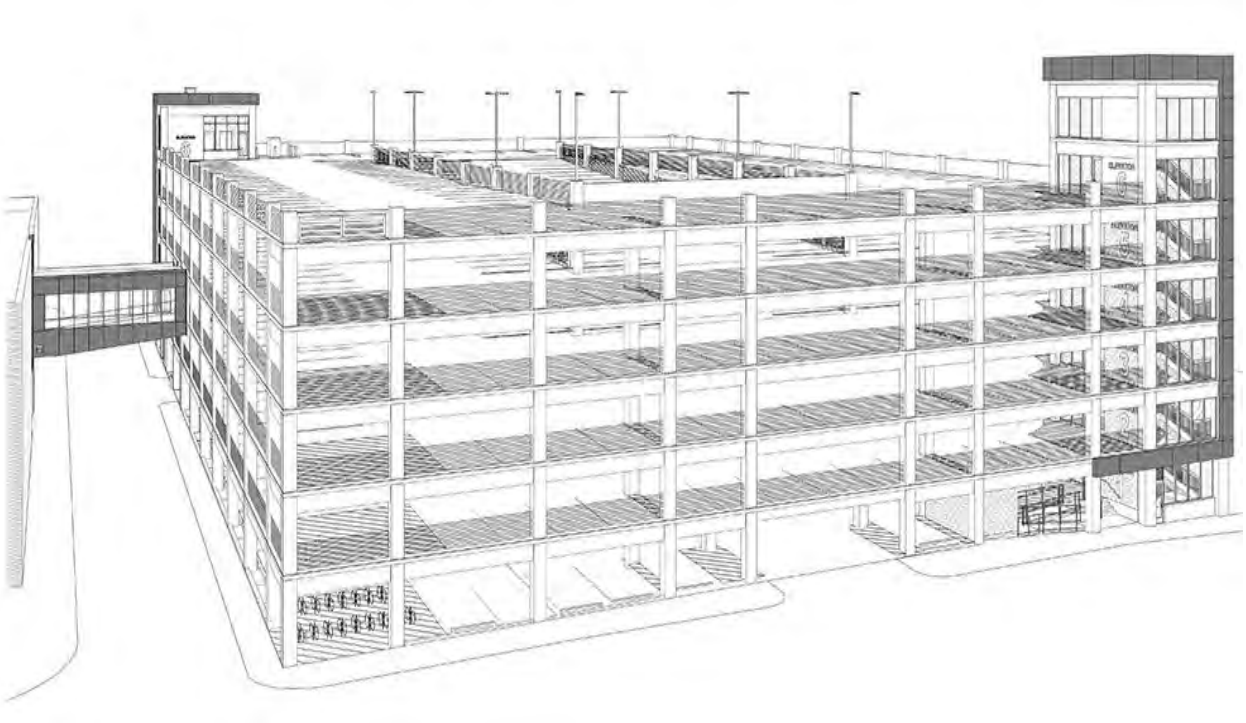
Collectively, we understand all these important factors which guide a prudently designed and developed parking garage and parking program.

For this project, we have focused on a garage which includes five elevated levels of parking. Overall, our design parks approximately 1,050 vehicles and is cognizant of handicapped parking needs. Our garage includes an efficient design that can be easily expanded in the future. Our expansion plan centers around expanding our garage horizontally, not vertically. This means the existing garage can remain in use while it is being expanded in the future. Our horizontal expansion could add upwards of 500-parking spaces to the garage in the future.

Our garage includes three open sides meaning our design will not require expensive mechanical ventilation equipment. The ground level of our garage features space for the remaining portions of the retail entertainment area that begun under the multifamily building.

Our garage focuses on a three-bay design. This means we can provide private and controlled access parking on each garage level. This will greatly benefit operational needs and allow for dedicated parking on each floor level as required.

We have gone to significant effort to study the needs of this garage and the most affordable development options blended with aesthetic and use features.



Convention/Conference Facility – Pensacola has always been a destination for small events, meetings, and conferences. Pensacola is often considered to host larger events requiring centralized meeting space but unfortunately facilities for these events are not available. Pensacola Beach offers options for modest sized events but reaching these areas during summer months can be both difficult and expensive. With the huge growth of the Pensacola area, many officials and local organizations see significant benefits from a regional convention & meeting facility, able to host conferences, meetings, and seated dinners including 500 people.

These types of facilities work well in urban settings like Parcel 4 & 5. We believe a convention facility meets many needs for this Project and the City:

- ✓ Provides important infrastructure to spur additional growth
- ✓ Compliments the surrounding Wahoo Stadium and Amphitheater
- ✓ Is a perfect use of public land at the waterfront
- ✓ Addresses the meeting and convention needs of the growing Pensacola market

Our proposed facility includes abilities to host and quickly transition between a multitude of uses. These uses commonly include any combination of indoor events, convention and conference areas, tradeshow space, and general meeting/dining space. The final programming for conference/convention facilities should be decided by market research and through guidance of the city, tourism agencies, community input, and other investigative means. Once formally selected by the City as their preferred developer, we will finalize the programing needs for this facility and specifically design around those needs.



We recognize some cities may have interests in providing an emergency shelter or staging area to support emergency response needs. Our structure can be adapted to meet these important needs if the City has interest.



Our concept focuses on approximately 65,000 square feet of overall conference, meeting, and banquet hall, transformation space. The facility includes two floor levels with large glass walls facing south to highlight the beautiful Pensacola Bay.

We have carefully considered back-of-house functions for this facility along with pedestrian needs. We have included space for a park (green space) and a pedestrian splash-park for children of all ages.

We believe this facility will compliment the Wahoo Stadium's programming needs while greatly assisting in the performance of the planned hotel adjacent to Parcels 4 and 5. Our team partner, ICC, will work to properly program the building, but also manage it if the City doesn't wish to manage it themselves.





Entertainment Option – Our team is cognizant of the other developments being proposed within the overall West Main development area. Those developments include a hotel and a significant amount of market-rate multifamily and retail opportunity space. As we studied and evaluated potential uses for parcels 4 and 5, we strived to include development opportunities that did not cannibalize the other developments. In fact, we want to create opportunities which assist and complement the other planned developments. To accomplish these goals, we focused on a development model that utilizes the ground level of our multifamily structure in combination with the ground floor of our parking structure to provide space for an intuitive and unique entertainment opportunity.

We have begun these evaluations with High5 Corporation for the development of this entertainment space. High5 is an "at-risk" urban-styled entertainment development company. At-risk, meaning High5 develops and operates their facilities without request for public support or subsidizes. High5 creates unique indoor entrainment venues that include traditional arcade style games and attractions in combination with indoor golf and other entertainment opportunities. High5 facilities are cropping up throughout the southern U.S. and have become famous as family-oriented facilities that meet the entertainment needs for urban downtown districts.



Marina Option – The Studder Company West Main masterplan devoted significant resources to studying and evaluating a marina component for West Main. The marina featured a breakwater attenuation component that created a safe-harbor area shielding the marina basin from erroneous wave action. The marina basin formed by the breakwater allowed for floating wet slip moorage of boats. While the marina operations should be carefully studied, one option favored by the Studder masterplan suggested the wet slips should be used as day-slip moorage purposes only. These slips would allow boaters to dock and visit downtown Pensacola and all its offerings.

Unlike convention space or other public infrastructure, incidental parking slips for boats are expensive with little tangible returns on investment to be identified. However, development of the breakwater and its walkways could be highly impactful for all citizens and visitors of Pensacola and serve as the starting point for a future marina.

Once selected, we will provide thoughtful evaluations for all marina options, create a development budget & pro forma, and consult with the City on any appropriate needs and interests in developing this portion of the project.



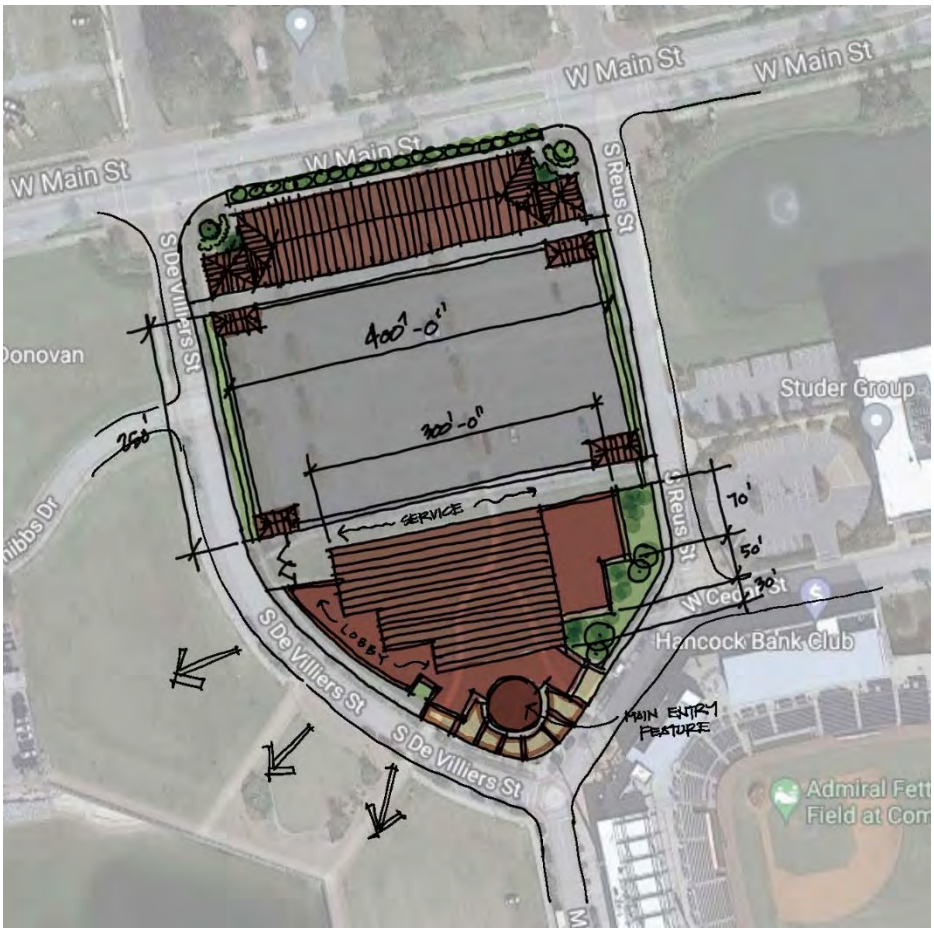


Masterplan – Over the years, several teams have made strides towards developing these properties. In these cases, past teams developed masterplans which were not always cognizant or respectful of the highly unique needs and functions between public infrastructure and private development projects. Public infrastructure projects are typically financed, operated, and managed differently than private development projects. Our team includes development professionals which understand the unique needs, legalities, and financing attributes of both public infrastructure and private developments. We have applied our understandings to adopt the latest masterplan into a plan we believe is more respectful of both the public and private development for the overall Project.

Our current masterplan addresses:

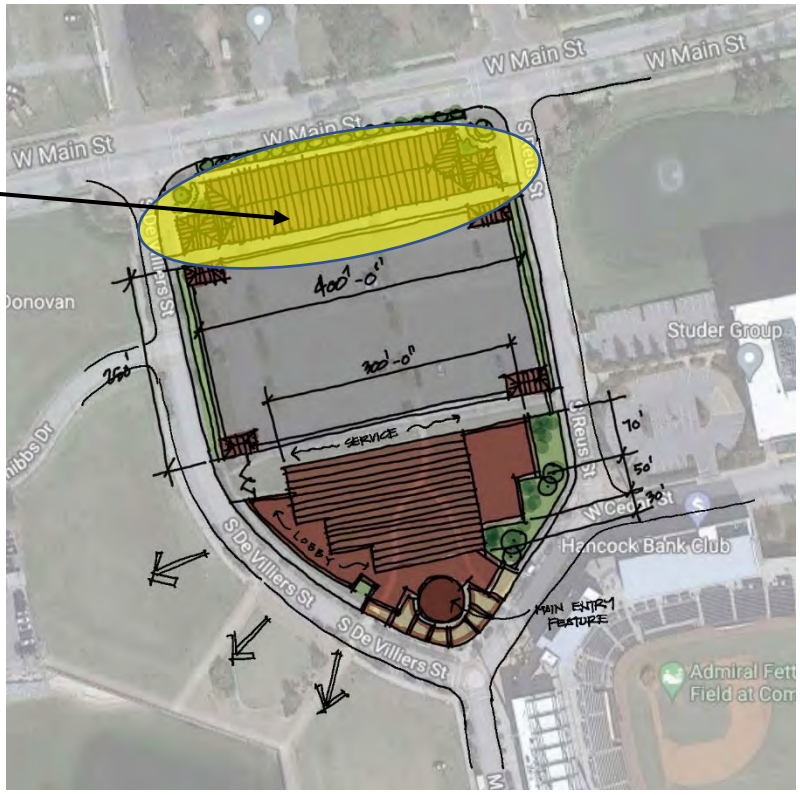
- The overall property development as primarily public infrastructure space
- The footprints for the parking garage, conference center, entertainment, and multifamily developments
- Allow simpler and less litigious organizational control mechanism between the public infrastructure and private development portions of the overall Project
- Allow for growth and flexibility of the parking system

Our masterplan envisions a multifamily affordable housing building on the south side of West Main, masking the parking garage from West Main. Our design can achieve nearly 80-residential units with an optional rooftop amenity space for the residences. The parking garage is located south (behind) of the multifamily building and provides immediate access to both the multifamily and convention areas. The parking garage includes the ability to economically expand as parking needs grow in the area. The ground floor of the multifamily and parking garage buildings collectively includes the entertainment feature. The convention area affords incredible and open views of the Bay, Wahoo Stadium, and the Amphitheater.

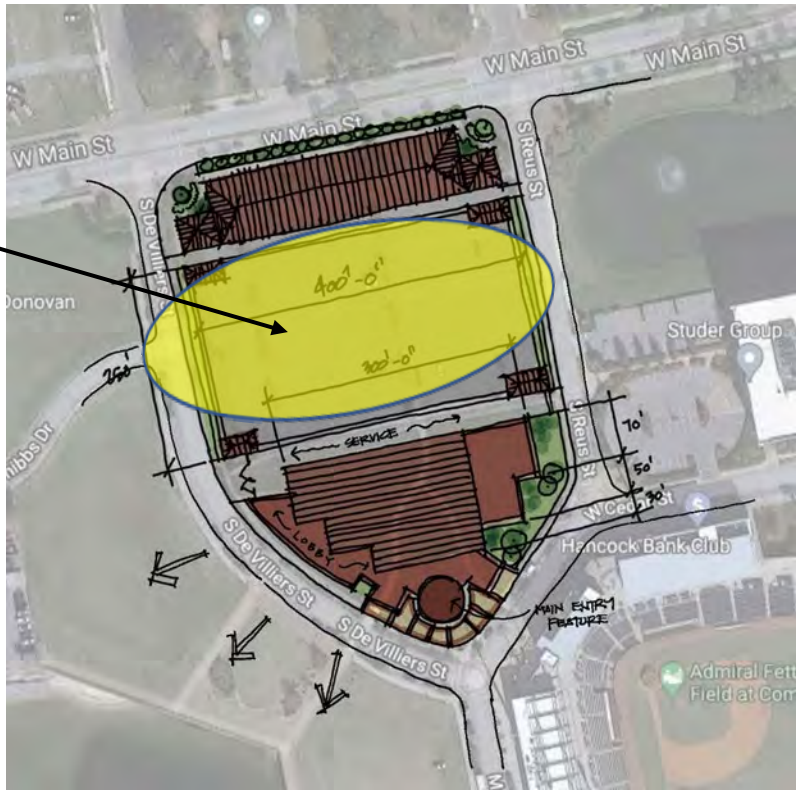


We wish to stress that this masterplan is preliminary and will go through modifications as we finalize due diligence efforts. However, we believe this masterplan serves as a strong foundation towards a successful project and addresses the many needs of both the public infrastructure and private developments.

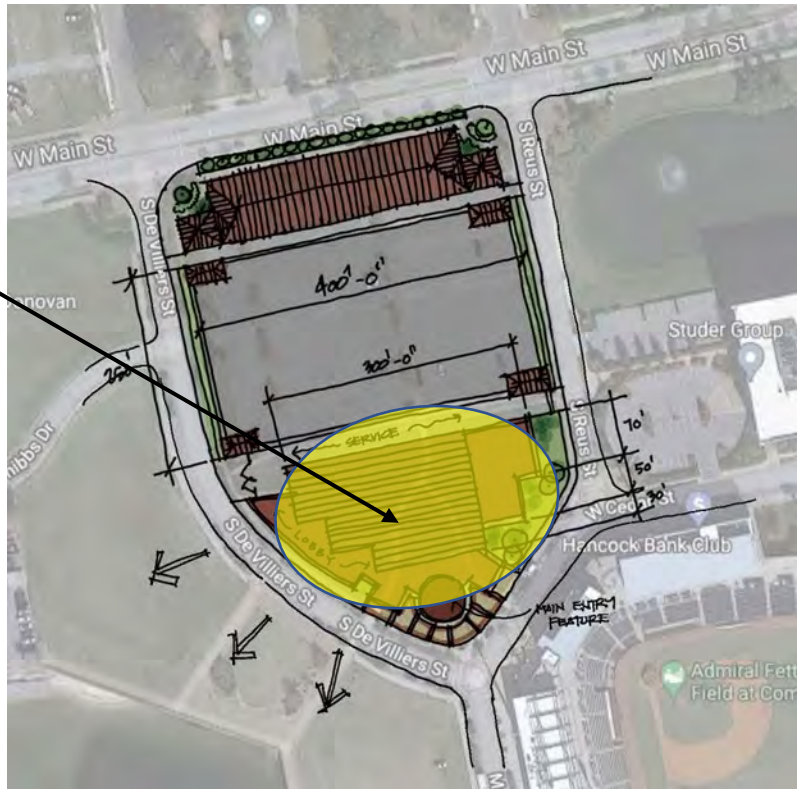
Multifamily workforce affordable housing building



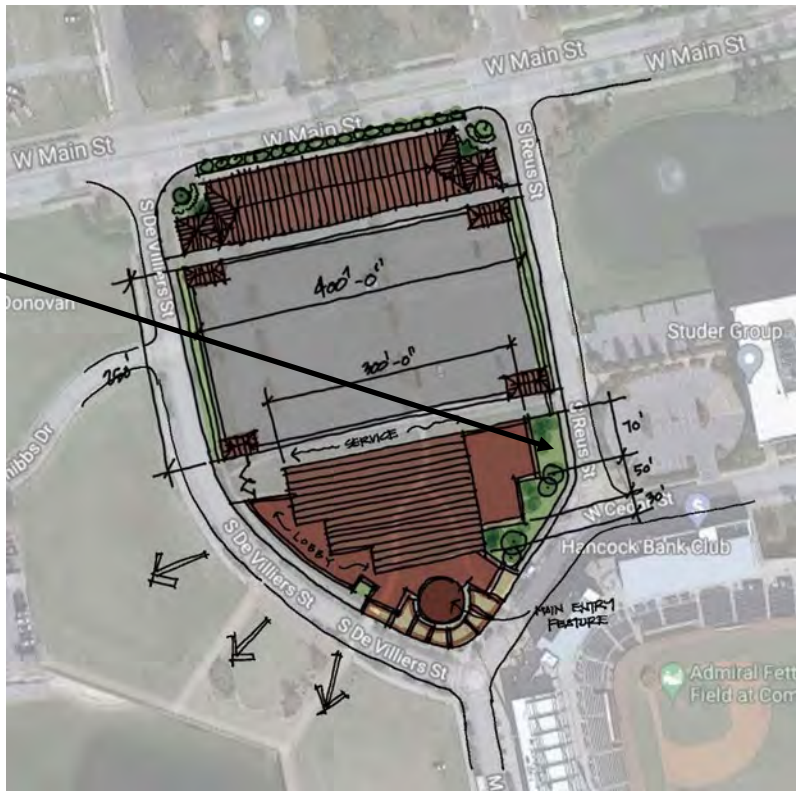
Parking garage



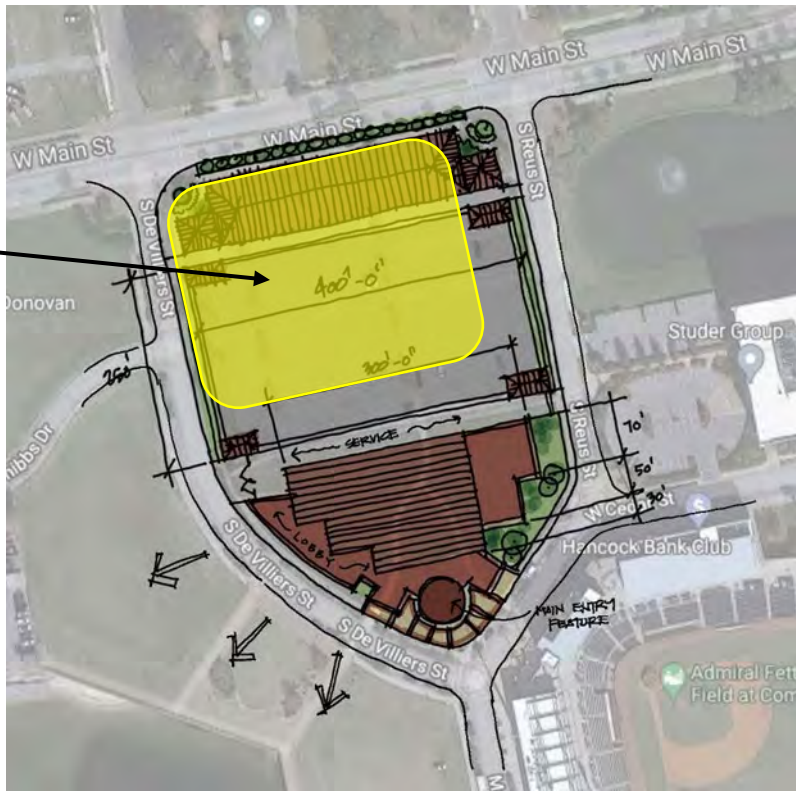
Convention / Conference Space



Green Space / Splash Park

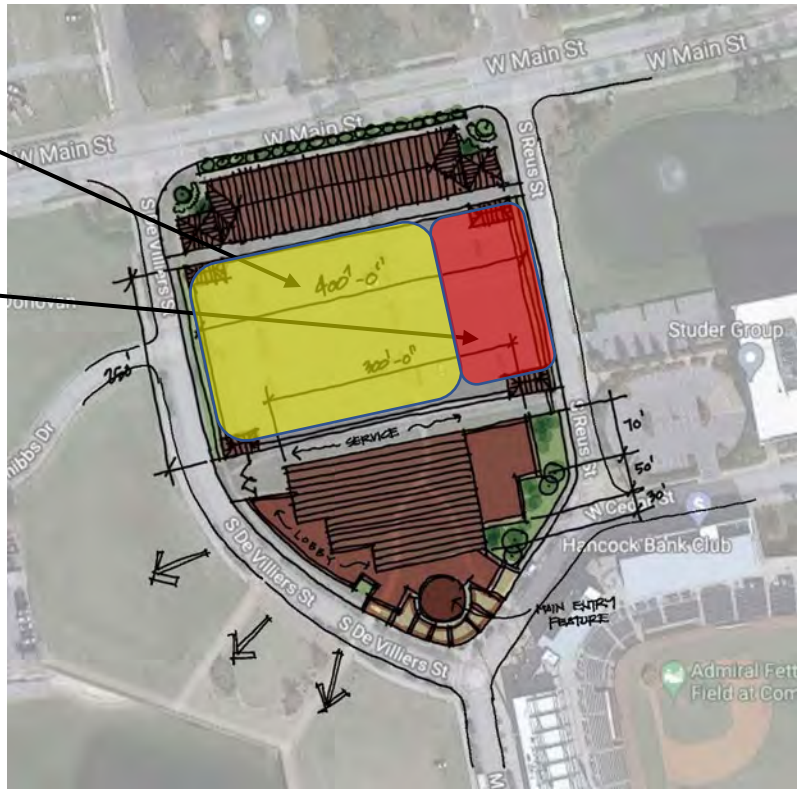


Ground Level Retail / Entertainment Area



Primary Garage

Future Garage Expansion



Preliminary Massing Diagram

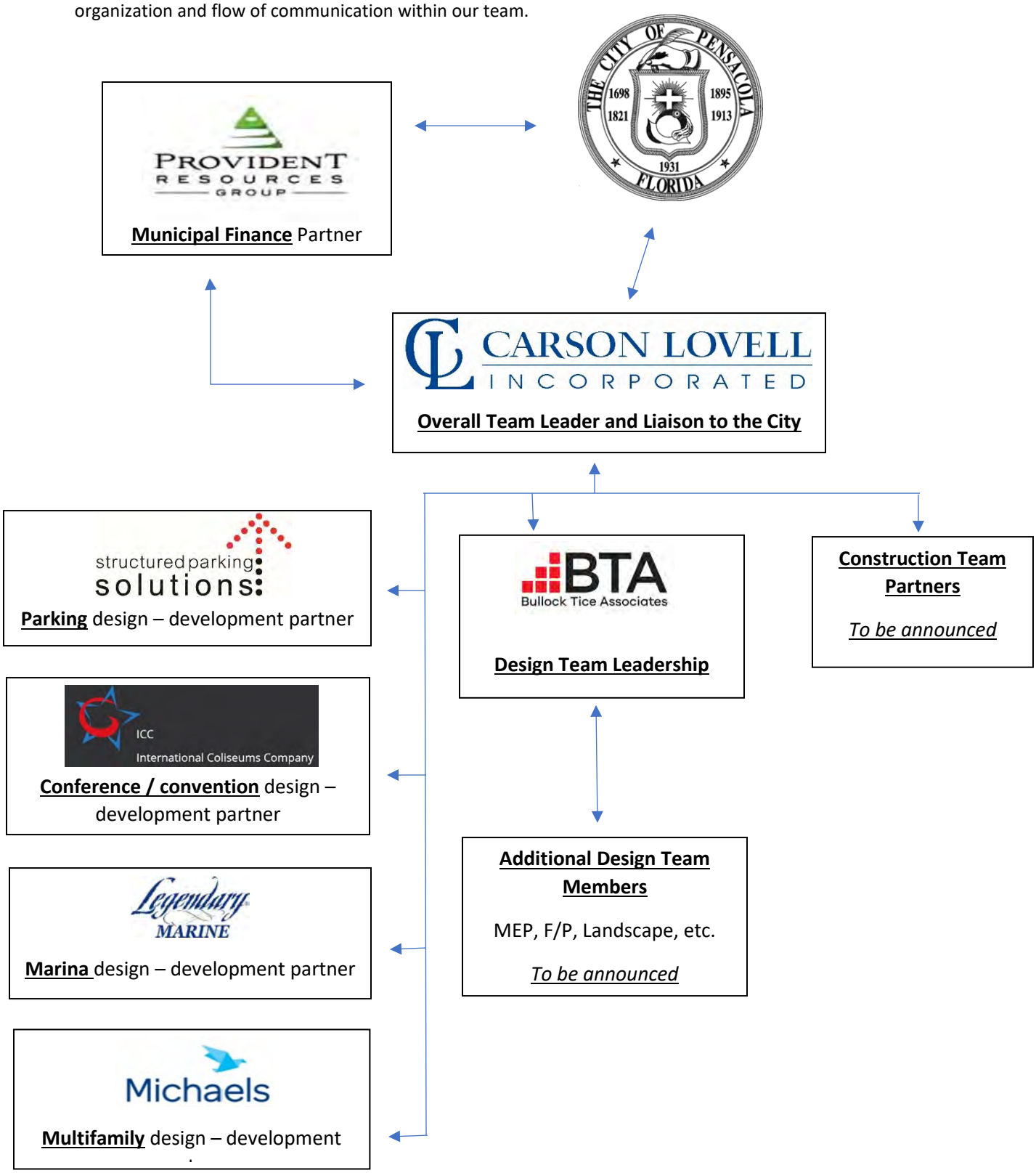


Preliminary elevation of Convention / Conference Space



V. Process – Schedule

a. Team Organization and Structure - Below is a team organization chart which visually depicts organization and flow of communication within our team.



b. Description of Team Structure / Process

The overall Project could include both public infrastructure and private development opportunities. The public infrastructure items are expected to include a public parking garage, a conference/convention facility, and potential for a marina. The private development will include a multifamily structure and an entertainment facility. Depending on the final development features (types of uses) included in the overall project, how they are financed, and whether they are considered public infrastructure or private developments, will determine how these individual items work with, encompass, and require City support and responsibilities.

Before the City can consider or accept any of these items as public infrastructure, due diligence must be gathered and evaluated.
Some of these due diligence efforts include:

- Market demand and absorption analysis
- Development of a final masterplan
- Density, environmental, zoning, and code analysis
- Development of budgets, financial analysis, and pro formas
- Investigations into financing options
- Schedule development, legal reviews, and contractual considerations

Our team members have experience guiding and overseeing these due diligence efforts and complex teams which include multiple companies. Carson Lovell (CL), through Greg Darden and Ed Carson, will oversee this preliminary due diligence process through a Memorandum of Understanding (MOU) due diligence period. The MOU period is described in detail in the following section. But in general, CL will enter into a MOU contract period with the City. The MOU will outline a list of responsibilities by our team members including the gathering of due diligence items and other investigations. The MOU period allows the City and our team to develop an understanding for the overall project, what portions of the project may be public infrastructure, and what portions of the project our team has interest in as a private development. Once these items are principally agreed to, a Definitive Contract(s) can be developed and executed guiding the final development of the Project.

Portions of the Project deemed and accepted as private development will include participating companies within our team leasing or purchasing property from the City for those projects to be constructed on. Those project(s) will be privately financed without the City's assistance or obligations.

Portions of the Project deemed and accepted as public infrastructure may include financing or payments made by the City, or may include third-party private financing made available by our team members. If the City elects to directly pay for the public infrastructure items (through their cash and/or debt), our team is prepared to enter into a design and build contract with the City to allow those items to be developed. Under this scenario, CL will oversee the final design and construction of the public infrastructure project. The City can either pay for costs as they are incurred, or CL can pay for all predevelopment, development, and construction costs; and once the project is successfully completed, the City will "purchase" the project from our team using their own funds.

The City may find benefit by our team providing a third-party finance option for the public infrastructure project. If this occurs, CL will work with the other team members to finalize due diligence, design, and other materials sufficient to create a Guaranteed Maximum Price Contract (GMAX) for the completion of the public infrastructure items. The GMAX will be used to create a final tax-exempt private Bond Offering Contract for the City to review. If the City accepts the terms of the GMAX and Bond Offering Contract, CL will enter into a design and build contract with our team's tax-exempt bond company, Provident

Resources Group (Provident). Simultaneously, Provident will enter into an Operational Contract with the City. CL will complete the public infrastructure project and Provident will use bond proceeds to purchase the project at its completion from CL. Once completed, Provident will represent the bond holders and the City to assist in the operation and maintenance of the project until the bonds are fully paid. Once the bonds are paid, the project reverts to the full ownership and control of the City.

c. Develop of Memorandum of Understanding

As generally explained, after submittal of this document and once our team receives written notification of being singularly selected by the City, our team will meet with the City and other stakeholders to discuss terms for a Memorandum of Understanding (MOU) to be executed between our team and the City. No more than 7-days after this meeting(s) with the City, and assuming general terms are discussed and agreed to at the meeting(s), our team will furnish the City a MOU outlining our team's responsibilities and full processes required to deliver to the City a Definitive Contract. The MOU will also outline City responsibilities. The MOU is not a Contract to begin physical work, but rather an Agreement to guide the due diligence process, development of the project Scope of Services, budgets, and other predevelopment needs. The MOU period will include creation of the Definitive Contract and financing terms which will be provided to the City at the end of the MOU period.

The MOU will include a detailed explanation of all costs expected to be incurred during the MOU period. The team will pay for all costs during the MOU period. If the Definitive Contract, developed during the MOU period, is mutually accepted and executed, all MOU costs will be carried into the overall development costs of the project. If a Definitive Contract is not mutually accepted by the team and/or City, the team and City will share in the MOU period costs as described in the MOU Agreement.

A DRAFT MOU is included in Appendix A of this document for review and consideration.

d. MOU - Due Diligence Phase

During the MOU period, our due diligence phase is multifaceted and includes many processes. We have an accomplished and proven method for successfully and diligently completing our due diligence in a fast manner. We have highlighted several keys areas of our due diligence process. Our MOU will fully outline all due diligence activities and their schedules.

1. Market analysis – We will meet with the City and others to develop overall understanding of needs for both the parking garage, conference/convention, multifamily, marina, and entertainment facilities. Parking needs include ingress and egress needs of both people and vehicles, capacities, code and zoning evaluations, aesthetics, and many other factors. The conference/convention facility analysis will include understanding for types of events to be hosted, size and capacity needs, and many other factors.
2. Stakeholder Meetings – Once the initial market analysis is completed, we will host stakeholder meetings including those with city leaders and others to expose them to the project, gather their thoughts and suggestions, and make edits to the Project as required.
3. Develop budgets, Scope of Services, and Schedules - We will develop preliminary drawings and budgets for all aspects of the Project and a Scope of Services outlining all inclusions in detail. The team will also furnish a preliminary development schedule.
4. Creation of a Definitive Contract – All due diligence materials will be used to create a Definitive Contract to be submitted to the City for review.

e. MOU - Report to City and Negotiations

With all items previously mentioned completed, we will prepare a final report for the City outlining all due diligence efforts, materials, data, and presentation of the Definitive Contract. The Definitive Contract explains how the project will be developed, financed, operated, and other details. If the Definitive Contract cannot be mutually agreed to, the City and team will part based under the terms of the MOU. Work will commence if the Definitive Agreement is accepted and executed on.

VI. Performance

a. Ability to perform

Please accept this statement from our participating team companies and their members that we have available staff and resources to immediately engage and begin this project. If the City has not selected this team on or before August 31, 2021, the availability of all teaming companies to immediately begin this Project is not guaranteed.

Once selected, and in conjunction with submittal of a Memorandum of Understanding between this team and the City of Pensacola, our team will collectively submit:

1. Proof of required local and state licenses to perform the required services of each participating team company and its professional members, and
2. Proof of adequate and current insurances required of each participating team company, and
3. Proof of sufficient and current bonding capacity to perform all work.

b. Commitment to Diversity, Community Engagement, and Inclusion

As previously alluded to, our team is dedicated to using this project to enhance local business opportunities and opportunities for small and disadvantaged businesses in Pensacola. Our team includes many local companies which pay taxes and already employee local citizens.

As we move forward with this Project, the City and community have the following pledge from our entire team:

Core Statement: We recognize the strength of diverse perspectives and are committed to promoting diversity and ensuring equal opportunity and inclusion for all persons throughout the course of our Project's deign and development. We will seek to create and maintain environments where everyone can participate, thrive, and succeed within all levels of our development processes.

Diversity of Perspective. We believe that engaging passionate, open-minded people of all backgrounds enables our developments to analyze problems from a broader perspective and to challenge established ways of thinking, resulting in better outcomes for our projects and programs.

Diversity of Experience. We encourage and seek to create an environment that energizes creativity and innovation and promotes workforce engagement from all.



c. Potential Economic Impacts

There has been much attention to a previous study which evaluated the potential impacts from a new sports and conference facility for Pensacola. The study, commonly known as the Crossroads Study suggested the following economic benefits from the suggested convention and sports facility.

Estimated Annual Economic / Fiscal Benefits From Combined Operations of New Meeting Facility *and* a New Indoor Sports Facility

Category	Range
Direct Spending	$30.8 million - $35.9 million
Total Spending	$46.9 million - $54.6 million
Total Jobs	560 - 660
Total Earnings	$15.7 million - $18.3 million
Total Tax Revenues	$3.1 million - $4.8 million

While the facility we propose is not centric towards traveling sports and is not the size of the proposed Crossroads Study structure, it does not dimmish the fact that convention and meeting facilities can improve overall prosperity for urban centers. These facilities improve performance indicators for area hospitality, food & beverage, and retail outlets. There are also intrinsic and less tangible positive indicators resulting from these public venues.

The collective performance and value of these facilities is often difficult to fully qualify without careful consideration and investigations. Once selected, we will work with City leadership and others to include economic impact analysis as part of our deliverables during the MOU period.

d. Financing Abilities

Working through our capital partners, our team has the ability to fund the capital and ownership of projects in a variety of ways, all with the goal of providing the best outcome for our clients and their unique needs for public infrastructure expansion. The appropriate capital solution is flexible yet comprehensive in order to meet the specific requirements of each development opportunity. By applying our development and ownership experience, CL sets our goals on providing our clients accurate budgeting and reducing cost through maintaining a careful eye on all project-related costs and expenses from conception to completion and into long term maintenance of the public infrastructure. Utilizing our fully integrated project delivery model and operating under an open book policy, our clients realize the benefit of having a guaranteed maximum price (GMP) before design drawings are completed, providing a reliable cost early in the project.

We have the capability to provide our clients with a variety of flexible financing and ownership structures whether you're a hospital, higher educational campus, or local government. Ownership structure can include part ownership by the client and/or joint venture opportunities through their agencies and/or member(s).

Our fully integrated delivery model results in distinct advantages for our clients. Under this model, we can provide the client with one contract and single source responsibility for the development, design, and construction of their facilities. This saves our clients both time and money by eliminating the risks of adversarial relationships and poor communication and coordination between the contractor and architect inherent in the traditional design-bid-build model. Additionally, our model brings together a consistent and familiar team that is incentivized to deliver an efficient and cost-effective facility solution for our clients. Studies have shown the integrated design-build model to have reduced risk, higher predictability, and lower overall cost than other delivery models. By commencing the construction documents earlier in the process, our clients realize a reduction in the project schedule, providing a quicker start to minimize costs over traditional project delivery methods.

Our architects and engineers work side by side in a collaborative setting every day that interfaces directly with our construction management, budgeting and scheduling professionals. Functioning as a unified team encourages cross-disciplinary cooperation that fuels innovation and eliminates potential design conflicts and constructability issues.

Collectively our development system will benefit your project through:

- Reduced costs
- Quicker delivery period
- Improved communication and reliability
- Better overall development experience

At this preliminary stage, it is unclear what portions of the infrastructural projects the City has interest in physically paying for, or if the City is interested in our options to finance these improvements.

<u>There are two primary ways we can assist the City with financial needs:</u>

a. If the City elects to provide for its own financing (project payment), our team can provide design and construction period financing services. Under this program, we will pay for all costs to allow the project to be designed and constructed. Once construction is successfully completed, the City will repay those costs to us (as detailed in a Definitive Contract) and take full control and ownership of the Project. This service is often found beneficial to municipalities because it "protects" the City's bond holders and/or removes the City (and its bond holders) from construction period liabilities and concerns.

b. We can provide the City with long term financing options to consider, one of which is generally described below.

Our team includes Provident Resources Group (PRG) which is one of the largest private tax-exempt bond and finance companies in the U.S. Once the City identifies any portions of the project(s) they wish to consider private financing options for, we will provide the City a full financing analysis and term sheets detailing all financing options we have available. The City can review those and then decide which, if any option, they feel is appropriate.

Below is a general description for one means we can finance the Project through tax-exempt bonds.

Provident will participate in the Project by and through a separate limited liability company or nonprofit corporation ("Provident SPE") of which Provident will be the sole member in accordance with applicable federal tax regulations. The financial structure for Project involves the following steps being taken (subject to modification as we work through the details of the Project with City):

1. The development team (through Carson Lovell Company - CL) will commence predevelopment activities and provide Provident SPE necessary items to consummate the financing for the development of the Project which will not be privately financed. Collectively these items include due diligence, design and engineering, project schedules, and a guaranteed maximum price (GMP).

2. In order to finance the development of the Project, Provident SPE will make application to a local or national conduit issuing authority authorized by state statute to issue tax-exempt bonds (and if necessary taxable bonds for any mixed-use areas), collectively, "PRG Bonds". Provident SPE would engage an experienced and reputable investment banking firm to underwrite and/or place the PRG Bonds.

3. Provident SPE and the City will enter into a long-term ground lease of the Project site (sufficient to match the terms of the City approved financing option). Under the terms of the ground lease, our team would assume responsibility for designing, developing (performed in conjunction with CL), financing, constructing, owning, managing and operating the Project on terms acceptable to the City for the term of the ground lease, or as long as any debt issued in connection with the Project remains unpaid. We understand the City's possible intent is to internally operate and maintain the garage, conference/convention facility, and possible hotel, which we accept, however our team can provide maintenance and management options if the City desires.

4. Using the proceeds from the PRG Bonds, Provident SPE will engage CL as its development partner to design and construct the Project.

5. Upon completion, the Project would be managed by the City (except for any agreed upon maintenance/management services provided by our team at the request of the City).

6. Pursuant to the ground lease with the City, the City will lease the portions of the Project included in the Lease and operate them under an agreed amount and terms to be negotiated by our team and the City.

7. Upon retirement of the PRG Bonds (and all other obligations relating to the Project) incurred by Provident SPE, and termination of the ground lease, the improvements will revert to the City's full ownership and control.

As stated above, Provident would participate in the Project by and through Provident SPE, a separate limited liability company or nonprofit corporation of which Provident would be the sole member in accordance with applicable federal tax regulations. The stated charitable activity and purpose of Provident SPE would be to develop, own and operate the Project for the direct support and benefit of

the City. Provident SPE's principal roles in the Project would be as owner of the Project, borrower under the financing documents, and operator of the Project (if the City elected not to self-perform operations). Provident SPE would assume all responsibilities of a prudent owner and operating for the Project for years to come and to the benefit of the City.

Provident SPE would be governed by a board which would include one representative from the City. In addition to the governing board, Provident SPE would establish a project operating committee which would also include representatives of the City. The project operating committee would be non-governing but would be responsible for the general oversight of the Project, developing the annual operating budget (if the garage and/or other portions of the project are not self-operated by the City) and capital budget, and making appropriate recommendations to the governing board. This representation allows the City to have active involvement in the Project for the term of Provident's ownership.

The fundamental economic benefits of Provident's financing and ownership structure include:

- Removal of profit motivation, which allows (i) a higher percentage of capital to be deployed to increase Project quality and amenities, and (ii) keep cost at the lowest level possible while still covering all operating expenses and meeting all applicable financial covenants.

- By removing profit motivation, the Internal Revenue Service requires Provident to serve its charitable purpose above all other aspects of the financing; therefore, unlike a for profit developer whose primary purpose is to provide a return to its partners or shareholders, Provident's interest will be aligned with the City's, as Provident's charitable mission is to serve the City.

- Securing and retaining an exemption from property taxes on the improvements (subject to local laws), which can provide a significant financial benefit to Project operations.

- Access to tax-exempt financing, which arguably provides the lowest possible cost of capital.

- Ultimate disposition of Project improvements (return of all assets) to the City at termination of the Project financing and ground lease.

This ownership and transaction structure (which is a classic private-public-partnership or P3) will allow the City to exercise significant control over all aspects of the design, development, financing, and operation of the Project; while enjoying the financial and intangible benefits of the Project without having to bear the burdens typically associated with the ownership and financing of such a Project.

Provident is currently working with Bank of America Merrill Lynch (BAML) as one of our primary financing partners with Piedmont Securities as the Structuring Agent. The project debt supplied through our proposals are 100% tax exempt debt, unless there is a use that would cause some of the bonds to be taxable in nature (I.E., any "for-profit" mixed-use elements within the garage). If there is a need or a benefit to the City for some taxable bonds then, we could issue a small taxable tail to incorporate any taxable use. There will be no equity needed or required in our structures thereby reducing the overall cost of the financing to the City.

We believe that the reputation, prominence, and past working relationships of Provident Resources Group combined with Bank of America Merrill Lynch (BAML) speaks for its self but in the event that any references are needed for the bank we are happy to provide those to you. We are not enclosing an authorization form since the financials of BAML are public and available at the Bank of American website in its corporate filings with the SEC and various bank regulatory entities.

Provident has executed over $5 billion of municipal debt and never failed to close a financial offering. However, with the placement of the debt pre-arranged with our banking partner there is no execution risk

to our financing structures. We have also included a long-term public markets execution that would be sold in the capital markets in the event the City would prefer to work through an underwritten project finance bond issue. In terms of banking references, you can contact the following people to have them validate the fact that we have raised money through their organizations. These entities also have done extensive due diligence on Provident and its financial and operational abilities to own, asset manage, and in some cases to manage the assets they financed with us. We are not enclosing an authorization form since these references are not to confirm financials of Provident but instead to confirm ability and access to the public markets from those firms that have worked with us.

Bartley F. Livolsi, Managing Director, Public Finance
Citigroup
390 Greenwich St, 2nd Fl
New York NY 10013
212.723.5639
bartley.f.livolsi@citi.com

Michael Baird, Director, Municipal Finance
RBC Capital Markets
100 Light St, Ste 2410
Baltimore MD 21202
410.625.6103
michael.baird@rbccm.com

Edward H. Curland, Manager – Municipal Capital Markets / Managing Director
Bank of America Merrill Lynch
One Bryant Park, 12th Fl
New York NY 10036
212.449.7358
edward.curland@baml.com

Marvin Markus, Managing Director
Goldman Sachs & Co.
200 West St.
24th Floor
New York, NY 10004-2434
(212) 902-6453
marvin.markus@gs.com

Ramiro Albarran, Managing Director
Preston Hollow Capital
1717 Main St, Ste 3900
Dallas TX 75201
214.389.0811
ralbarran@phcllc.om

These and other financing options can be discussed in detail as more is understood about the City's interest in any portions of financing needs for these infrastructural projects.

e. Budgets / Pro Forma

As with all project budgets and pro forma's, understanding the scope and scale of the project is quintessential.

There are many questions we must work through to develop an accurate cost analysis for the various components of this Project. Arbitrarily introducing budgets at this stage is counterintuitive and could set inaccurate and false conclusions.

We do not have sufficient information at this early stage to accurately develop a meaningful budget or pro forma for the public infrastructural projects described in this document. Once we are selected and collect sufficient due diligence and other information, we will provide the City detailed budgets and pro forma documents for review.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "Memorandum") is entered into as of the _____ day of June, 2021, by and between THE CITY OF PENSACOLA, FLORIDA, a political entity, (hereinafter referred to as the "City") and CARSON LOVELL COMPANY, a Florida limited liability company, (hereinafter referred to as "CL").

WHEREAS, the City issued its Request for Qualifications, with respect to design-build-development services for development of a mixed-use development including the potential for a municipal parking garage, conference/convention facility, hotel, multifamily dwelling structure, and misc. retail space (the "Request for Qualifications");

WHEREAS, CL did submit a proposal in accordance with the Request for Qualifications issued by the City;

WHEREAS, the City has selected CL to potentially provide the design-build-development services subject to negotiation and approval by the City and CL of definitive contractual documentation with respect to the design, construction, financing, and operation for the municipal parking garage, conference/convention facility, hotel, multifamily dwelling structure, and misc. retail space (which is subject to refinement) referred to in the Request for Qualifications; and

WHEREAS, the City and CL have agreed to execute this Memorandum for the purpose of defining the services to be provided by CL prior to execution of the definitive documentation between the City and CL and the general content of and scheduling for completion of such definitive documentation.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration as further described herein, the mutual receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. **Project Description**, The Project (West Main parcel 4 & 5) shall mean the design, construction, and to be determined financing, with potential operations of municipal parking garage, conference/convention facility, multifamily affordable / workforce dwelling structure, marina, and misc. entertainment space, generally located on Parcels 4 and 5, West Main, Street, Pensacola, Florida 32502 (to be identified by formal survey).

B. **Project Documentation**. The City and CL agree to negotiate in good faith and execute a Development Agreement (a "Development Agreement") with respect to Project West Main parcel 4 & 5.

C. **Project - West Main parcel 4 & 5**.

1. The City and CL agree that Project West Main parcel 4 & 5 will be on a fast-track schedule. The City and CL agree to use their best efforts to execute a Development Agreement with respect to Project West Main parcel 4 & 5 within XXXXX (XX) days of the date of this Memorandum.
2. The City and CL have mutually agreed to proceed to Phase One Study under this MOU to further pursue the development of Project West Main parcel 4 & 5. Upon completion of Phase One Study by XXXXXX, CL will present to the City the following deliverables:
   a. Initial Total Project Financial Plan;
   b. Initial Architectural Design, Floor Plans, Preliminary Civil Engineer Drawings and Building Elevations;
   c. Initial Project Cost Analysis;
   d. Initial Timeline for Development;
   e. Preliminary Financing Structure; and
   f. An initial preliminary Master Plan of the Available Land;
3. It is agreed that the City, CL, or an CL affiliated developer may conduct an independent Economic and Financial Feasibility Study ("Feasibility Study") to determine the economic viability of any portion of Project West Main

parcel 4 & 5. This Feasibility Study may be done simultaneously with the Phase One Study.

4. Upon both parties signing this MOU, CL and its partners will begin the Phase One Study. Provided that information requested by CL is obtained in a reasonable time, CL will provide to the City the deliverables described herein.
5. Both Parties shall, within 45 calendar days after presentation of the Phase One Study by CL, notify the other in writing whether they wish to proceed with Project West Main parcel 4 & 5.
6. After completion of the Phase One Study, if the parties decide to proceed with development and construction of any portion of Project West Main parcel 4 & 5, the City and CL will enter into Definitive Agreement(s).
7. If the Parties decide to proceed with the Project, the CL costs incurred in Phase 1 will be included within the overall total development cost of Project West Main parcel 4 & 5. Current planned duration of this pre-development phase is XX-months. If pre-development phase extends beyond XX-months, parties agree to renegotiate a fair extension period and retainer agreement.
8. In the event the City unilaterally decides not to continue this project, City agrees to reimburse CL for identified costs incurred in completing Phase 1. Both City and CL mutually agree and accept all Phase One costs to be paid by the City will not exceed $XXX.
9. In the event that both Parties mutually agree not to continue with this project, CL and City agree to transfer the CL work products and progress to the City or other developer so the invested value isn't lost, but instead transferred so that entity may pick up and execute as the case may be.
10. In the event CL unilaterally decides not to continue with this project, CL will be responsible for all costs not approved as reimbursable and as involved in the completion of the Phase 1 Study.

D. **Hold Harmless and Indemnification**. CL covenants and agrees that it will indemnify and hold harmless the City and all of its officers, agents, and employees from any claim, loss, damage, cost, charge or expense arising out of any act, action, neglect or omission by CL, whether direct or indirect, or whether to any person or property to which the City or said parties may be subject, except that neither CL nor any of its subcontractors will be liable under this Section for damages arising out of injury or damage to persons or property directly caused by or resulting from the sole negligence of the City or any of its officers, agents, or employees.

E. **Governing Law**. Any agreement resulting from this Memorandum shall be governed by the laws of the State of South Carolina and the venue for any legal action relating to such agreement will be in Escambia County, Florida.

F. **Independent Contractor**. CL will conduct business as an independent contractor under the terms this Memorandum. Personnel services provided by CL shall be by employees of CL and subject to supervision by CL, and not as officers, employees, or agents of the City. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this Memorandum shall be those of CL.

G. **Further Assurances**. The City and CL will (i) furnish, upon request to each other, further information, (ii) execute and deliver documents to each other, and (iii) do other acts and things, all as the other party may reasonably request for the purpose of carrying out the intent of this Memorandum and the documents referred to in this Memorandum.

H. **Notices**. A notice communication and delivery under this Memorandum will be made in writing signed by the person making it and will be delivered only in person or by a nationally recognized next business day delivery service.

Accepted and Agreed:

CITY OF PENSACOLA, FLORIDA	**CARSON LOVELL, LLC**
By:_____	**By:**_____
Its:_____	**Its:**_____
Date: _____.	**Date**: _____.

COVER LETTER

June 30, 2021

Property Lease Manager – Financial Services Department
City of Pensacola
222 W Main Street
Pensacola, FL. 32502

RE: Lots 4 & 5 Vince Whibbs Sr. Community Maritime Park Redevelopment Opportunity
Pensacola, FL

To Whom It May Concern:

Inspired Communities of Florida, LLC (the Florida d/b/a of The Dawson Company) and EJ Smith Enterprises, LLC are pleased to submit the following formal response to the above referenced request for proposals. Our team shares the same vision and values as the City of Pensacola for creating an innovative, transformational, urban mixed-use project that benefits all Pensacolans.

You will find that our team's depth of experience, creative approach, success with similar projects, and commitment to Pensacola will support the delivery of an exceptional product for the City. Furthermore, as the developer selected to develop parcels 3, 6, 8 and 9, as well as the former ECUA site, we are well positioned to incorporate parcels 4 and 5 into our plans for maximum coordination and efficiency.

We have built a robust team of world-class firms that share a commitment to creativity, collaboration, and mutual respect; the power and benefits of inclusion; and the exceptional community benefits of sustainable building technologies. You will see that our team is uniquely qualified to deliver an exceptional project for the Maritime Park redevelopment project due to both our broad experience in the relevant project component types and our recent, specific experience with The Banks in Cincinnati, Lindbergh City Center in Atlanta, The Ashby Apartments in Pittsburgh, PA and our involvement in multiple recent projects in Pensacola including Maritime Place, Southtowne Apartments, and Inspire Apartments at The 52 on Nine Mile Road. Most of these projects share many of the same attributes of this project, including:

- An urban site with challenging development features;
- Structured parking shared by multiple users;
- A mix of uses;
- The need to consider the needs of a diverse community and constituents;
- A commitment to mixed-income and affordable housing
- Public-private cooperation; and
- An innovative financing structure leveraging our relationships with global capital providers.

We are confident that this combined expertise will result in a truly special development for the West Main District sites and make us uniquely qualified to shepherd this complex project through these tumultuous and uncertain times.

Our core team will bring national and international perspectives to this project, while seeking to engage local consultants and contractors to enhance the benefit of this development for the broader Pensacola economy. The long-term collaborative relationships we create with clients, partners, local municipalities, government officials, and various stakeholders are widely known.

Finally, as minority-owned firms, we eagerly accept, embrace, and commit to the Covenant with the Community. For over 50 years, the Dawson Company has been on the forefront and committed to inclusion and expanding opportunities and participation to historically unrepresented groups in the real estate industry. Furthermore, the historical significance and relevance of the project location is fully acknowledged by our team.

We are excited to undertake this transformational opportunity and work with the City of Pensacola to fully integrate and coordinate parcels 4 and 5 into our overall plan for the Maritime Park and seek an exclusive negotiating period to determine the ultimate financial srtructure. We look forward to a long-term rewarding partnership with the City of Pensacola and its residents.

Sincerely,

Dennis E. Pemberton, Jr.

Emmitt J. Smith, III

Proposal to Develop Historic Maritime Park Parcels 4 and 5

Submitted to City of Pensacola

June 30, 2021



TABLE OF CONTENTS

PROJECT INTRODUCTION	1
PROJECT OVERVIEW	2
TEAM OVERVIEW & ORGANIZATION	4
PROJECT CONCEPT	7
HOUSING STRATEGY	14
PARKING STRATEGY	17
PROPOSED DEVELOPMENT SCHEDULE & PHASING	19
COMMITMENT TO DIVERSITY & COMMUNITY ENGAGEMENT	20
RESILIANCY & SUSTAINABILITY	20
FINANCIAL & NON-FINANCIAL RETURNS TO THE CITY	21
PAST PERFORMANCE	23

APPENDICES

APPENDIX A – FIRM PROFILES & RESUMES

APPENDIX B – EXAMPLES OF PAST PROJECTS

APPENDIX C – LETTERS OF REFERENCE

PROJECT INTRODUCTION

The team of Inspired Communities of Florida and E. Smith Enterprises (the Sponsor) continues to be as excited as ever about the prospects for the development of the West Main Street District and incorporating parcels 4 and 5 into our plans. As we have proceeded with the design of parcels 3, 6, 8 and 9 and the former ECUA property, we have become even more familiar with the market demands and opportunities in this district. The vision we are presenting with this submission represents an evolution of our initial Project Concept to build upon the successes of downtown developments and to take advantage of trends in the national market for commercial real estate. With it, we are introducing a synergistic and symbiotic development to the West Main Street District master development program that incorporates different product types, minimizes project cannibalization, maximizes congruence, and reinforces the prospects for market success for each individual project on the former ECUA property and on the Maritime Community Park properties.

The Sponsor has assembled a world-class design, development and operations team to execute on the redevelopment of the Historic Maritime Park sites. **The Dawson Company**, an affiliate of the Sponsor, is headquartered in Pensacola, and has been one of the most active developers in Escambia County over the last six years. **Emmitt J. Smith, III** a principal of the Sponsor, is a Pensacola native with deep ties to the community. Furthermore, the Sponsor has assembled a team of recognized industry and subject matter experts. The collective Sponsor team has the proven capability, gravitas, and credibility to be a change-agent and lead the long-term development of the project.

The Sponsor is uniquely qualified and perfectly positioned to successfully execute on this transformational development opportunity that could be game-changing for Pensacola.

Over the last 6 years, the Sponsor, via its affiliate, has been involved in the successful development in several high-quality commercial and multifamily residential developments in the Pensacola area. This has enabled them to establish and maintain excellent regional resources and relationships. Additionally, the Sponsor has successfully introduced and brought significant sources of institutional investment capital to the market. Finally, as the developer awarded the development rights for parcels 3, 6, 8 and 9, as well as the former ECUA, we will incorporate parcels 4 and 5 into our plans, and thus will ensure full integration and coordination.

Based on our experience developing and operating assets in Pensacola and elsewhere, we are extremely confident that there is demonstrated demand for, and a dearth of supply of, appropriate mixed-income housing. We are eager to introduce high-quality housing developments to Pensacola that will expand opportunities and access to a broad range of Pensacolans, including those who have been historically left out and left behind. This will further the tremendous strides that the community leaders have achieved to date in making Pensacola a vibrant community for all its residents.

Our Edge

A key driver of the projects long-term success and viability will be the ability for the developer(s) to attract institutional capital to Pensacola. This is an area that the Sponsor and its strategic partners are well-versed, and well-suited, to be a conduit to domestic and international sources of capital to the projects. For the last five years, we have been actively engaged in, focused on, and successful at bringing real estate investment capital to Pensacola.

Even before the pandemic, Pensacola was viewed as a city that was not on the radar of most institutional capital sources. Despite the state of Florida's compelling growth and overall attractiveness to capital sources, Pensacola has largely remained outside of this flow of capital. Its reputation as a seasonal beach town, and as "east Alabama," with the myriad of perceptions and connotations that carries, have negatively impacted the City's ability to garner the attention experienced in other Florida markets.

The Sponsors' recent efforts have begun to alter these perceptions and we remain very optimistic about the long-term prospects for success of the West Main Street project and its ability to attract significant investment capital.

Based on our recent discussions with global capital sources, Pensacola has many attributes that make it increasingly appealing. The two most important characteristics include:

- **A Strong, Diverse, and Resilient Economy.** Pensacola is gaining recognition for its diverse economy, comprised largely 21st century, sustainable industries (such as cybersecurity) that are recession-resistant, and whose products and services benefit from relatively inelastic demand such as healthcare, military, higher education, global credit union for military families, and regional tourism. This differentiates Pensacola from other major markets in Florida that are highly dependent on global tourism.

- **A Community of "Doers".** Despite the significant physical and social needs in the market, Pensacola is manageable and is relatively easy to understand. Unlike other markets with cumbersome political processes, Pensacola benefits from political and community leaders who tend towards action. There is a demonstrated coordination, sophistication, professionalism, and strong leadership in, among, and between the local public, private, corporate and non-profit sectors.

PROJECT OVERVIEW

We are pleased to submit this proposal for the redevelopment of Lots 4 and 5 at the Vince Whibbs Sr. Community Maritime Park. We propose to integrate these two lots with the development of the other lots which have been awarded to us, based on our original submission dated, June 30, 2020. In general, the bulk of our prior proposal should still be understood to remain in place. As we work to identify the scope of each phase of development, we will fine-tune the team participants and financing structure for each project. Our commitment to the Covenant with the Community remains fully in place as does our commitment to the practical implementation of the Planning Documents that have been previously prepared and adopted by the City.

As we have proceeded with the redevelopment planning on parcels 3, 6, 8 and 9 and the former ECUA property and have followed the discussions regarding the redevelopment of these critical lots at the Community Maritime Park, our understanding of the market potential for the West Main Street District has deepened and our vision for the transformation of this area has broadened. Looking beyond the local market dynamics, we are also recognizing a post-pandemic surge in Florida in-migration that reaches beyond the traditional appeal to individuals, and now includes businesses looking to escape tax-burdened locales and seek lower cost of living and higher quality of life for their executives and employees. For example, several major northeastern financial sector businesses and other industries are moving and/or expanding into Florida and we believe that Pensacola is perfectly positioned to capitalize on this trend.

With the addition of parcels 4 and 5, we believe that we can create a catalytic globally competitive 21st century best-in-class development that includes best-in-class, Class A residential space paired with a Class A office center, that attracts and appeals to prospective national and international businesses and residents looking to move to, and invest in, Florida. By expanding the Master Plan's density, we can maximize leverage and generate the highest ROI of the substantial public dollars invested in the park and stadium by creating a high quality 18-hour district.

We believe that this proposal is consistent with the CRA plan's intentions to activate the District and bring economic development to the City. We acknowledge that full implementation of this vision will require expansion of some elements from the Master Plan that have been adopted into City ordinances. However, this approach is warranted in order to expand the long-term tax base for the City and County by adding jobs and residents, while also creating additional housing opportunities for households earning less than the area median incomes. Our team looks forward to working together with the Planning Department and the various other local boards with jurisdiction over this land, to find agreement on the most efficacious programs and designs to bring these benefits to the City of Pensacola.

There is an incredible opportunity to activate the Maritime Park site with, retail, entertainment, a range of housing options, and class-A office space. We aim to help the City of Pensacola live up to its full potential by building upon its existing strengths and preparing it for the future. Thus, we propose a mixed-use development that includes a variety of residential options, experiential and mercantile retail, commercial uses, community amenities and services.

The Sponsor has built a proven team that can steer the development into, and through, the uncharted resulting from the permanent structural and paradigm shifts from the pandemic. Employee and employer behavior, housing requirements and demands, space design, safety requirements, the new economic realities for families and workers, and global real estate capital flows are all in flux and we have strategized accordingly. Additionally, we can confidently adapt to the social change that is impacting how we live, and how we live together.

With the Sponsor's proven execution capability, commitment to Pensacola, staying power, and multi-generational commitment to driving social change, we are poised to be an ambassador for project and the capital it will require. The West Main Street District project's impact will be tangible and measurable, and will bolster Pensacola's trajectory of development, growth and economic expansion, therefore improving the lives of families for generations.

TEAM OVERVIEW AND ORGANIZATION

Inspired Communities of Florida, LLC has assembled a versatile and highly experienced design, development, construction, finance, and operations team to deliver on the City of Pensacola's ***vision of a transformational mixed-use development that maximizes the commercial, residential, retail, and entertainment potential of the ECUA and Historic Maritime Park properties while improving quality of life for all Pensacolans.***

Each of our team members has special capabilities that make them excellent partners for the City of Pensacola. Inspired Communities of Florida (ICF) has deep experience with mixed-use development and working in partnership with a broad range of constituents to implement visions for community development. We understand the market realities of where we work, but constantly strive to serve a larger purpose than the economics of an individual project. EJ Smith Enterprises, LLC, through its affiliates, has executed and participated in several transformational real estate transactions across the Country.

Inspired Communities of Florida (ICF) brings over 50 years of experience in real estate development, finance, design, construction, and management to the project, including extensive experience in mixed-use urban-infill development throughout the eastern United States, and multiple projects throughout Pensacola. As an African American owned business, founded during the height of the Civil Rights era, ICF has always driven M/ WBE inclusion on its projects, whether there is any public mandate to do so or not. ICF has provided guidance on and implemented creative, aggressive inclusion programs for public and private partners in Cincinnati, Baltimore, Pensacola, and Pittsburgh. As a private, for-profit developer, ICF has also remained focused on financial performance and execution efficiency on its projects, expertise that we bring to bear when leading this exemplary team. ICF includes in the Qualifications and Experience section below two of its most comparable completed projects, Lindbergh City Center in Atlanta and The Banks in Cincinnati. The projects:

- Were transformational for their communities;
- Involved significant public/private cooperation;
- Demonstrate our ability to execute complex, phased, master-planned developments;
- Implemented aggressive minority business inclusion and workforce development programs; and
- Were certified under various high-performance building rating systems and energy efficiency standards.

DEVELOPMENT TEAM OVERVIEW AND ORGANIZATIONAL STRUCTURE

Our team strives to create places that are a unique blend of architectural distinction, destination appeal, and significant social inclusion, both financially and intergenerationally. As real estate development, construction, and management companies with significant experience, ICF/EJ Smith Enterprises have steady records of growth and expansion. we are widely recognized for our unparalleled ability to increase the value of the assets we develop, own, lease and manage.

The primary reasons why our team's experience is perfectly suited to execute on this project include the following:

I. We complement each other;
II. We have done this before, and more than once;
III. We recognize the transformational nature of this project;
IV. We are experts at the art of mixed-use development;
V. We are committed to Pensacola for the long-term;
VI. We are a diverse team, and we are focused on building inclusion into the "DNA" of our work; and
VII. We have extensive global capital relationships that make us fully capable of funding all aspects of the project.

With an impressive portfolio, our team has an outstanding track record and the expertise required to undertake complex mixed-use development. This allows us to create mixed-use properties that integrate residential, retail, and hospitality property types that provide benefits to all project stakeholders.

INSPIRED COMMUNITIES OF FLORIDA (Dawson Company)

Inspired Communities of Florida (the Florida d/b/a of The Dawson Company) is a Pensacola-based real estate company founded in 1969 by Harold Dawson, Sr. The Dawson Company has developed, renovated, and/or managed 5 million square feet of office, 1.5 million square feet of retail, and 15,000+ units of attached and multifamily housing. ICF is a vertically integrated real estate development firm providing inhouse solutions for development, acquisitions, design and construction management, strategic advisory, and asset management. ICF provides these services for ourselves, our joint venture partners, and third-party clients. ICF has a process driven platform led by high level, technically proficient real estate, design, finance, construction, and legal experts. The company has a business model primarily focused on urban multifamily and urban mixed-use. The company employs a business model that is research and econometrically driven with a focus on markets that have concentrations in the energy, education, healthcare, technology, science, and financial sectors of the economy.

Over the history of ICF, we have made a commitment to minority/disadvantaged business inclusion. ICF believes that inclusion is vital to the success of our developments and the communities in which they are located. ICF has been a leader in developing customized public and private sector economic inclusion programs for development projects. We have used programs of this type for our Banks development in Cincinnati, Ohio and Maritime Place in Pensacola, Florida. ICF has provided inclusions program services for both ICF projects and third parties. The Dawson Company was instrumental in helping the Pittsburgh Penguins develop an inclusion program for the redevelopment of a 28-acre site in downtown Pittsburgh.

As a second-generation African American owned company, ICF has been at the forefront of breaking down barriers for African Americans in real estate for five decades.

For the West Main District RFP project, the development team is committed to a minimum 20% minority and 5% woman owned business inclusion in the project and all primary development and construction team members have or will execute the Covenant with the Community. Furthermore, we will seek to fill a portion of the development's retail space with local and disadvantaged businesses.

EJ SMITH ENTERPRISES AND ITS AFFILIATES

EJ Smith Enterprises and its affiliates include a real estate solutions company that combines domain knowledge, experience, talent and strong relationships to create, finance, and execute the real estate solutions their client's demand. Founded by Emmitt J. Smith, III, a Pensacola native with deep and lasting ties to the community, the company is an active developer including as part of the master development team for the Science and Technology Park at Johns Hopkins in Baltimore, MD - $1.6 billion, 20-year mixed-use revitalization project with funding from city, state and federal agencies, along with other philanthropies and private business owners. The planned community was previously known as Eager Park currently has delivered three commercial lab buildings, 800 units of housing, a five-acre park, a new K-8 school, retail and a hotel and will, upon completion include up to 1.6 million square feet of commercial lab and office space, 1,700 affordable and market-rate housing units, additional schools and 150,000 square feet of retail space and a hotel. EJ Smith Enterprises and its affiliates will be the lead developer(s) in charge of executing the commercial aspects of the project.

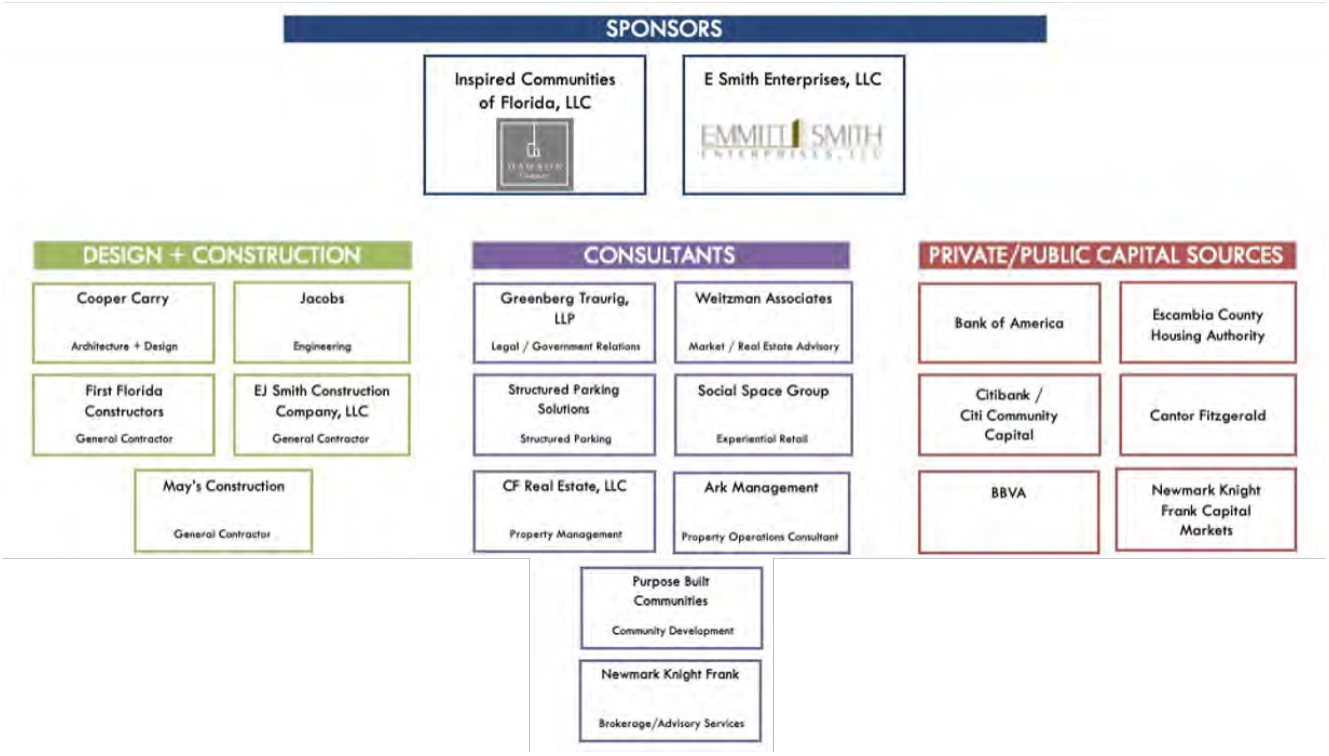
TEAM ORGANIZATION

Endeavors of any positive significance are not achieved by a solitary entity or individual. Great projects demand great partnerships, The project partners include not just the development partners of ICF, EJ Smith Enterprises, but architects, engineers and consultants that share our commitments to excellence, outstanding work ethic, and inclusive

growth. These entities' positive reputations precede them — all bring to bear years of experience in their trade or craft and a breadth of experience. The level of familiarity based upon past projects enables the team to escape the confines of a typical business relationship, and its inherent economic and contractual restraints, and plumb the depths of creativity that only comes from years of professional collaboration and personal trust. At some level, these development partners have worked together on numerous occasions to deliver projects with goals substantially similar to this one. As the lead entity, Inspired Communities of Florida has ultimate legal and reporting responsibility for the team. The developer team is dedicated to engaging prominent local consultants that have the ability to augment the team as needed. With its impressive portfolio of comparable work, our design and construction team has an outstanding track record and the expertise required to undertake this complex mixed-use development. This will allow us to create and deliver an exceptional project for Studer Properties and the City of Pensacola.

We have initially selected Cooper Carry Architects and Jacobs Engineering to be the project designer, and First Florida Constructors to be the initial lead General Contractor with May Construction and EJ Smith Construction as additional General Contractors. These firms have a strong history of working in and/or a long-standing connection to, Pensacola, and we are confident in their ability to support the development team throughout this project.

Below we present an organizational chart outlining our broad team members and their responsibilities.



PROJECT CONCEPT

Communities across the United States are continuously planning for their future – the City of Pensacola is no different. However, every place has unique assets. Pensacola has a diverse wealth of assets upon which to draw upon, including its economy, culture, and attractive location. In developing a project concept for the West Main Street District, we pursued a thoughtful approach to that could capitalize on all that Pensacola has going for it, while addressing its needs in order to build a more prosperous and just future.

What Pensacola Needs


Palafox Street

Perhaps the most defining feature of Pensacola is its orientation along the southwestern corner of the Florida panhandle. The City's vast ocean access, 18-miles of white sand beaches, panoramic views, and subtropical climate support a robust tourism industry. Its superb location was the primary draw for seafaring Spanish settlers, the first European inhabitants in America, who developed the area into a strategic military and trading asset in the mid to late 1500s. This history is well preserved in Pensacola's Historic District and the Saville Historic District, which is a 37-block neighborhood featuring museums, galleries, and several historic buildings, which include Victorian era buildings from the 19th Century and several plazas that date back to the Spanish settlements of the 17th and 18th Centuries. Historic buildings are also found along Palafox Street, which serves as the North-South gateway to the City, terminating at the Palafox Pier Marina and Plaza de Luna. This downtown stretch of Palafox Street was named in the American Planning Association's 2013 list of "10 Great Streets" for its eclectic architecture and expansive medians, plazas, and tree-lined sidewalks.



Today, the City's ocean access provides a connection to its historical roots and is the lifeblood to the region's more than 2-million annual visitors, who spend more than $940 million per year. It also supports the Naval Air Station Pensacola, a 14,000+ military personnel air and naval base in neighboring Warrington, Florida. The base is also home to the Navy Flight Demonstration Squadron (Blue Angels), the Naval Education and Training Command (NETC), the Naval Aerospace Medical Institute (NAMI), and the Department of Defense's Center for Information Dominance. The area's large military presence, which accounts for more than 10% of the metro area's labor force, has catalyzed a nascent cybersecurity industry, which has recently accelerated with development of the Center for Cybersecurity at the University of West Florida, which offers two- and four-year NSA and DHS accredited degrees and is designated a National Center of Academic Excellence in Cyber Defense Education.



Pensacola has made tremendous progress in its efforts to revive its downtown business and historic districts and to further diversify its economy and employer base. The City, non-profits, and private philanthropists have entered several fruitful partnerships to not only preserve Pensacola's historic assets but to further plan and develop large downtown parcels to promote new business investment, attract and grow future talent, and provide civic and cultural assets for locals and tourists alike. These efforts are most clearly seen in the Downtown Business District Plan, the Waterfront Framework Plan, and the West Main Street Plan (which this project, of course, responds to).

As Pensacola strives to advance its position in the region, it must look to both the City's land and strategic features as well as its historic and cultural assets for inspiration and authenticity in shaping its future. Successful developments will leverage these strengths to address areas where Pensacola must continue to grow. Key goals for Pensacola are as follows:

I. Further **expanding and modernizing its economy** and labor force;
II. **Fostering organic growth by expanding the urban core** through thoughtfully planned developments;
III. **Attracting private investment, stimulating entrepreneurship, and retaining businesses;**
IV. **Bolstering household growth** through housing production and community development; and
V. Solidifying Pensacola's status as a great place to "live, work, and play" through the **development of avant-garde attractions and improving quality of life through access to urban amenities and services.**

Our Vision for the West Main Street District

Pensacola has made great strides in revitalizing its historic downtown district but has had difficulty getting momentum on its west side. By redeveloping the West Main District, the Sponsor believes that it has an opportunity to propose the means for setting up a catalytic strategy for sound neighborhood evolution. The neighborhood needs more quality housing, without gentrification that would force out longtime residents. The waterfront needs a variety of attractors to activate the streets and sidewalks at Maritime Park and bring visitors to complement and multiply the effect that the Wahoo's Stadium and its home team has created on game days. This proposal outlines a strategy for the development of a diverse, mixed-income residential community, including retail and commercial space to serve new and existing residents, alongside the destination hotel to be developed by others, and experience driven retail to attract visitors and energize the waterfront with activities and services.

Our vision for the West Main Street District responds directly to the needs we addressed above. By way of an urban design foundation, it builds upon the Master Plan and Urban Design Guidelines prepared by DPZ and Speck & Associates in 2019. We recognize the parameters proposed by the Master Plan and have layered our own collective expertise to form a development plan that is marketable, feasible, inclusive, sustainable, and innovative. Furthermore, we have relied upon the market study prepared by Weitzman Associates to supplement our own knowledge of and experience working in the Pensacola market. We believe that the planning framework commissioned by Studer Properties put forth sound recommendations to create an attractive, successful mixed-use district; we will imbue the plan with our own expertise in order to make this vision a reality.

At Maritime Park, the primary strategy is to create a vibrant destination for visiting, working, and living. Maritime Park is a prime location that has not lived up to its potential.

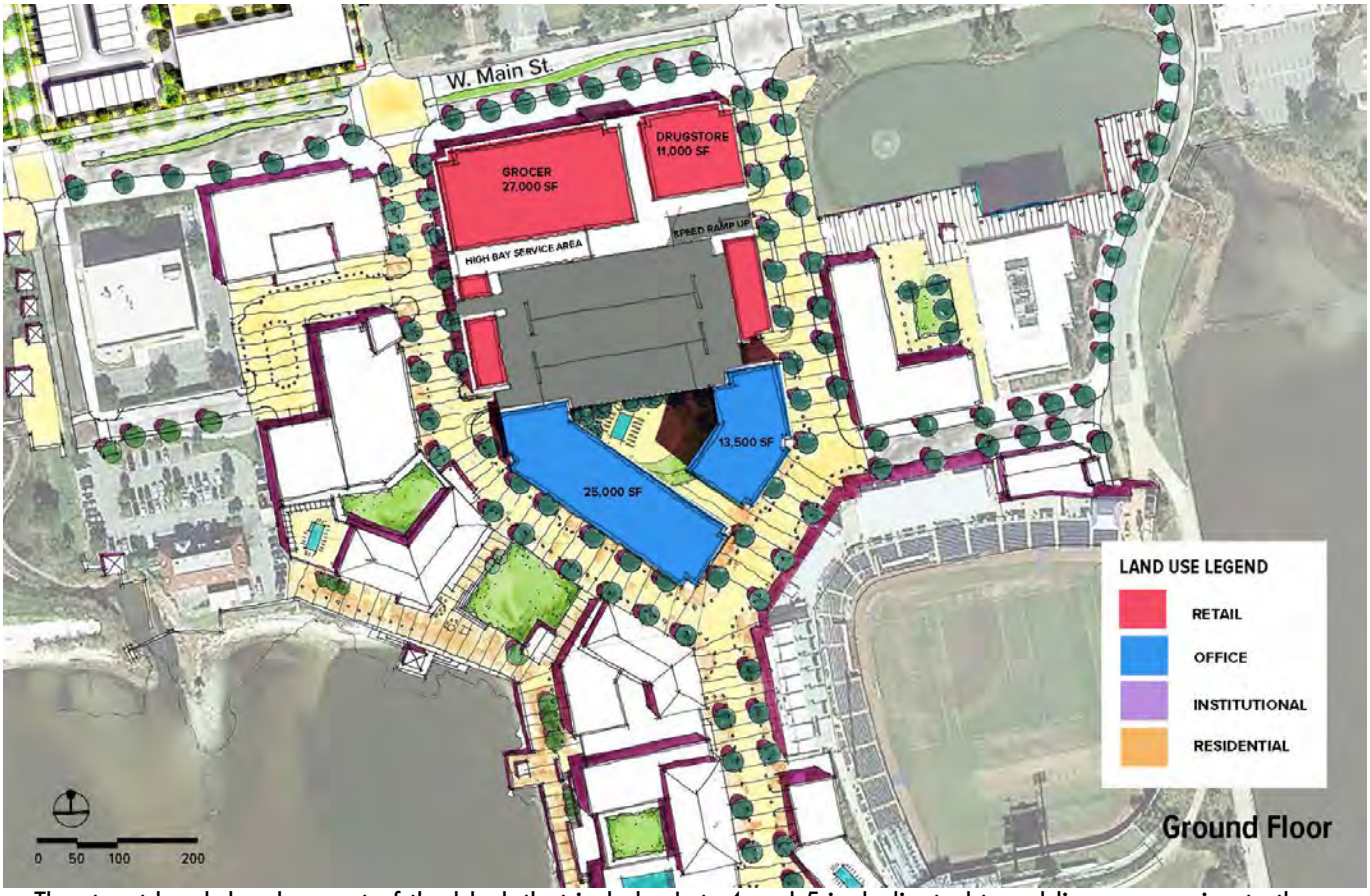
OVERALL SITE PLAN (includes Parcels 4 and 5 and our controlled parcels)



The Master Plan above shows the entire West Main District including the former ECUA property, which is privately owned and is currently under a development agreement with the Sponsor, in the upper left quadrant and the City-owned Community Maritime Park lots in the center to the lower right of center. Lots 4 and 5 are illustrated in greater detail in the images below.

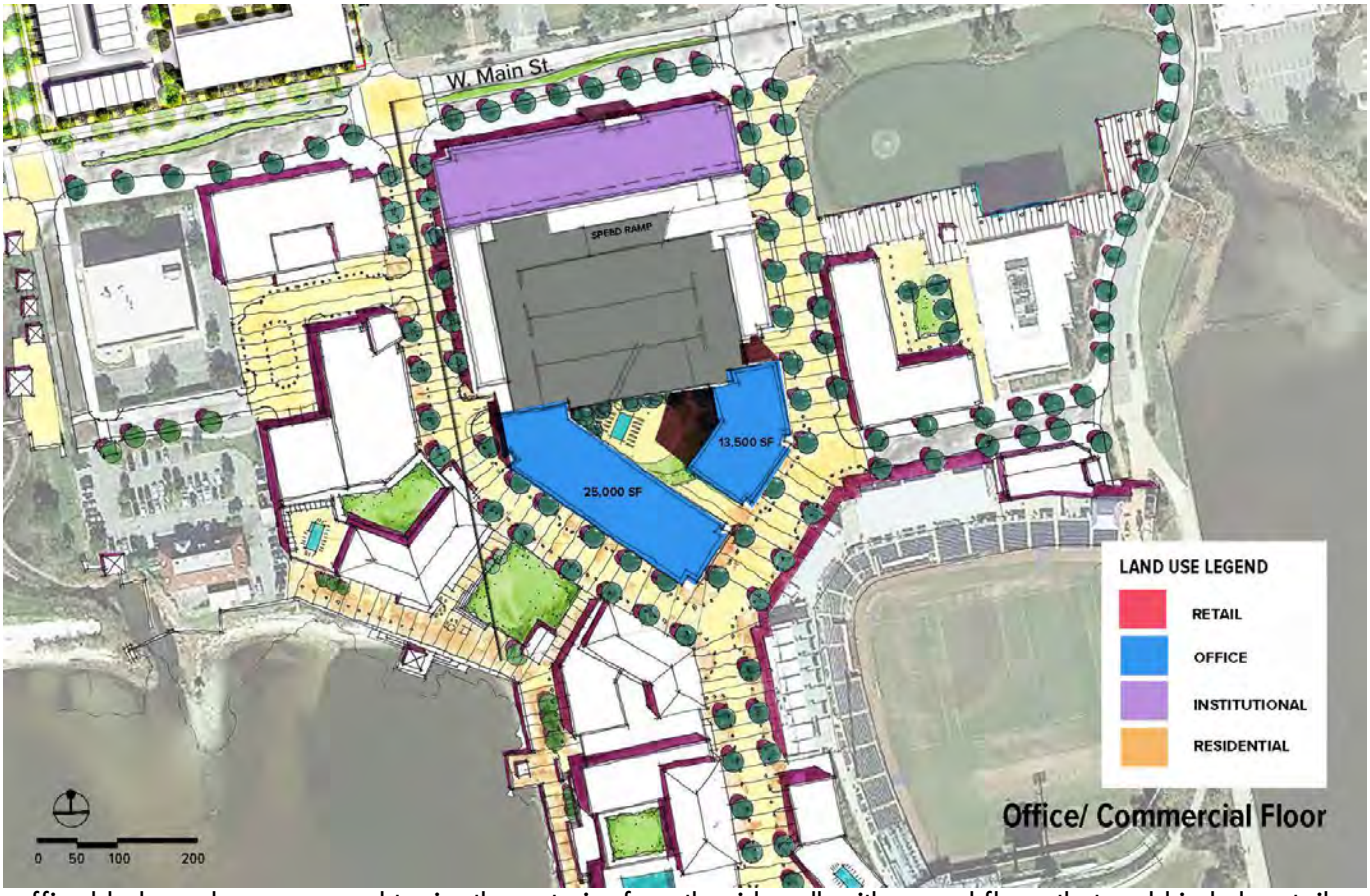
OVERALL SITE PLAN: PROJECTS AND PHASES

The following images show the Sponsors' re-visioned proposal for Lots 4 and 5 in the general context of the Community Maritime Park. The former ECUA property is shown in the upper left corner, across Main Street.

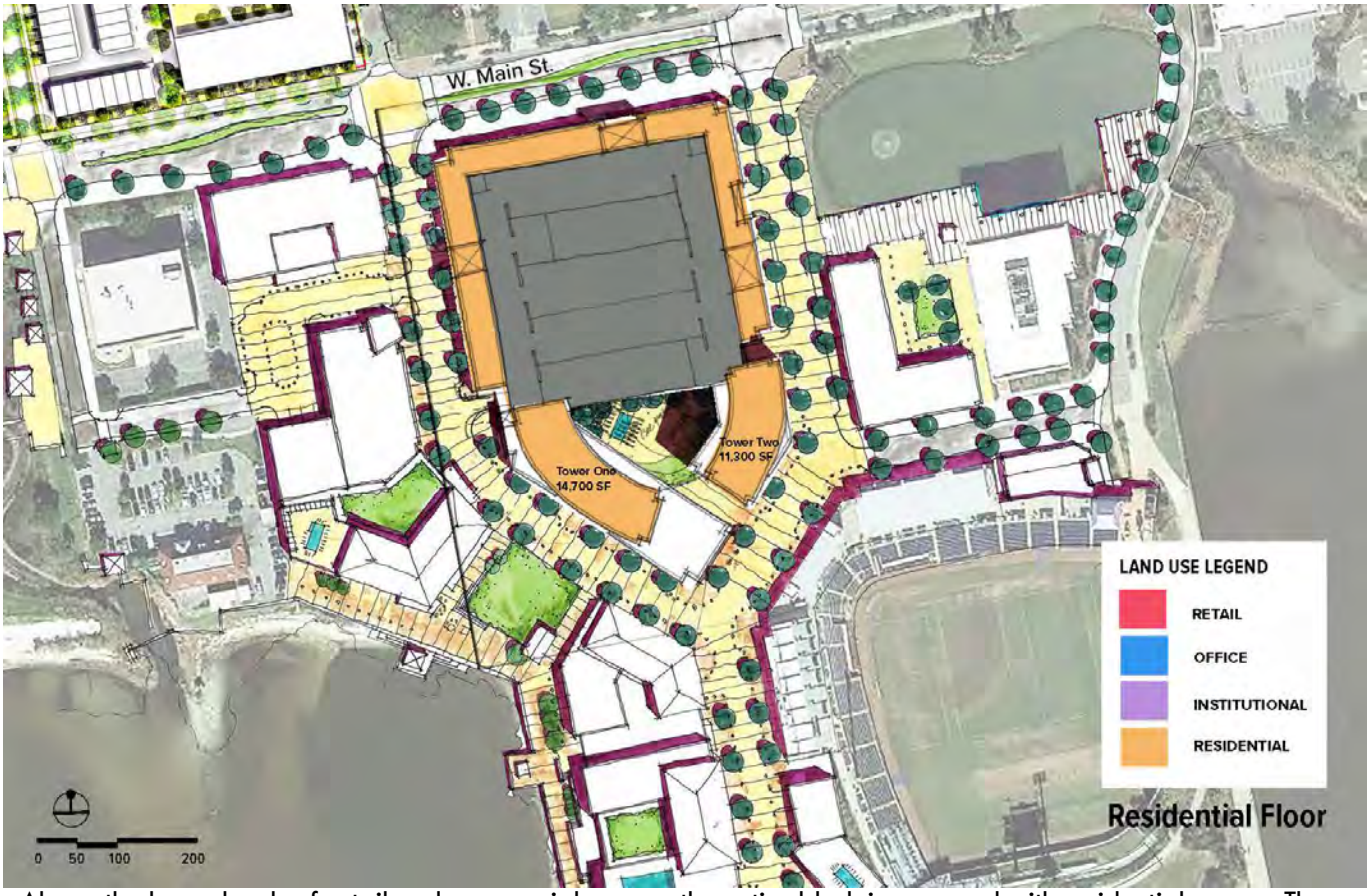


The street level development of the block that includes Lots 4 and 5 is dedicated to public uses opening to the sidewalks and to providing retail and business uses that will attract people to the site throughout the day and the week. The Sponsor has preliminary interest from Publix for a grocery store to serve the growing westside neighborhood and has sized the retail to accommodate their prototype.

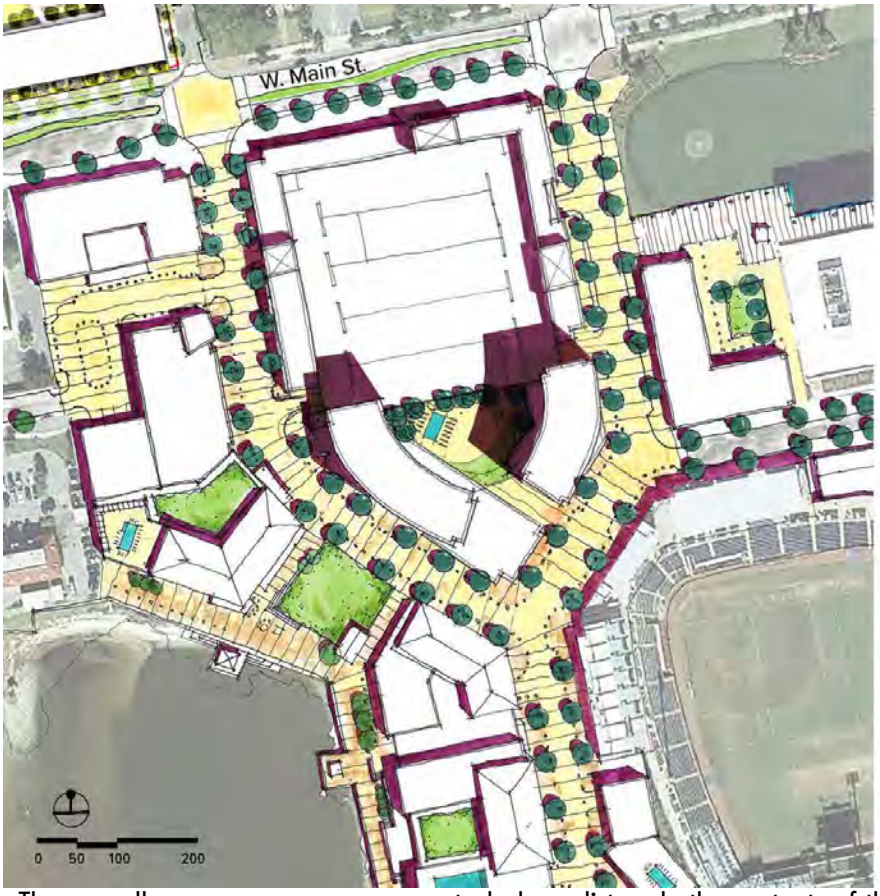
Above the street level retail on Main Street, the plan includes the potential for an institutional user to create a public facility for community service or educational uses within the development. The southern point, Lot 5, has two



office blocks each programmed to rise three stories from the sidewalk with ground floors that could include retail and restaurant space of provide easy access to offices with public interfaces. They form the base for high-rises.



Above the lower levels of retail and commercial spaces, the entire block is wrapped with residential space. The central shared parking deck is enclosed within a mid-rise apartment wrapper offering mixed-income rentals with 10% of the units set aside for income qualified residents. The towers on Lot 5 rise above the office blocks and provide luxury apartments with views of the bay from every unit.



Residential Units: 534 Units
(82% efficiency/ 900sf/unit)
- 30 Units/ floor (4 level wrap)= 120 units
- Tower 1: 13 units/ floor (18)= 234 units
- Tower 2: 10 units/floor (18)= 180 units

Commercial/Retail: 47,000 SF
- 27,000 SF Grocer
- 11,000 SF Drugstore
- 9,000 inline retail

Institutional / Commercial: 33,000 SF
- One level up to 90' deep

Office: 115,500 SF

Parking Provided: 1,483 Spaces
(7 level deck, G+6)

Program

The overall program summary presented above lists only the contents of the proposal for Lots 4 and 5 which will be added to the program for the rest of Community Maritime Park previously submitted by the Sponsor and the awardee of the rights to Lot 7 who has proposed a hotel on the waterfront. At 21 stories in height, the upper floors of the two towers will see not only the Bay but be the only downtown homes with views of the Gulf.

Housing Strategy

The current plan for the West Main Street District's development includes a focus on rental housing with some inclusion of for-sale options. The Residential and Retail Marketability Report by Weitzman Associates projected the feasible development of over 1,800 dwelling units on the subject property but emphasized that the "residential development at the West Main Street Sites appeal to a broad spectrum of the potential market to maximize its overall marketability and contribute positively to the growth of Downtown by attracting a variety of household types." The Weitzman study also calls for strategies that enhance absorption and respond to the market even as this development is implemented over time. Our proposal reflects our desire to reach people within the impacted community even as it provides desirable housing for people who want to come downtown but haven't had housing options that met their needs and desires. Our goal is to provide housing options suitable for different age groups, household types, income levels and tenancy profiles.

The demand for market rate rental housing near downtown was amply demonstrated by the success of the Southtowne Apartments development and the Weitzman report indicates the market can support the addition of more housing of this type. However, simply repeating this past success does not create the kind of community this project can become. Yes, it is about housing production, but in a manner that does not push current residents out of the neighborhood. Urban redevelopment across America is causing cities that used to be considered affordable to become unaffordable. Our overall strategy includes multiple levels of affordable housing in it — for seniors, for families – as well as upscale housing for young professionals and successful retirees.

The range of products we propose includes housing specifically tailored to market-rate urban dwellers, moderate- and low-income residents, seniors, and families to ensure that the West Main Street District community will be demographically and economically reflective of the full spectrum of people Pensacola has to offer. We propose a diverse mix of product types in order to respond to market realities, but also to allow our team to execute multiple projects concurrently using alternative financing strategies to service diverse tenant groups. This is a risk management strategy (diversification is key) and a means to phase in the project more quickly. A diversity of product types avoids internal competition for development capital and for tenants. It is our belief that financing condominium / for-sale units is challenging in the Pensacola market at this time. However, this will likely change once the first few phases of the project have been delivered. Thus, we have designed the units such that about 30% of them will likely be eligible for condominium conversion in the future.

We believe that that this development can do more to accommodate all the people that make up the diverse Pensacola community. We believe that this is an opportunity to create housing for people like teachers, nurses and first responders and to create spaces and places for community organizations that bring services that enhance and serve the community. It's an opportunity to build projects that are sustainable and eco-friendly, and projects that contribute to the overall fabric of the neighborhood. It is also a place for excitement and entertainment, for commerce and shopping. A place for people of differing means to live side-by-side and focus on their common interests, assets and desires.

Specific Lot 4 and 5 Proposal - Housing

We are proposing to develop Lot 4 with a significant mid-rise apartment component, tied into the mixed-use building previously proposed for Lot 6, that will provide a total of 215 apartments, of which at least 10% will be set aside at rents affordable to income-qualified residents. The units on Lot 4 will wrap around the central parking facility,

which will be designed to accommodate the parking demand created by the development of these lots, including Lot 6, as well as the commitments the City has made to Maritime Place, Wahoos Stadium and the proposed hotel on Lot 7. These units, with an average size of 850 square feet, will all be finished as contemporary market-rate apartment units and will enjoy a competitive set of interior amenities, including some outdoor facilities located on top of the deck.

Lot 5 will be developed with twin high-rise apartment towers including 414 luxury residences rising above the base structures of the office blocks. These rental homes, with average sizes between 875 and 890 square feet per unit, will feature upscale finishes, state-of-the-art kitchens, name brand appliances and will enjoy world class interior and rooftop amenities. Built in two phases timed to proceed with the commercial buildings that form their bases, these towers will provide beach-front, quality water views from every apartment. From the water, they will stand as markers of Pensacola's arrival as one of Florida's premier cities.

Specific Lot 4 and 5 Proposal - Commercial Components

Our re-visioned development plan for Lot 5 incorporates several levels of prominent and attractive Class A office space, totaling 115,500 square feet of new commercial space, that will bring businesses to Pensacola and a daytime population to Community Maritime Park. The larger office space is strategically located facing the waterfront green between Lots 7 and 8 so that this public amenity will become a major attractor for corporate clientele. Both office blocks enjoy access to their own internal courtyard as well. Importantly, these two office buildings bring an all-day weekday population to Maritime Park and can help to support small scale local businesses that fill retail spaces below the apartment buildings and on the fringes of stadium by adding customers outside of the peak demands of game days and evenings.

Lot 4 also includes commercial space in the form of large street level retail space, potentially dedicated to a grocery store and a full-service pharmacy, as well as upper-level institutional space that can support the inclusion of continuing education and similar public enrichment programming to help the Pensacola population prepare for better jobs as the local economy diversifies and the demand increases for more people with advanced 21st century job skills. Accommodating this kind of facility in the development is one way in which the Inspired Communities team hopes to manifest the Covenant with the Community beyond the initial construction industry impacts the Covenant was initially created to impart.

Retail Components

The retail component of this proposal is anchored by a 27,000 square foot Publix grocery store in specific response to an expression of interest that the Sponsor has received. This is paired with an 11,000 square foot space to which we hope to attract a large tenant that will help create a critical mass of destination retail on West Main Street that will serve the west side neighborhood as well as commuter traffic headed to Warrington and Perdido Key. Capturing this traffic will help to support a smaller offering of small shops on the side streets that will also serve the new residents with necessary retail needs.

The Sponsor is continuing to work on an "experience retail" attraction for Lot 6 and resort retail for the boardwalk along Lot 8, which will include an upscale cigar bar and marina related retail as well as other boutique outlets. In addition, the southeastern corner of the former ECUA site has the potential for another 16,000 square foot space if the retail market can support it after the other spaces are stabilized.

Former ECUA Site Development Update

Although not a part of this proposal per se, our vision for Lots 4 and 5 is coordinated with, and driven by, the vision we have for the site immediately to the north of Maritime Park. On this property we have focused on serving the community by dedicating the majority of the land to modest scale, attainable family housing by planning 354 individual rental townhouses with attached garages, that will include at least 10% of the units for low-income residents under a program supported by an ECHFA bond issue. These 2-, 3- and 4-bedroom homes occupy a site designed in accordance with the planning principle established in the Master Plan for walkability, connectivity and view corridors that will open the Bay to the community.

The eastern portion of this site is planned to include stepped up apartment blocks, offering water views in each apartment building. On the southeast corner of the site, we propose a mid-rise building with 228 market-rate apartment units averaging 850 square feet and including 16,000 square feet of street level retail space, a self-contained parking facility and a community amenity center, serving all residents of the 18.5 acre development. The parking spans across the extension of Tarragona Street, creating an open tunnel, showcasing an ever-changing collection of local street artists for a dynamic expression of contemporary visions and messaging, like an underground version of the Winn Walls district in Miami or the Krog Street Tunnel in Atlanta.

On the northeast corner, another wrapped deck project serves as base to a high-rise apartment block with views over and around its shorter neighbor. Consisting of a similar type of apartment units but also including some larger duplex units with Bay views, this project will add 302 units to the complex.

Parking Strategy

Parking is an evolving part of the built environment, as more options for alternate transit, ride share, and work-from-home options increase. The overall parking strategy for both the ECUA and Community Maritime Park sites is multifaceted. On the ECUA site, the strategy involves private garages for each townhouse, built above the flood plain and structured parking for the apartments with some service areas and visitor parking below the flood plain and enough elevated parking for residents, while providing on street visitor parking for improved streetscapes and pedestrian safety. Streets will be graded to provide street level unit entries with stoops and landscaping to minimize the exposure of foundation walls that elevate the occupied floors. Parking for retail users driving to the ECUA site will be provided at retail level behind Main Street facing retail.

Given the higher density of commercial uses, and the existing commitments to provide parking for the Maritime Place office building and the stadium, a phased central parking structure, like the one envisioned in the master plan, will be constructed. This parking structure will provide almost 1,500 vehicular spaces, which will serve the new commercial uses, event parking for baseball, concerts, festivals, and other larger events, and the residential parking for Lots 4, 5 and 6 as well as the Hotel on Lot 7. A shared parking strategy will leverage this investment such that the right amount of parking is constructed and shared among the various entities in Maritime Park. This structure also provides replacement parking for the Maritime Park office building, and each beneficiary will contribute the cost of constructing and operating the deck. We will pursue a public-private partnership with the City of Pensacola to structure the financing of the shared parking strategy.

Lot 8 and the two high-rise condominium buildings on Lots 3 and 9 will have parking within their footprints using structured decks and multi-level automated parking solutions.

On-street parking is anticipated throughout both sites in keeping with the master plan vision. Strategies for peak demand on rideshare before and after games, concerts, and other larger events will be incorporated to provide safe, efficient, and reliable solutions. Our team is also thinking about transit strategies beyond these sites to leverage shuttle connections and other last mile solutions to link Downtown Pensacola more seamlessly to Maritime Park.

The following table breaks down the preliminary number of parking spaces in our proposal for the shared deck on Lot 4:

Lot 4 Shared Parking Deck

			Plate	Levels	GSF	Spaces	Total Sp
Lower	3 Aisle	300 x 180	54,000	3	162,000	154	442
Upper	5 Aisle	300 x 300	90,000	4	360,000	304	1,181
				7	522,000		1,623

Demand Factors

	Resident	Retail	Office	Total
Lot 4	133	47,000	33,000	390
Lot 5	450		115,000	853
Lot 6	95	20,000		155
Lot 7 Hotel				150
Maritime Place Office Buidling				200
Ballpark				100
			Total Parking Demand Factors	1,847
			Total Shared Parking Provided	1,623

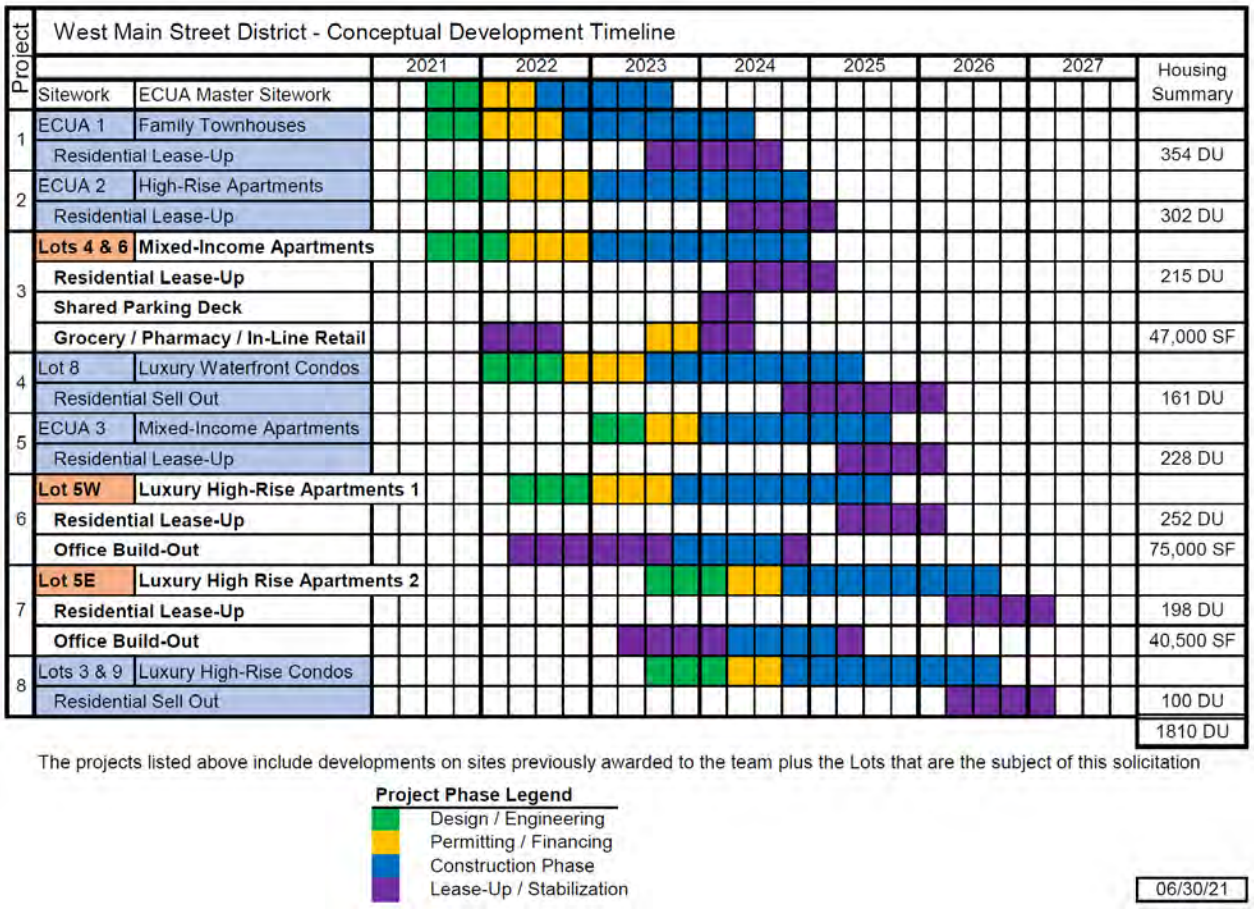
The Urban Land Institute issued a manual on how to lower overall parking requirements factoring for spaces that can be used by different users at different times of day when the

88% Effective reduction per ULI Shared Parking method

Proposed Development Schedule and Phasing for Entire West Main District

The phasing of the development activities depicted below is one potential option of how this multi-component, multi-faceted project can be implemented. Others exist and will be explored thoroughly once the actual development process begins. This version is based on our perception and understanding of both market demand for residential and commercial rental properties, which will determine how quickly new products can be absorbed, and the availability of capital for each type of investment. In addition, the phasing program is designed to stagger delivery of the projects that serve similar markets so that there is minimal internal competition for tenants and each project can reach stabilization prior to the next one opening for business.

Below we present a proposed phasing schedule, broken down by project.



Commitment to Diversity, Community Engagement, and Inclusion

As introduced earlier in this submission, ICF and EJ Smith are dedicated to using this project to enhance business opportunities for small and disadvantaged businesses in the Pensacola area and to provide jobs, training, and the chance for career advancement to the local workforce. In the past, we have benefited from programs like the Covenant for the Community. More recently, we have created programs in Baltimore and Pittsburgh that laid much of the groundwork for the Covenant for the Community, and, in fact, we helped draft the Covenant for the Community and successfully implemented it on the Maritime Place office building project.

The first step to the successful implementation of the Covenant's program is top to bottom buy-in. To demonstrate that buy-in, the Developer submitting this proposal has executed our own Pledge to the Covenant and has had its partners and lead contractors execute it as well. Like many innovative ideas that can benefit the development, design, and construction industries, it is important to commit to it early so the word gets out and the policies get embedded in every aspect of the Project from the start. It is much more difficult to adopt this kind of program after bids are in or without having done sufficient advance legwork to identify the businesses and people who have the capabilities and readiness that this program needs to be able to invite them to the table.

As we did for the development of the Maritime Place office building, we have engaged May's Construction to lead our team's efforts in the implementation of this program. They will participate actively in construction management and direct construction roles as well. When they reach out to the local small business community and the workers of Escambia and Santa Rosa Counties, they will do so with the entire Development Team's commitment to making sure that this project provides opportunities for local disadvantaged businesses and puts paychecks in the pockets of local workers. This is one of the many ways that we seek to make this Project impactful on Pensacola, and possibly the greatest impact it will have.

Resiliency and Sustainability

Our project team, which includes an industry leading infrastructure practice at Jacobs and Cooper Carry's practice in Green Buildings, views every project through a lens of sustainability and resilience to support infrastructure and sustainability objectives that benefit the developers, the community and the City. Beginning with infrastructure, this approach enhances project performance and lowers the cost of ownership. It focuses on a holistic evaluation of current and future threats and the development of adaptation strategies to mitigate those threats. By integrating these strategies in the civil design, it can integrate the appropriate level of asset hardening in an aesthetically pleasing design that blends in with the built and natural environments. This solutions-based approach results in projects that stand the test of time and deliver long-term value as Resilient Communities. This is achieved through a combination of incrementally enhancing design criteria, public policy and infrastructure as part of a comprehensive, integrated, inclusive and forward-looking approach to change management.

Following through on the individual project level, similar practices are applied early in the architectural design processes. We have generally found that a great deal of good can be done at relatively minimal costs by planning a protect for sustainability from the outset. ICF has completed notable projects under both the Earth Craft Multifamily program (2009 Project of the Year) and as a pilot project helping to create the LEED for Homes Mid-Rise program (Silver Certificate). Cooper Carry and Jacobs have also both completed numerous LEED certified projects. As a team, we are committed to promoting environmental stewardship combined with the risk reduction offered by a smart resilient site engineering approach to offer a high performing coastal development that its users will be proud of and that the owners will benefit from with a reduced cost of ownership.

FINANCIAL AND NON-FINANCIAL RETURNS TO THE CITY OF PENSACOLA

FINANCIAL STRATEGY

The Sponsor has been recognized for its ability to create bespoke financial structures that meet the objectives of the public and private landowners with whom it partners. Our keys to success in this regard are that we are flexible and open-minded, have decades of experience, and seek win/win outcomes.

As it relates to parcels 4 and 5 on the Historic Maritime Park site, we have contemplated multiple approaches for each. We have attempted to leverage our local knowledge to understand the objectives of the parties. However, we are open to other options as we learn more.

The Historic Maritime Park Site is owned by the City and may be subject to restrictions on land sales or land contributions. Consistent with how the Sponsor has structured multiple other transactions with the Metro Atlanta Rapid Transit Authority, the Port Authority of Allegheny County in Pennsylvania, and the City of Cincinnati, we are proposing a long-term land lease of the development parcels. A land lease structure will provide the City with annual cash payments to contribute to its operating budget. There are a wide range of specific lease structures and financial terms, but for illustrative purposes, we have modeled an annual lease payment for each parcel equal to 4% of the parcels' market value. Leasing the land rather than buying it upfront helps to lower the cash equity contribution on new projects and enhances cash flow available for debt service, enabling the developer to meet its inclusiveness goals.

In one recent transaction in Allegheny County, the annual lease payment was based on a percentage of appraised value and was adjusted at preset intervals – every ten years in that instance - via a new third-party appraisal.

We could also structure a potential purchase option by the lessee that would, among other things, help facilitate the future sale of condominiums. The Sponsor is confident that, based on its experiences, it can collaborate with the City to create a mutually beneficial structure that enables the City to meet its short- and long-term financial objectives.

In summary, the Sponsor remains very flexible on potential financial structures to facilitate the transaction and looks forward to negotiating with the City to find a mutually beneficial structure.

NON-FINANCIAL BENEFITS

The development of the West Main Street District following the concepts outlined in this Proposal will greatly benefit the existing community where these projects will be located. There are both direct benefits in that certain facilities have been included in the development plans to specifically provide certain results and indirect benefits in that other facilities and activities provide opportunities for the residents of the community to live better. These benefits include enhance housing options, economic opportunities, improved community services and improved access to retail.

The housing strategy presented in this Proposal is conceived to broaden the array of housing options available within the community. Along with the many new market-rate apartments proposed in these development plans are projects that use financing that allows them to be mixed-income with dwellings set-aside for low- and moderate-income households. The demographically and economically diverse neighborhood this Proposal envisions will foster a strong community by preserving and growing social networks, by allowing people to remain in the neighborhood as their life circumstances evolve and by nurturing intergeneration interaction.

There are numerous soft economic benefits that will result from the proposed development, both during and after its construction. The development team is dedicated to the aggressive pursuit of the objectives of the Covenant for the Community, which means there will opportunities and mentoring for disadvantaged businesses and local workers so families in the community will prosper. Retail leasing will also be inclusive to ensure that a certain portion of the

commercial space being developed will be targeted to entrepreneurial businesses to allow creative businesspeople from the community to get a start with good support from the developers and the community.

The development program includes spaces for a variety of community services. These include spaces designed for and leased to child and health care providers, community organizations and the police department. Ready access to day care is a major determinant of family prosperity as is access to health care services, especially with Baptist Hospital moving north. Community facilities for use by charitable and non-profit groups that serve local families and individuals will be included and a proposed police substation would promote community policing so young people will know the officers that serve their neighborhood and families can rely on officers that they know.

Finally, the volume of retail space included in this proposal will bring goods and services to the heart of the community, including necessary outlets. The Proposal includes large spaces which will be marketed to a grocery store and a drug store and many smaller spaces for local vendors and service providers. To simply have stores within walking distance that can meet most residents' regular needs will make the community stronger, healthier, and happier, all of which are benefits of this Proposal.

PAST PERFORMANCE

Below we have outlined key details, coupled with images, of past projects completed by our team that we believe demonstrate our preparedness to take on the Maritime Park site redevelopment project.

Project #1: The Banks

Project Name and Location	The Banks Mixed-Use Development Cincinnati, Ohio
Development Team Members	▪ Lead Entities: The Dawson Company and Carter ▪ Master Planner: Cooper Carry ▪ Project Architect: CR Architects with Moody Nolan ▪ General Contractor: Brasfield and Gorrie ▪ Lender: PNC Bank
Project Description	A major mixed-use urban development in partnership with Carter Real Estate located in Cincinnati, Ohio. 18 acres (eight city blocks) of prime waterfront property along the Ohio River. 2.8 million square feet of new mixed-use development at full build out. This project was stalled for over 10 years until Dawson was able to bring the City, County, and various stakeholders together to move the deal forward.
Financial Structure	The Developers won the development rights in a public RFP and bought pad site, including some spaces in the public parking podium and were allowed to designate them for resident use only. Development also included construction of a private parking deck above the podium. Conventional financing with a consortium of local lenders due to loan size.
Marketing strategy summary	Project was designed as for rent apartments in an urban mixed-use development. Three hundred apartments were absorbed in six months.
Design Excellence and Sustainable Design Features	Current at The Banks was in the pilot program for LEED for Homes – Midrise. Current received a silver certification.
Development Scope	All Phases Land Area: 18 acres Gross Square Footage: 310,000 Construction Type: Wood-Frame
Total Development Cost	$74,000,000
Project Timeline	Phase 1A completed in 2011




Chipotle



Project #2: Lindbergh City Center

Project Name and Location	Lindbergh City Center Transit Oriented Development Atlanta, GA
Development Team Members	▪ Lead Entities: The Dawson Company and Carter ▪ Project Architect: Rees Design Associates, Uptown Square ▪ Project Architect: Smith Dalia, Eon at Lindbergh ▪ Master Planner: Cooper Carry ▪ General Contractor: Lane Construction, Atlanta ▪ Lender: Regions Bank
Project Description	Metropolitan Atlanta Rapid Transit Authority (MARTA) created the first transit-authority sponsored TOD in the United States, based around MARTA's Lindbergh Transit Station in Atlanta. Once completed, will include 1.2 million square feet of office space for AT&T, 200,000 square feet of retail space, 300,000 square feet of multi-tenant office space, a hotel and 2,000 residential units. Dawson developed 700 residential units as part of the $500 million deal.
Financial Structure	Uptown Square was a on 99-year ground lease and was financed using City Housing Revenue Bonds. Lease included designated spaces within an existing parking deck. Construction costs included an additional private deck based on available spaces in existing deck and site geometry. The EON site was purchased outright to permit condominium sales, was conventionally financed and included a double parking podium.
Marketing strategy summary	EON was built as a condominium but opened as apartments in the Great Recession. Uptown Square was built as for rent apartments as part of a mixed-use development.
Design Excellence and Sustainable Design Features	EON, one of the projects at Lindbergh, received the 2009 award as Project of the Year from Southface. At the time, it was the largest multifamily project to become Earthcraft certified.
Development Scope	Land Area: 7 acres Gross Square Footage: 600,000 Construction Type: Wood-Frame
Total Development Cost	$107,500,000
Project Timeline	Completed in 2018







Project #3: The Ashby

Project Name and Location	The Ashby Bethel Park (Pittsburgh), PA
Development Team Members	▪ Lead Entities: The Dawson Company and SunCap Property Group ▪ Project Architect: Desmone Architects ▪ Master Planner: Glance Associates ▪ General Contractor: Rycon Construction ▪ Lender: First Niagara Bank
Project Description	The Port Authority of Allegheny County issued an RFP for a Transit Oriented Development at the South Hill multi-modal transit station. Dawson and its partners won the development rights and developed a 300-unit, class-A apartment, elevator served complex in four building utilizing an existing detached parking deck and surface parking.
Financial Structure	Ground leased site for 53-years, including certain parking spaces within an existing parking deck and surface parking on site. Conventional loan.
Marketing strategy summary	The Ashby was built as for rental apartments with above market amenities and services and leveraged its adjacency to a regional mall and light rail station.
Design Excellence and Sustainable Design Features	EON, one of the projects at Lindbergh, received the 2009 award as Project of the Year from Southface. At the time, it was the largest multifamily project to become Earthcraft certified.
Development Scope	Land Area: 6.4 acres Gross Square Footage: 325,000 Construction Type: Wood-Frame
Total Development Cost	$60,000,000
Project Timeline	Completed in 2018





Project #4: Inspire Apartments

Project Name and Location	Inspire Apartments Beulah (Pensacola), FL
Development Team Members	▪ Lead Entity: The Dawson Company ▪ Project Architect: Forum Architecture & Interior Design ▪ Master Planner: TSW Design ▪ General Contractor: First Florida Constructors ▪ Lender: Bank of America
Project Description	Inspire Apartments is a best-in-class rental apartment community in unincorporated Escambia County located directly across the street from Navy Federal Credit Union's corporate campus. The property consists of 350 units in 3 elevator served buildings.
Financial Structure	Commercial land condominium unit with development rights; conventional loan.
Marketing strategy summary	Inspire Apartments was built as for rent apartments with market leading features, amenities and services.
Development Scope	Land Area: 13.4 acres Gross Square Footage: 348,000 Construction Type: Wood-Frame
Total Development Cost	$60,000,000
Project Timeline	Expected completion Q4 2021



Project #5: Southtowne Apartments

Project Name and Location	Southtowne Apartments Downtown Pensacola, FL
Development Team Members	▪ Lead Entity: Studer Properties ▪ Development Manager: The Dawson Company ▪ Project Architect: Niles Bolton Associates ▪ Master Planner: Lord Aeck Sargent ▪ General Contractor: Doster Construction ▪ Lender: Hancock Bank & Trustmark
Project Description	In 2013, Studer Properties purchased the old Pensacola News Journal building. In 2016, we broke ground on Southtowne, a mixed-use building complete with 258 apartment units in four and five story elevator served building wrapped around structured parkeing, 18,000 square feet of office and retail space. Units include 28 studio, 109 one bedroom, 109 two bedroom and 12 three bedroom.
Financial Structure	Private land ownership in mixed-use planned development. Shared parking deck with contributions from other users as cash equity. Conventional loan.
Marketing strategy summary	Launched a brand roll-out marketing campaign targeted to early adopters that resulted in an unprecedented 1,000+ person interest list/500+ person waiting list with deposits for 258 apartments. (50% Pre-leased) Launched a brand roll-out campaign targeted to early adopters through a sustained, interactive, collaborative, and consistent brand marketing effort via multiple touch points and channels.
Development Scope	Gross Square Footage: 334,000 Construction Type: Wood-Frame (Type 3B and 5A), CIP Podium, Pre-Cast Deck
Total Development Cost	$52,000,000
Project Timeline	Completed 2018



Project #6: The 52

Project Name and Location	The 52 Beulah (Pensacola), FL
Development Team Members	▪ Lead Entity: The Dawson Company ▪ Master Planner: TSW Design ▪ General Contractor: First Florida Constructors
Project Description	52-acre master planned development including three phases of apartments and a town center style retail district featuring childcare facility and an outdoor chef-driven casual dining hall with full-service bar.
Development Scope	Land Area: 25.84 Buildable Acres, net of wetlands, floodways, and easement restrictions. Gross Square Footage: 348,000 Construction Type: Mixed, depending on building scope and use.





- APPENDIX -

- APPENDIX A -

FIRM PROFILES AND RESUMES



The Dawson Company d/b/a Inspired Communities of Florida, is a Pensacola-based real estate company founded in 1969 by Harold Dawson, Sr. in Atlanta, GA. It has developed, renovated, and/or managed 5 million square feet of office, 1.5 million square feet of retail, and 15,000+ units of attached and multifamily housing. The Dawson Company offers a vertically integrated real estate development platform and provides solutions for development, acquisitions, design and construction management, strategic advisory, and asset management drawings on in-house expertise. The Dawson Company lets you enter a strategic partnership with an established leader in urban development providing the same services for ourselves, our joint venture partners, and third-party clients.

The Dawson Company has a process driven platform led by high level, technically proficient real estate, design, finance, construction, and legal experts. The company's business model is focused on urban infill multifamily and mixed-use properties. Our approach is driven by research and econometric analysis with a focus on markets that have concentrations in the energy, education, healthcare, technology, science, and financial sectors of the economy. The Dawson Company is active in Northeastern, Midwestern, and Southern markets including New York, Pittsburgh, Baltimore, Cincinnati, Nashville, Charleston, Atlanta, Savannah, Pensacola, San Antonio, Baton Rouge, and Lafayette.

Harold A. Dawson, Jr
President & CEO



Harold A. Dawson, Jr. serves as President and CEO of The Dawson Company. As its visionary and chief transaction strategist, Mr. Dawson's astute knowledge of finance and global market trends were instrumental in the Dawson Company becoming one of the first companies in the U.S. to establish mixed-use, transit-oriented as the core focus of its developments. Approaching deals from this perspective led to a paradigm shift in industry standards, which have enabled the company to exceed profit expectations every year since Mr. Dawson assumed the helm in 2004.

Mr. Dawson's distinguished career in development began in 1988 when he served as Director of Capital Markets for Trammell Crow Ventures. He is an esteemed graduate of Princeton University's Woodrow Wilson School of Public and International Affairs, while receiving his Master of Business Administration degree from Harvard Business School. He proudly joined the family-owned business that bears his name in 1992.

As a civic leader, entrepreneur and respected industry advocate, Mr. Dawson has been featured in numerous local and national publications including Business Week and the National Real Estate Investor. He has also been recognized as the American Diabetes Association's 2007 "Father of the Year", as a "True Ally" by Men Stopping Violence, "40 Stars of Tomorrow" by National Real Estate Investor and one of Atlanta's "100 Most Influential Atlantans" by the Atlanta Business Chronicle.

Dennis E. Pemberton, Jr
Executive Managing Director

As Executive Managing Director of The Dawson Company, Mr. Pemberton is responsible for creating and implementing the acquisition strategy for the company.



Prior to joining The Dawson Company, Mr. Pemberton served as Founder and Chief Executive Office of Global Asset Alternatives, LLC ("GAA"). Prior to founding GAA, Mr. Pemberton served as a Managing Director of Shoptaw & Garrard, LLC, a boutique investment management firm.

Prior thereto, Mr. Pemberton was affiliated with Security Capital Group, Inc. (SCG), a global investment management and research organization. There he held several positions including: Vice President of an SCG affiliate, where he identified, analyzed and structured global investment opportunities; Associate, Security Capital Markets Group where he participated in raising public and private equity for SCG affiliates; and special assistant to the Vice Chairman where he analyzed and participated in several real estate related merger and acquisition transactions. Mr. Pemberton has also worked for CIGNA Investment Management as a real estate asset manager where he was directly responsible for a $300 million national portfolio. Additionally, he has held positions at Lehman Brothers and the Prudential Realty Group.

Mr. Pemberton has a Bachelor of Arts degree in Business Administration from Morehouse College, having graduated with honors; an MBA from Harvard Business School; and an executive certificate in real estate development from Massachusetts Institute of Technology. Mr. Pemberton is very active in community and civic organizations.

Bailey Pope, AIA, LEED Green Associate
Senior Vice President Design & Sustainability



Mr. Pope assists the development team with managing all aspects of design and construction activities during both initial project development and subsequent tenant improvement activities related to leased facilities. Mr. Pope has fifteen years' experience in architectural practice with established Atlanta architectural firms working as designer, detailer, project manager, project architect, associate and production manager. These varied roles have given him broad exposure to every aspect of programming, design, contract procurement and construction administration phases on a wide variety of residential and light commercial projects throughout the eastern United States.

Mr. Pope is responsible for all design and construction budgets, and for the oversight of design and construction processes for all new developments, renovations, and tenant interiors. Additionally, he coordinates regulatory reviews to ensure compliance with all legal requirements.

Mr. Pope earned his Bachelor of Arts from Princeton University and a Master of Architecture from the Georgia Institute of Technology. Mr. Pope is also a licensed architect in the state of Georgia.



Haniff Jackson
Vice President - Finance
Education:

- Morehouse College
- Darden School - Univ of Virginia

Professional Experience:

- Solomon Smith Barney
- Global Asset Alternatives, LLC



Justin Terry
Senior Project Manager
Education:

- Morehouse College

Professional Experience:

- Prudential Mortgage Capital Co.
- Ackerman Co.



Karen Dietrick
Director, Operations
Education:

- BA, Towson University
- MA, American University

Professional Experience:
30+ years experience in project management, administration and operations

E SMITH ADVISORS
In Partnership with Newmark Knight Frank

EMMITT SMITH, CCIM

Chairman, E Smith Advisors



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Dallas, TX 75201
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T 1 972 674-3124

Years of Experience

12 Years

Areas of Specialization

- Tenant Representation
- Acquisitions/Dispositions
- Portfolio Advisory
- Strategic Planning

Professional Background

Emmitt Smith, CCIM, is Chairman of his namesake company, E Smith Advisors, a partnership with Newmark Knight Frank (NKF). Mr. Smith used his 12 years of experience as a real estate professional, and industry knowledge earned through his CCIM certification, to create a premier real estate solutions and services provider that is bringing a new level of integrity, innovation and insight to the commercial real estate industry. As Chairman, his role includes new business and client relationship development, overall company vision execution and service strategy development.

In partnership with NKF, E Smith Advisors is part of a global network with operations in more than 400 offices worldwide offering clients a wide array of commercial real estate services, with customized solutions that maximize returns for investors, tenants and landlords. The firm offers an integrated service platform to a diverse portfolio of clients and, as a minority-owned business, offers an inclusive company culture. Both E Smith Advisors and NKF excel at creating customized real estate solutions that take the intricate, unique needs of each client into account, a shared methodology that make the two firms perfect partners.

Prior to joining forces with NKF to form E Smith Advisors, Mr. Smith served as Chairman of E Smith Legacy Holdings, a position he holds today. E Smith Legacy Holdings combines domain knowledge and experienced professionals to create, finance and execute unique real estate solutions for a diverse client portfolio.

A visionary and servant-leader, Mr. Smith recognized the need to expand services to meet clients' ever-changing and unique requirements. Today, the firm offers an integrated service platform that includes everything from real estate development and construction to brokerage and finance.

Prior to his career in commercial real estate, Mr. Smith enjoyed an illustrious career as a running back in the National Football League with the Dallas Cowboys and Arizona Cardinals, earning such accolades as the NFL's All-Time Leading Rusher, Super Bowl XXVIII MVP and induction to the NFL Hall of Fame.

Partial Client List

- The Zenith, Baltimore, MD
- Science & Technology Park, John Hopkins University Hospital, Baltimore, MD
- 414 Water Street, Baltimore, MD

Professional Achievements

- Super Bowl XXVIII MVP, Dallas Cowboys, 1994
- NFL's All-Time Leading Rusher, Dallas Cowboys, 2002
- Induction to the NFL Hall of Fame, 2010
- Winner of *Dancing with the Stars*, 2006; also competed on the All-Star Season 15, 2012

Professional Affiliations

- Certified Commercial Investment Member (CCIM) Designation

Personal Achievements

Education

Mr. Smith graduated from the University of Florida and played football for the Florida Gators.

E SMITH ADVISORS
In Partnership with Newmark Knight Frank

DAVID MOSLEY

President and Chief Executive Officer, E Smith Advisors



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T 1 972 674-3124

Years of Experience

24 Years

Areas of Specialization

- Business Development
- Business Analysis and Financial Management
- Franchising and Franchise Operations

Professional Background

David Mosley serves as president and chief executive officer of E Smith Advisors, a partnership with Newmark Knight Frank (NKF). In this role, he is responsible for outlining the strategic direction for growth and expansion of the company's professional portfolio, including partnerships with national and global corporate entities committed to diversity and inclusion in commercial real estate. Throughout his career, Mr. Mosley has provided regional and national clients with a broad range of services in business development, business analysis and financial management, franchising and franchise operations.

In partnership with NKF, E Smith Advisors is part of a global network with operations in more than 400 offices worldwide offering clients a wide array of commercial real estate services, with customized solutions that maximize returns for investors, tenants and landlords. The firm offers an integrated service platform to a diverse portfolio of clients and, as a minority-owned business, offers an inclusive company culture. Both E Smith Advisors and NKF excel at creating customized real estate solutions that take the intricate, unique needs of each client into account, a shared methodology that make the two firms perfect partners.

Mr. Mosley, a proven expert and successful entrepreneur in franchise business models and franchise operations, also serves as chief operations officer for E Smith Legacy Holdings, where he uses his expertise to lead the expansion of the holding company's segments focused on commercial real estate and company infrastructure.

With over 24 years of experience prior to his entrepreneurial endeavors, Mr. Mosley was a commercial banker with First Union National Bank (now Wells Fargo), responsible for increasing minority lending. He also ran a successful home infusion therapy business. He currently resides in Maryland, where he oversees operations in Texas, Baltimore, Philadelphia and globally.

Partial Client List

- The Zenith, Baltimore, MD
- Science & Technology Park, John Hopkins University Hospital, Baltimore, MD
- 414 Water Street, Baltimore, MD
-
-

Education

Mr. Mosley graduated from Morgan State University

About E Smith Properties

E Smith Properties is part of the master development team for the Science and Technology Park at Johns Hopkins in Baltimore, MD - $1.6 billion, 20-year mixed-use revitalization project with funding from city, state and federal agencies, along with other philanthropies and private business owners. The planned community was previously known as Eager Park currently has delivered three commercial lab buildings, 800 units of housing, a five-acre park, a new K-8 school, retail and a hotel and will, upon completion include up to 1.6 million square feet of commercial lab and office space, 1,700 affordable and market-rate housing units, additional schools and 150,000 square feet of retail space and a hotel.

Since 2016 the project has seen additional investment and construction in the biotech and life-science space including the opening of a third lab building housing the Johns Hopkins Tech Ventures and Fast Forward accelerator. The Eager Park mixed-used development is one of the most economically, racially and generationally diverse communities in Baltimore with over 1100 residents, retailers including Walgreens, Harbor bank and higher-education notable Johns Hopkins University. This project set the highest participation goal in Baltimore's history for minority- and women-owned business participation in construction and equity.

OTHER PROJECTS

The Zenith - Baltimore, MD

Known as the "Gateway to the West", The Zenith is a $48 million project that boasts 191 luxury units and 6,000 square feet of retail space. This stunning 21-story building located on the West side of downtown Baltimore features a 200 space parking garage, a 7th-floor roof terrace, 2-story penthouse units, a business center, a fitness center, and party rooms, plus a 24-hour full-service concierge desk. The land was purchased as part of a successful competitive public bidding process.

414 Water Street, Baltimore, MD

Having purchased the air rights at this attractive downtown Baltimore location, the company developed 414 Water Street—a $49 million project—into a successful residential project. 414 Water Street is a 31-story luxury condominium building offering breathtaking Inner Harbor views. With 312 units ranging in size from 650 to 1460 square feet, amenities include a two-level cascading outdoor pool, fitness center, business center, a fully-equipped party/entertainment room, and on-site parking.

About EJ Smith Construction

Established in 2010, EJ Smith Construction is led by president and CEO Eugene Walker, established itself in the Texas market with high-profile projects focusing on infrastructure-heavy/highway and civil construction and commercial building construction. Projects include foundation-related construction at The Ford Center at The Star in Frisco, Texas – the 700,000 square-foot, $115 million multi-use facility and new headquarters and practice facility for the Dallas Cowboys.

EJ Smith Construction continued with parking structures and concrete paving projects including Terminal-A Enhanced Parking Structure at Dallas Fort-Worth International Airport, the construction of the parking structure at Austin-Bergstrom International Airport, and the construction of the main parking structure at Toyota North America campus. Future projects include concrete work at entertainment venue *Texas Live*; heavy highway work for the Texas Department of Transportation and additional infrastructure projects.

CAPABILITY STATEMENT

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Eugene Walker, Jr.
President and CEO
Office: 469-206-7733
Email: ewalker@ejsmithind.com

ABOUT

EJ Smith Construction, LLC is a privately held DBE/MBE and HUB certified firm that self performs a wide range of construction services including structural concrete and site paving. In addition, the company provides staff augmentation, general contracting and construction management services. Founded in 2010, our staff has over 102 years of combined experience in project management, general contracting and concrete construction.

Our mission is to deliver excellent construction services by continuously focusing on our core values and building bridges to opportunities by making a difference and being the difference.

SAFETY

Safety is one of our core values, in fact, our company slogan is "Safety by Choice." Our Project Managers, Superintendents, and work force have the primary responsibility to provide our employees and the employees of our trade contractors with a safe, healthy and drug free work environment. The only acceptable number of injuries or accidents is zero – and zero is always our goal.

CORE COMPETENCIES

Self-perform concrete, construction management and general contracting.

Sectors: healthcare, hospitality, retail, entertainment, higher education, transportation, civic and public work and sports facilities.

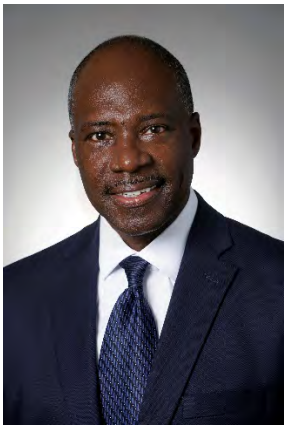
- ✓ Parking garages and parking lots
- ✓ Curb and gutter
- ✓ Topping slabs and elevated decks
- ✓ Foundations and barrier walls

Pensacola Main Street Pursuit Document from EJ Smith Construction Company LLC.
6/29/2020

For questions contact
Cherrie Fisher
cfisher@ejsmithind.com
214.808.6743 cell

Customer Contact
Dennis Pemberton
dennispemberton@thedawsoncompany.com
404-808-4418

EJ Smith Construction Company – Resumes



Eugene Walker, Jr.
President/CEO and Founder
EJ Smith Construction Company, LLC.
Dallas, TX

Education
Bachelor of Science Construction Management

Years of Experience – 35

Years with EJ Smith – 10

Parkland Hospital Systems Outpatient Clinic Parking Garage, Dallas, TX
$28M contract value, EJ Smith scope of work $12.7M.
478,768 SF, 5 story parking structure. When complete the cast-in place structure will have 1453 parking spaces. Estimated completion 2021.

American Airlines Hospitality Complex, Fort Worth, TX
$220M Contract value. 608 room 373,169 SF hospitality complex including a 140,610 SF parking structure, a 69,258 SF fitness center, with a ballroom, cafeteria and clinic. Performed

site concrete, retaining walls and foundations. Managed work of sub-trades. Estimated completion 2021.

AT&T Discovery District, Dallas, TX
$100M Contract value. AT&T World headquarters upgrade including creation of retail space for restaurants. Addition of a flagship retail store, complete renovation of the hardscapes and landscapes, site lighting security upgrades and the installation of a high-rise media wall. Estimated completion date 2020.

University of Texas, Arlington, West Parking Garage Foundation, Arlington, TX
$1.3M Contract value. 510,190 SF multi-level garage, Drilled Shaft Foundations. Provides additional parking for students, faculty, staff, event patrons, and visitors to the university. Designed with nine-foot-wide parking and angled spaces to create one-way traffic flow. Completed March 2018.

Irving Convention Center Hotel: Parking Garage Foundations, Irving, TX
$2.2M contract value.
256,000 SF Topping slabs. Scope consisted of drilled piers, ramp walls, grade beams and topping slabs. Completed June 2018.

Texas Live! Development – Arlington, TX (May 2017 - August 2018)
Multi-use entertainment building within a mixed-use development - $6.2M contract value. EJ Smith managed the installation of the structural, core and shell (basement foundations, slab on metal deck, slab on grade, etc.) 280 piers drilled / 1,570 LF of walls / 5,377 LF of grade beams / 99,550 SF of slab on grade / 97,343 Sq. Ft. of slab on metal deck / 14,883 Sq. Ft. of structural slab.

UT Southwestern Medical Center West Campus Phase I Academic Building, Dallas, TX
$1.3M Contract value. 392,000 SF parking garage Provides parking for students, teachers, and staff. Performed site and hardscape concrete.
Completed March 2018.

Baylor University L. Herrington School of Nursing Building, Dallas, TX
$488K Contract value. 112,000 SF.Project included a 250-seat auditorium, four 120-seat, two 60-seat capacity classrooms, a large multipurpose room and updated elevator lobbies with student lounges on each floor. Performed interior and exterior concrete work including installation of new stadium seating systems for auditorium and classrooms.
Completed 2018.

University of Texas, Dallas Parking Garage #4, Dallas, TX
$1.4M Contract value. 392,000 SF parking garage Provides parking for students, teachers, and staff. Performed site hardscape concrete, roadway removal and replacement.
Completed March 2017.

Toyota North America Headquarters Parking Garage 3, Plano, TX
$15.75M Contract value. 450,000 SF Served as general contractor for 5-level precast parking structure, which included roof mounted solar panels. In addition, self-performed concrete slab foundation work, including excavation backfill, piers, grade beams and topping slabs. Completed 2017.

Frisco Event Center and Dallas Cowboy's Headquarters, Frisco, TX
$3.6M Contract value. Self-performed drilled piers, foundation grade beams and slab on grade. Completed 2015.

Parkland Memorial Hospital: Medical/Surgical Center, Parking Garage, Dallas, TX
$8.8M Contract value. 330,000 SF, 6 level LEED Silver certified parking structure. Supported project in key leadership roles and self-performed site and structural concrete. Completed 2015.

Parkland Memorial Hospital WISH Clinic, Dallas, TX
$330K Contract value. 134,816 SF, 4 story Women's and Infant's specialty hospital. The new facility occupies space on four floors of the new Parkland hospital. Self-performed interior concrete and provided project management support to Construction Management team. Completed August 2014.



Jonnie Henderson
Sr. Estimator - Preconstruction
EJ Smith Construction Company, LLC.
Dallas, TX

Jonnie will be responsible for assisting in estimate development, preconstruction cost control, value analysis development and constructability program management. In addition, he will assist with identifying qualified and capable subcontractors, including M/WBE's. He has experience compiling preconstruction budgets and assisting in the buyout process.

Education
Bachelor of Science Construction Management
Purdue University
Years of Experience – 23

Years with EJ Smith – 1

Parkland Hospital Systems Outpatient Clinic Parking Garage, Dallas, TX
$28M contract value, EJ Smith scope of work $12.7M.
478,768 SF, 5 story parking structure. When complete the cast-in place structure will have 1453 parking spaces. Estimated completion 2021.

American Airlines Hospitality Complex, Fort Worth, TX
608 room hospitality complex, 373,169 SF lodge, 140,610 SF parking structure, 69,258 SF fitness center, ballroom, cafeteria and clinic.

AT&T Discovery District, Dallas, TX
$100M Contract value. AT&T World headquarters upgrade including creation of retail space for restaurants. Addition of a flagship retail store, complete renovation of the hardscapes and landscapes, site lighting security upgrades and the installation of a high-rise media wall. Estimated completion date 2020.

Dallas Fort Worth International Airport – Sky-link – Fort Worth, TX
2,500 lineal feet of elevated concrete super structure for the Sky-link Automated People Mover System at Terminals A, B, C and F.

Texas A&M Agricultural Building, College Station, TX
Project consisted of a five-story, 170,000 SF headquarters building and a two-story, 12,500 SF Visitor's Center (LEED Silver). $49M contract value.

New La Joya High School, La Joya, TX
The project consisted of one two-story building which housed the administrative offices, science labs, classrooms and library. The three remaining buildings housed the cafeteria, the theatrical department, several gymnasiums and athletic training facilities.

North Carolina Biotechnology Addition, Durham, NC
20,500-SF, four-story, office addition to the existing North Carolina University Biotechnology Center.

Methodist Lebonheur Medical Center, Memphis, TN
14-story, 616,087-SF state-of-the-art children's hospital. The new hospital included 255 beds and has dedicated units for pediatric intensive care, cardiovascular intensive care and neonatal intensive care.

Sarasota Memorial Hospital Bed Tower and Central Energy Plant, Sarasota, FL
Phase 1 involved the construction of the new 40,000-SF central energy plant. Phase 2 included construction of the new 220,000-SF, ten-story patient tower and renovations to 98,000-SF of existing space.

Lumon May



Lumon May, born to the late Reverend Theophalis and Mary May, was born, raised and continues to live in Pensacola. Lumon attended the local schools in Escambia County, Florida. He attended the University of West Florida, obtaining undergraduate and graduate degrees. He is state certified as a General Contractor and Home Inspector. Lumon is the founder of the Southern Youth Sports Association and the owner of May's Construction; the oldest African American owned construction company in Pensacola, Florida.

Lumon followed the model set by his parents and began serving the community from a young age. His parents taught him that he could change the world if he could change his neighborhood. Applying that lesson to his life, Lumon has served our local community through construction, volunteering, and civic engagement for more than 30 years. He has also continued the work and legacy his father through May's Construction. Through construction work and community activities, he has dedicated his life to improving the lives of all the citizens of Escambia County. Lumon's father, the late Theophalis May, was credited with rebuilding the Historic Downtown of Pensacola by renovating and reconstructing the many historic buildings in downtown Pensacola.

In 2016 May's Construction was named affordable builders of the year. Lumon has over 30 years of commercial and residential construction experience. His projects include the Greater Little Rock Baptist Church, the Build out of the Blue Wahoo's Stadium Store Front, Studer Building, Greater Union Baptist Church renovations, New Hope Missionary Baptist Church, 5 Sisters Blues Restaurant, Savoy Place in Historic Belmont Devillers Neighborhood and many more projects in the Pensacola community.

He is currently very active in training and mentoring future construction workers and construction managers. Lumon was instrumental in the development of the covenant with the community, which provides construction opportunities for minority construction companies and local minority workers. He continues to advance himself by continuing education in the most modern techniques of the construction industry. He is active in the community, serving on many community boards such as the Community Action Program, Community Drug Alcohol Commission, Council on Aging of Northwest Florida, Area Housing Commission, Pensacola State Board of Governance, NAACP, Public Safety Coordinating Council, and the Transportation Disadvantaged Coordinating Council.



The May Group, LLC

3200 Martin Luther King Jr. Avenue SE
3rd Floor
Washington, DC 20032
202.423.4137
LaRubyMay@gmail.com

LaRuby knows how to build things: campaigns, buildings, neighborhoods, trust. A native of Pensacola, Florida, LaRuby has spent most of her career advocating for underrepresented communities. Whether through public policy as a legislator or through community revitalization as a developer, LaRuby's work has guided change in and from both the public and private sector.

In 2017 LaRuby opened The May Firm, PLLC to serve the legal needs for small business and real estate development. In 2018 LaRuby opened The May Group, LLC (TMG) to continue her passion of participating in the development of her community.

Building on the foundation laid by her father Theophalis May, pastor, preservationist, general contractor and community leader from Pensacola Florida, LaRuby believes prosperity lies in the hands of the people. From watching her mother, the family cornerstone, she learned how to inspire, support and encourage good work.

That is why TMG is on a quest to help residents and the small businesses located in emerging corridors harness the power needed to invest in real estate opportunities and work with decision makers — making them partners in their own revitalization and economic growth.

Carrying on her father's legacy of planting roots in burgeoning communities slated for growth and opportunity, TMG is a resource for small businesses, developers, contractors and community-based organizations who need support navigating the components of every development project: government, compliance, and regulatory systems.

Replacing the late Honorable Marion Barry, LaRuby recently served as a member of The DC Council representing the residents of Ward 8. As the elected leader LaRuby negotiated with executive branch of the government to secure resources for her constituents. During her time in office LaRuby was able to help bring economic development to an overlooked community. As a leader on the Council, LaRuby led the women on the council to form the DC Council Women's Group (CWG) and became the group's first selected Chairman.

In addition to being a former elected official, LaRuby has served as a consultant to other elected officials. LaRuby has advised candidates ranging from neighborhood representatives to Mayor's of large cities. Most recently LaRuby was selected by Mayor

Muriel Bowser to be a member of the ReOpenDC Committee as a Co-Chair of the Government Operations, Public Safety, and Criminal Justice subcommittee.

As a real estate developer LaRuby is proud to have developed a 91-unit affordable senior housing project, named in honor of living legal legend Ms. Dovey Johnson Roundtree. In 2019 LaRuby was able to help lead a development team in a successful bid to develop property for the District of Columbia. Known as 2 Patterson, this is an over 500 unit apartment building just minutes away from the nation's Capitol.

LaRuby's commitment to low income housing was noticed by many in the District leading to her appointment to serve as the Chairman of the Board of Commissioners for the District of Columbia Housing Authority, becoming one of the youngest African American women in the country to lead a large urban housing authority.
LaRuby's commitment to the development of disenfranchised communities does not stop with housing but integrates the importance of healthy living. LaRuby currently serves as the Chairperson of the United Medical Center, the only public hospital in The District of Columbia. Serving the needs of mostly poor Black and Brown patients, LaRuby has accepted the challenge to improve health outcomes for some of the Districts, poorest and most vulnerable residents.

LaRuby received her Bachelor of Arts degree in Human Development from Eckerd College, her Masters of Arts in Community Counseling from The George Washington University and her Juris Doctorate from The University of the District of Columbia, David A. Clark School of law. LaRuby is licensed to practice law in Florida and the District of Columbia. LaRuby is also one of the few African American women certified as a General Contractor in the State of Florida.

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Pensacola, FL 32502
United States
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www.jacobs.com

June 25, 2020

Attention:
Emmitt Smith, ESmith Legacy Holding LLC
Bailey Pope, Inspired Communities of Florida LLC

Subject: West Main Development

Dear Emmitt and Bailey,

Jacobs is excited to be a part of the ESmith Legacy Holdings, LLC and Inspired Communities of Florida, LLC team for the West Main Development and we are pleased to provide you with our qualifications materials to facilitate the team's response. If selected, our firms will have the opportunity to work together to create and deliver a bold vision and implementable plan that provides the City of Pensacola with a unique development that meets their goals for the community while maximizing value and return on investment. We are pleased to be able to offer comprehensive expertise along with deep local knowledge and are confident that we will work together to create a mutually acceptable agreement to achieve those goals.

The attached package of qualifications includes the following for your use:

- PDF (including Statement of Qualifications, Key Personnel Resumes and Project Descriptions)
- Native Word Files
  - Statement of Qualifications
  - Key Personnel Resumes
  - Project Descriptions

Our team appreciates the opportunity to be part of this landmark proposal, and we look forward to our continued collaboration.

Sincerely

Monte Wilson
Principal-in-Charge

Scott Jernigan, PE
Project Manager



Jacobs

Statement of Qualifications

West Main District
Waterfront Development Opportunity

June 25, 2020

Introduction & Understanding

Jacobs: Challenging today. Reinventing tomorrow.

Over the last decade, downtown Pensacola has seen a renaissance in development. This renewed focus on downtown has been led by projects such as the replacement of an aging wastewater treatment facility, construction of the Community Maritime Park for the Pensacola Blue Wahoos baseball team, and development of new living spaces that offer residents the opportunity to truly live, work, and play in the downtown area.

Studer has been instrumental in many of these projects and has demonstrated a commitment to the community to raise the quality of life in Pensacola. The projects associated with this request for proposals show that continued commitment to make Pensacola one of America's great small towns. By partnering with DPZ CoDesign and Jeff Speck and Associates, Studer has developed a vision to continue the resurgence of development along Main Street. The vision presented in the West Main master plan provides a roadmap to generate a best use for the18.5-acre ECUA parcel and the remaining Maritime Park parcels. The plan focuses on creating a resilient, sustainable space that further activates the waterfront areas such as Bruce Beach and the Maritime Park. The plan also emphasizes the need for a walkable community that offers benefits for new and existing residents of the area.

E Smith Legacy Holdings is partnering with Inspired Communities of Florida and has brought together a team of world-class development, planning, architecture, and engineering representatives to bring the vision for the West Main master plan to life. Jacobs Engineering Group, Inc. (Jacobs), which has a local Pensacola office within blocks of the project site, provides an ideal blend of both local presence and site knowledge along with world-class engineering, built environment, resiliency, and program management expertise. We are pleased to bring the following qualifications to this outstanding development team.

#1

DESIGN FIRM – ENR 2020

5k+

SOUTHEAST PERSONNEL

50k

TALENT FORCE

47

IN PENSACOLA, FL



What we do

At Jacobs, we're solving the world's most critical problems for thriving cities, resilient environments, mission-critical outcomes, operational advancement, scientific discovery and cutting-edge manufacturing, turning abstract ideas into realities that transform the world for good. We serve clients in over 40+ countries around the world and operate in multiple market sectors.

Markets

- Advanced Facilities
- Aerospace
- Aviation
- Buildings
- Consumer Goods
- Energy
- Environmental
- Exploration
- Healthcare
- Infrastructure
- Life Sciences
- Mission Critical
- Mobility
- Process Manufacturing
- Security
- Smart Cities
- Sustainability
- Water

How we work

We truly execute our projects in line with our firm vision to create a more connected, sustainable world, and bring that approach to our engagement in the West Main Development.

To create a more connected sustainable world.

We do things right
We challenge the accepted.
We aim higher.
We live inclusion.

We do things right

From the way we operate our business, to the way we perform work with our clients and other organizations, we continue to look at ways we can make a positive environmental, societal, and economic difference for businesses, governments, and communities around the world. Acting with integrity – taking responsibility for our work, caring for our people, and staying focused on safety and sustainability – allows us to better support our clients and our communities so we can grow together. Jacobs is focused on creating a more sustainable world, with initiatives to optimize our own corporate environmental footprint and help our customers seek solutions that integrate environmentally-friendly solutions into their capital projects and operations.

We challenge the accepted

At Jacobs, we know that to create a better future, we must ask difficult questions, stay curious, and try new things.

We do not settle — always looking beyond to raise the bar and deliver with excellence. We are committed to our clients by bringing innovative solutions that lead to profitable growth and shared success.

We aim higher

We craft solutions that affect the way people live. From accelerating the next generation of innovators to the world's first ultra-low emission zone, from helping communities recover to monitoring water quality to protect public health, we solve for better, never losing sight of our responsibility to each other.

We live inclusion

We put people at the heart of our business. We have an unparalleled focus on inclusion, with a diverse team of visionaries, thinkers and doers. We embrace all perspectives, collaborating to make a positive impact.

One of the ways we demonstrate our commitment to inclusion is to expend the capabilities of local SBE/DBE firms where we work. We are focused on integrating social benefits into all infrastructure projects. Another social benefit we focus on that is critical to communities is Workforce Development (WFD). Jacobs can work with this team to explore ways to apply the concepts we have developed in WFD for similar projects along the Gulf Coast. The intent of WFD programs is to increase employment of currently unemployed, second chance, and vulnerable populations in target zip codes where the infrastructure is being planned, designed, built, and operated. The approach is to create a demand-led job placement program by working with local community-based organizations, local city, and state agencies. We identify the pool of available candidates, their skills, and employment interests. Next, we create an inventory of workforce needs to design, construct, and operate the infrastructure. Through our training ecosystem we can provide training, certification, and accreditation of existing available candidates so they are "job ready" to meet the infrastructure workforce needs. The system is managed using a WFD monitoring, tracking, and reporting tool with partner portals and a dashboard system that can be accessed by participating companies, job seekers and key stakeholders. The following table shows examples where Jacobs has successfully implemented WFD programs.

Successful WFD Programs

	Capital Value	Define Vision, Goals, KPIs	Outreach Recruitment	Training/ Education	Job Placement Team	Apprenticeship	Monitoring/ Reporting
London 2012 Olympics, UK	$11B	■	■	■	■	■	■
National Wester Center, CO	$856M	■	■	■	■	■	■
Port Authority of NYNG Redevelopment of LGA/JFK	$15B	■	■	■	■	■	■
Atlanta Re-entry Program for Second-Chance Citizens, GA	$1.5B	■	■	■	■	■	■
Omaha Public Schools Bond Program, NE	$410M	■	■	■	■		■
Louisville Water/MSD Equity Taskforce, KY	$4.3B	■	■	■	■	■	■
London Tideway Program, UK	$8.7B		■	■	■		■
Philadelphia International Airport, PA	$2.4B	■	■	■	■		■
Hartsfield-Jackson Atlanta International Airport, GA	$91M	■	■	■	■		■

Services we offer to the team

Whether we're advising on smarter thinking in the planning phase of major infrastructure, thinking creatively about financing solutions and delivery methods or using technology to enable smarter decisions to be taken on investment choices – we're helping to pave the way for improved quality of life and empowered economic growth. Jacobs provides a full spectrum of professional services including consulting, technical, scientific and project delivery for the government and private sector:

- Master Planning: Our systems-based approach integrates complex natural and man-made systems to achieve social, environmental, and economic sustainability. We are sensitive to the unique cultural and environmental needs of a site and formulate place-based responses. We leverage technology such as GIS, BIM, and VR to create, evaluate, and visualize master plans that are implementable.
- Civil Engineering: Our knowledgeable team of Pensacola infrastructure engineers understands the complexities of the sites including the unique geotechnical design challenges and coastal resiliency needs. They are backed by a deep bench of supporting engineering disciplines.
- Design Management: Design provides the details necessary for implementation of various integrated infrastructure solutions for smart cities. Our team develops detailed design and design guidelines specific to each unique solution area as required by the project. Our integrated design process is interactive and incorporates value engineering and optimizes total cost of ownership throughout the project life-cycle and beyond.
- Architecture Design/Building Solutions: For the last seven decades, Jacobs has provided architectural solutions in different geographies and markets to our clients around the globe. Today, we are a leading architectural practice recognized for our innovative solutions. We come from diverse cultural and professional backgrounds, but we all share the same passion for excellence in design that is fully integrated with other disciplines, stakeholders, communities, and the environment.
- Entitlements and Land Use Advisory: We have a team of legal, property, engineering, environmental, and negotiation specialists who deliver technical and management advice to multi-sector infrastructure projects. Our team provides full service, from identifying critical land constraints that influence Business Case development to working with the design team to ensure sufficient land rights are acquired to construct and maintain your assets.
- Landscape Architecture / Public Realm Design: We work closely with our clients to achieve their technical and commercial objectives. We deliver cost effective masterplans,

design and mitigation proposals to maximize project potential. Our design and assessment advice is focused on delivering optimum solutions to secure planning approval for a wide range of projects. To support the delivery of projects the team works closely with many other Jacobs disciplines including Civil Engineers, Highway Engineers, Quantity Surveyors, Architects, Arboriculturalists and Environmental Specialists.

- Coastal Resiliency and Sustainability: Our resilience and sustainability experts bring leading edge, innovative solutions for strategic and technical challenges. Working together in a highly collaborative, workshop-based approach, we work closely with you to develop a solid, co-created plan. The resulting attention to economic stability, environmental health, and social equity will directly benefit and catalyze additional investment and have a significant multiplier effect in the West Main development and surrounding communities.
- Connected, Secure & Smart Places: A smart and connected place integrates technological and process innovations to improve the performance, efficiency, and convenience of managed assets and services, ultimately improving quality of life and empowering economic growth. We address pressing challenges faced by places across the globe relating to: governance, cross-departmental coordination, policy frameworks, funding, technology, and community engagement. We work with you, our partner networks, and our global platform of technologists, specialists, engineers, planners, and urban designers to create these smart and connected places. We provide integrated services including: planning, design, systems integration, networking, delivery, financing, and complete city and asset management operations services.
- Transportation Planning & Automated Vehicles (AVs), Connected Vehicles (CVs): Whether it is bus, or rapid, light, commuter, or heavy rail, Jacobs can meet any transit system's needs. Among our specialized services, we offer design for signals, communication systems, mechanical and electrification systems; and ballasted, direct fixation, and embedded trackwork including special trackwork. Jacobs has dedicated staff experienced in transportation planning and front-end services including: transport modelling, economic appraisal, business case development, transport strategy, as well as GIS capabilities.
- Project Management / Construction Management: We're one of the world's largest and most diverse providers of project management/construction management (PM/CM), Owner's Representative (OR) and other related professional technical services for large, complex projects. With full-service capabilities in-house, we execute one of the largest PM/CM workloads in the industry and offer design, consultancy and specialty services to support all project needs. The combination of a loyal client base and steady growth is what enables us to attract and retain the industry's top talent for delivery to our clients. We're proud that more than 90 percent of our work is repeat business from loyal customers, demonstrating the long-term relationships we build with our clients.

Relevant projects & local experience

We have the depth of engineering resources across all disciplines to partner with the development team to provide design and engineering services for the West Main Development.

The project will be managed by Jacobs' local Pensacola office, with additional support from our regional offices. We understand the importance of providing prompt and complete responses to meet the needs of the team. For this reason, nearly all our team members are in our nearby offices in Florida and Georgia.

The local Jacobs team has been working in downtown Pensacola for over 20 years, and we have been involved in multiple projects that have shaped the downtown landscape. Working for both private entities and municipal agencies, the team has led planning efforts, developed infrastructure solutions, and oversaw construction as new facilities came to life. Members of this team were instrumental in the design for replacement of the Main Street wastewater treatment plant and the demolition of the old treatment plant basins. They were also heavily involved in the development of the Maritime Park and have a key understanding of the existing infrastructure in both the park and the ECUA locations. Jacobs is currently working with Studer to provide general consulting to finalize the planning efforts led by DPZ for the ECUA and Maritime parcels. This team understands development in Pensacola and has a proven history of bringing iconic projects to reality.

The following table of projects demonstrate our ability to provide the development team with the expertise required. Detailed descriptions of these projects are provided in Appendix 1.

	Planning & Design	Civil Engineering	Design Mgmt / Program & Construction Mgmt	Entitlements and Land Use Advisory	Landscape Architecture / Public Realm Design	Coastal Resiliency and Sustainability	Coastal / Seawall Engineering	Smart & Connected Places	Transportation Planning & AVs CVs
Township 9 Master Plan *Sacramento, CA*	■	■	■	■	■				■
Village at Alys Beach *Alys Beach, FL*	■		■						
Integrated Water Management Plan *City of Miami Beach, FL*	■	■			■	■	■		
Navy Federal Credit Union, Recreational Facility *Pensacola, FL*		■	■						■
Miami Mixed-Use Development *Miami, FL*	■	■			■	■			■
Pensacola East Bay Oyster Habitat Restoration *Pensacola, FL*			■			■	■		
Innovation District *Houston, TX*								■	

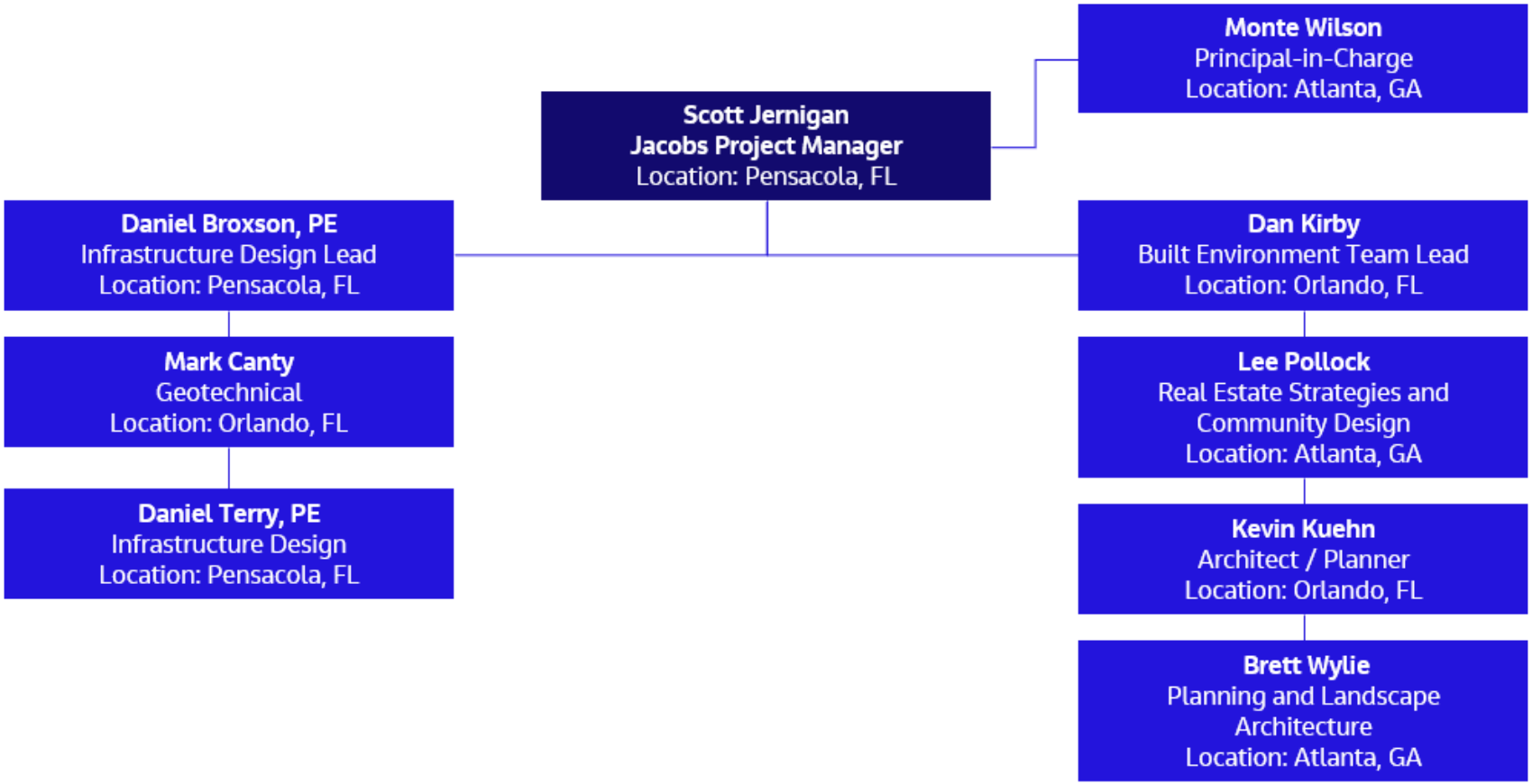
Team structure and qualifications

Our team understands the goals of the project and we are ready to bring our history of work on each site and expertise in infrastructure design to solve the challenges associated with turning these concepts into concrete. We will utilize a collaborative approach to meet the needs of the development team, while engaging stakeholders such as Studer and the City of Pensacola. This team understands the nuances of working in the Pensacola area and the historical knowledge gained through previous work on each site allows us to provide insight into feasible infrastructure options to increase the economic return on investments. Our team has a deep bench of talented professionals that are ready to assist with any phase of the project, including planning and phasing of improvements, detailed design, or assistance with construction management. We realize the significance of this project, and our team stands ready to assist to make this an iconic project that shapes the face of downtown for generations to come.

Our proposed Jacobs project manager, Scott Jernigan, is a life-long Pensacola resident and has worked on this site and brings an unparalleled understanding of the area. He will lead our team of infrastructure and built environment professionals to deliver a successful project.

Our team organization chart is included on the following page. Resumes for our team are included in Appendix 2.

Organization Chart



COOPER CARRY

At Cooper Carry, we approach our work as a collaborative ecosystem. We offer sixteen studios and eight services that come together daily to provide each project the depth of knowledge needed to meet and exceed objectives. Our breadth of experience goes far beyond broad building types, allowing us to engage in more possibilities and offer more creative solutions.

Cooper Carry's leaders are advocates and authorities for their specialties, empowered by decades of expertise to make decisions that prioritize placemaking, civic space, and the greater good of communities, tenants, residents and visitors.

THE CENTER FOR CONNECTIVE ARCHITECTURE

Since our very founding in 1960 we have always believed that the space between buildings and within buildings is as important as the buildings themselves. This is why connectivity is at the core of what we do. We design functional places that relate and react to those around them to create a cohesive, sustainable, experience-filled whole, all in service of our mission to enrich life for those who come to live, work, learn or play within the spaces we design.

STEWARDS OF SUSTAINABILITY

Our firm strives to leave a legacy marked by good stewardship. As individuals and as a collective we recognize the critical part we play in shaping not only our environments and spaces, but the places that millions will encounter and inhabit daily. We are armed with both the knowledge and conviction to influence the design of the world for the better.

OFFICES

ATLANTA
NEW YORK
WASHINGTON, DC

DESIGN SERVICES

ARCHITECTURE
BRANDING + MARKETING
ENVIRONMENTAL GRAPHICS
HISTORIC REHABILITATION + ADAPTIVE REUSE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
URBAN DESIGN + PLANNING

DESIGN STUDIOS

ENVIRONMENTAL GRAPHICS
GOVERNMENT
HIGHER EDUCATION
HOSPITALITY
INTERIOR DESIGN
INTERNATIONAL
K-12 EDUCATION
LANDSCAPE ARCHITECTURE
MIXED-USE
OFFICE WORKPLACE
RESIDENTIAL
RESTAURANT + BAR
RETAIL
SCIENCE + TECHNOLOGY
TRANSIT + TOD
URBAN DESIGN + PLANNING

MANNY DOMINGUEZ, AIA, LEED AP
PRINCIPAL

As a Principal and Director of Design, Manny Dominguez connects with Cooper Carry's team of over 250 architects, landscape architects, planners, interior designers and graphic designers dedicated to creating connective architecture. His diverse experience in hospitality, mixed-use, convention centers and office projects help him lead and uplift the firm's design culture.

Manny's rich career at Cooper Carry and other firms has given him the opportunity to work on various project types throughout the world. With this experience, he has worked with a wide range of clients and time and again, has shown the utmost respect for their cultural traditions. The unique cultural features and design opportunities throughout each of these regions have enabled Manny to use a holistic approach that not only enhances the lives of the people who live and work in the built environment, but also merges beautifully into the regional aesthetic and cultural backdrop.

HONORS AND AWARDS
Kimpton Hotel Charlotte, Special Achievement Award, Charlotte Center City, 2019
Sea Pines Plantation Club House, Hilton Head, South Carolina, 2015 Club House of the Year, Golf Magazine, 2015
Georgia Recreation and Park Association, Planning, Design and Development Outstanding New Park Award, Cherokee County Aquatic Center, 2013
Rotona Arjaan, Best Built Mixed-Use, Dubai, City Scape, 2009
Georgia Trend, 40 under 40, 2004
Media City Mixed-Use Competition, Dubai, UAE, 2002
Diagonal Mar Mixed-Use Competition, Barcelona, Spain, 2000
National Institute for Architectural Education, 78th Paris Prize, Honorable Mention, 1991
Distinguished Bronze Medal Design Award, University of Tennessee, 1990

HOSPITALITY
Hilton Columbus Downtown, Columbus, OH
Inn at Darden, University of Virginia, Charlottesville, VA
Hyatt Centric, Atlanta, GA
DREAM Atlanta, Atlanta, GA
Mayson House, Sandy Springs, GA
Marriott Hotel, University of North Carolina at Charlotte, Charlotte, NC
Loews Kansas City, Kansas City, MO
Ürümqi Guanghui Star Master Plan, Ürümqi, China
Kimpton Tryon Park Hotel, Charlotte, NC
AC Hotels by Marriott / Moxy Dual-Brand Hotel, Atlanta, GA
Hilton Cleveland Downtown, Cleveland, OH
Cobb Galleria Convention Center Hotel Study, Atlanta, GA
East Gate Hotel & Office at Business Bay, Dubai, UAE
TECOM Hotel, Dubai, UAE
Granada Hotel Renovation, Mecca, Saudi Arabia
Key West Collection, Key West, FL



PRINCIPAL

EDUCATION
BACHELOR OF ARCHITECTURE, UNIVERSITY OF TENNESSEE, 1990
ASSOCIATE OF ARTS, MIAMI-DADE COMMUNITY COLLEGE, 1986

REGISTERED ARCHITECT
GEORGIA #RA008181
FLORIDA #AR98709
NEW YORK #039582-1
SOUTH CAROLINA #AR10414

ACCREDITATIONS
LEED ACCREDITED PROFESSIONAL, USGBC

ASSOCIATIONS
AMERICAN INSTITUTE OF ARCHITECTS (AIA)
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARD (NCARB)

COOPER CARRY

MANNY DOMINGUEZ, AIA, LEED AP
(CONTINUED)

Marriott Hotel & Lancaster County Convention Center, Addition, Lancaster, PA
Maltepe Residences, Istanbul, Turkey
Renaissance Club Sports Hotel, Dunwoody GA
Shinas Resort, Master Plan, Shinas, Oman
Swan Point Hotel, Edgemere, MD
Plantation Golf Club House at Sea Pines Resort, Hilton Head, SC
The Beach Club at Sea Pines Resort, Hilton Head, SC

CENTERS
Cherokee County, Aquatic Center, Holly Springs, GA

EDUCATION
Aspin Academy, Dubai, United Arab Emirates
FAMU, Student Housing Facilities, Tallahassee, FL
Georgia Southern University, Landrum & Lakeside Dining Halls, Statesboro, GA
North Carolina State University, Talley Student Center Renovation
& Addition, Registered LEED-NC Silver, Raleigh, NC

PREVIOUS PROJECT EXPERIENCE
HOSPITALITY
Cotton Bay Resort, Eluethra Island, Bahamas
Diagonal Mar Hilton Hotel and Offices, Barcelona, Spain
Esplanade Banyan Tree Hotel, Dubai, UAE
Hyatt Regency Panama, Panama City, Panama
Overland Park Sheraton and Convention Center, Overland Park, KS
Puerto Careyes Resort, Jalisco, Mexico
Sun International Seychelles Resort, Mahe, Seychelles

CONVENTION CENTERS
Boise Convention Center Feasibility Study, Boise, ID
Milan Convention Center Competition, Milan, Italy
Roberto Clemente Convention Center/Coliseum Expansion, Puerto Rico

MIXED-USE
Al Sufouh Mixed-Use Development, Dubai, UAE
Al Haschemy Mixed-Use Development, Abu Dhabi, UAE
Esplanade Mixed-Use Development, Dubai, UAE
Plaza Galleria Mixed-Use Development, Jakarta, Indonesia

RESIDENTIAL
Cavendish Park Condominiums, Singapore
Loyang Villa Townhome Development, Singapore
Pavilion Park Apartments, Jakarta, Indonesia

MASTER PLANNING

Business Bay Master Plan, Dubai, UAE
Georgia Tech Olympic Aquatic Center for the 1996 Olympic Games
Old Town Master Plan, Dubai, UAE
Shinas Resort & Spa Master Plan, Dubai, UAE
Al Shuroog Master Plan, King Abdullah, Saudi Arabia

OFFICE

Midtown Heights Office, Atlanta, GA
Riverside Village, Post Properties, Atlanta, GA
Southern Insurance Underwriters Offices, Alpharetta, GA
Vision Tower, Dubai, UAE

RETAIL

Galleria Mall, Guadalajara, Mexico
Mundo E. Retail Mall, Mexico City, Mexico

KYLE REIS, AICP, LEED AP

DIRECTOR OF PLANNING



Kyle joined Cooper Carry in 2006 and was named Principal in 2019. As the Director of Planning, Kyle leads Cooper Carry's Urban Design and Planning Studio. He utilizes his experience from across the U.S. and abroad; having worked on numerous public and private development projects. Kyle's architecture background and over 15 years of planning experience has led to his passion for quality urban design and place making. He strives for an inclusive design process in which the best ideas rise to the top, public spaces are made meaningful, and people have a diversity of options in their community. Kyle has extensive project management experience with complex mixed-use urban design projects that require knowledge of planning, architecture, urban design, development, and consensus-building.

HONORS + AWARDS

ASLA Merit Award, Georgia Chapter, Trinity Avenue, Urban Farm, 2012
Tri-State ASLA Award of Excellence, Georgia Multi-Modal Passenger Terminal (MMPT), 2014

DESIGN GUIDELINES / PATTERN BOOKS

Capitol View Design Guidelines, Nashville, TN
Oman Patterns Field Analysis, Shinas, Oman
Savannah River Landing (Eastern Wharf) Pattern Book, Savannah, GA

URBAN DESIGN + DOWNTOWN DEVELOPMENT

725 Ponce, Atlanta, GA
1400 Lake Hearn Drive, Brookhaven, GA
12401 West Broad Street, Richmond, VA
Astroworld Mixed-Use Development, Houston, TX
Bergen Town Center Expansion, Paramus, NJ
BETA Master Plan, Umm Al Quwain, United Arab Emirates
Brooklyn Park, Jacksonville, FL
Bull Street Master Plan, Columbia, SC
Capitol View Master Plan, Nashville, TN
Carmel Mixed-Use Master Plan, Carmel, IN
Cherokee 75- Oakgrove Master Plan, Cherokee County, GA
Colony Park Master Plan, Jackson, MS
Connecticut Post Mall, Milford, CT
Covington Central Riverfront Strategic Master Plan, Covington, KY
Dallas Re: Vision Competition, Dallas, TX
Dammam, Jeddah, & Madinah Ministry of Housing Communities, Saudi Arabia
Downtown Doral Mixed-Use Development, Doral, FL
Downtown Lake Elsinore & Main Street Corridor Master Plans, Lake Elsinore, CA
Eastern Wharf Master Plan, Savannah, GA
Emory Point-Clifton Road Development, Atlanta, GA
Ford Hapeville Plant Master Plan, Hapeville, GA

PRINCIPAL

EDUCATION

BACHELOR OF ARCHITECTURE, UNIVERSITY OF NOTRE DAME, 2006
MASTER OF BUSINESS ADMINISTRATION, GEORGIA STATE UNIVERSITY, 2013

ACCREDITATIONS

AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)
LEED ACCREDITED PROFESSIONAL (LEED AP), USGBC

ASSOCIATIONS

AMERICAN PLANNING ASSOCIATION (APA)
CONGRESS FOR THE NEW URBANISM (CNU)
GEORGIA PLANNING ASSOCIATION (GPA)
URBAN LAND INSTITUTE (ULI)
ULI TRAVEL EXPERIENCE AND TRENDS PRODUCT COUNCIL, MEMBER
ULI CENTER FOR LEADERSHIP, CLASS OF 2016

COOPER CARRY

Georgia Multi-Modal Passenger Terminal (MMPT), Atlanta, GA
Great Inagua Master Plan, Great Inagua, Bahamas
Greensboro Greenway, Greensboro, NC
Heritage Fields, Irvine, CA
Historic Erie Canal Aqueduct & Broad Street Corridor Master Plan, Rochester, NY
Jeffersonville Canal District Master Plan, Jeffersonville, IN
King Abdullah Economic City Al Shurooq Master Plan, Saudi Arabia
King Abdullah Economic City Al Waha Master Plan, Saudi Arabia
KSA Ministry of Housing Master Plans, Saudi Arabia
LaGrange Mixed-Use, LaGrange, GA
Lakepoint Sporting Community Master Plan, Emerson, GA
OCLC Master Plan, Dublin, OH
Ovation Design Competition, Newport, KY
Pacific & Third Development, Long Beach, CA
Peachtree Dunwoody Pavilion, Atlanta, GA
Pearl River Office Campus Redevelopment, Pearl River, NY
Poplar Point Competition, Washington, D.C.
Potomac River Green Master Plan, Alexandria, VA
Ridgeway Center Redevelopment Planning/ Urban Design, Memphis,TN
San Pedro Waterfront Development, Long Beach, CA
Sanderlin Mixed-Use Master Plan, Memphis, TN
Scioto Peninsula Mixed-Use Development
Southpointe Town Center Master Plan, Canonsburg, PA
Sweet Auburn Works Placemaking, Atlanta, GA
University Arts & Retail District Plan, Case Western
Reserve University, Cleveland, OH
Village Square, North Omaha, NE
West Bay Town Center, Panama City, FL
Westshore Marina District, Tampa, FL
Westside Tax Allocation District (TAD) Neighborhoods
Strategic Implementation Plan, Atlanta, GA
Zona Rosa, Kansas City, MO

HOSPITALITY MASTER PLANNING

Andrew Young International Boulevard, Atlanta, GA
Barnsley Gardens Resort Master Plan, Adairsville, GA
Blue Horizon Development, Vieques, Puerto Rico
Capitol View, Nashville, TN
Channel Islands Master Plan, Ventura, CA
Foxhall Resort and Sporting Club Master Plan, Douglasville, GA
Jekyll Island Town Center, Jekyll Island, GA
Lake Martin Resort Master Plan, Lake Martin, AL
Ponte Vedra Master Plan, Ponte Vedra Beach, FL
Poplar Hill Resort and Conference Center Master Plan, Farmville, VA
Reunion Grand Resort Master Plan, Orlando, FL
Shinas Resort and Spa Master Plan, Shinas, Oman

Singer Island Resort Addition, Singer Island, FL
Tryon Equestrian Center Resort Master Plan, Charlotte, NC
Vinoy Renaissance St. Petersburg Master Plan, St. Petersburg, FL

CAMPUS MASTER PLANNING

Athens Tech-Health Services Master Plan, Athens, GA
Case Western University Arts & Retail District, Cleveland, OH
Decatur Legacy Park Master Plan and Housing Study, Decatur, GA
Hexagon Headquarters Campus Master Plan, Huntsville, AL
Holy Spirit Preparatory School, Master Plan, Atlanta, GA
Kennesaw State University, Architecture Studio, Marietta, GA
Lotus Master Plan, Dubai, United Arab Emirates
NASA, AOB-1 New Town Plan, Hampton, VA
NASA Integrated Engineering Services Building, Hampton, VA
Park Center, State Farm Atlanta Hub, Dunwoody, GA
Roosevelt Warm Springs Institute for Rehabilitation, Warm Springs, GA
TD Bank Corporate Campus, Greenville, SC
US Border Patrol Museum Renovation, El Paso, TX

NEIGHBORHOOD MASTER PLANNING

Aberdeen Proving Grounds Military Housing, Aberdeen, MD
Fort Polk Military Housing, Fort Polk, LA
Foundry Place, Augusta, GA
Great Inagua Resort Vision Plan, Bahamas
Strawberry Fields, Irvine, CA
Turner Field, Summerhill Mixed-Use Master Plan, Atlanta, GA

TRANSIT + TOD

Ashby MARTA Station Feasibility Study, Atlanta, GA
Brookhaven Oglethorpe MARTA Station TOD, Atlanta, GA
Fourth Plain BRT, Vancouver, WA
Georgia Multi-Modal Passenger Terminal (MMPT), Atlanta, GA
Heritage Fields Transit-Oriented Development (TOD), Irvine, CA
LA CleanTech Corridor and Green District Competition, Los Angeles, CA
Pomona North Metrolink Station, Pomona, CA
QRAIL Al Doha Al Jadeda Station TOD Master Plan, Doha, Qatar
QRAIL Al Sadd Station TOD Master Plan, Doha, Qatar
QRAIL Al Waab Station TOD Master Plan, Doha, Qatar
QRAIL Bin Mahmoud Station Transit-Oriented
Development (TOD) Master Plan, Doha, Qatar
QRAIL Legtaifiya Station TOD Master Plan, Doha, Qatar
QRAIL West Bay Station TOD Master Plan, Doha, Qatar
San Bernardino Intermodal Transit Station Village, San Bernardino, CA
Ürümqi Guanghui Star Master Plan, Ürümqi, China

GREGORY A. MILLER, AIA

PRINCIPAL-IN-CHARGE



Greg Miller joined Cooper Carry in 1985 and was made a Principal in 2004. He leads Cooper Carry's Mixed-Use and Residential specialty practice groups and has a strong understanding of many project types, including mixed-use development, master planned developments, residential, retail, and office facilities. Greg is committed to creating exceptional spaces that uniquely integrate a variety of building types into a single, connected environment. Many of his projects have received awards, including The Aramore Condominiums, which earned the Atlanta Regional Commission's Exceptional Merit Award for Mixed-Use in 2005.

Greg was involved in the master planning and architecture at Lindbergh City Center. Lindbergh City Center emerged to become Atlanta's first true Transit-Oriented-Development. Cooper Carry planned the 30-acre mixed-use development that has grown into a vibrant in-town center containing office, retail and residential uses. Well-organized public spaces and landscaped, pedestrian-friendly streetscapes link its parts into a neighborhood framework that connects to bordering neighborhoods and leverages the regional transportation systems serving the site. Lindbergh City Center has catalyzed new growth as residences, businesses and commercial developments continually emerge nearby.

AWARDS

AIA Atlanta Residential Award, AMLI Arts Center, Atlanta, GA, 2018
Southeast Construction's Best of 2009 Awards, Award of Excellence, The Astoria at the Aramore, Atlanta, GA
Atlanta Regional Commission (ARC), Exceptional Merit Award for Mixed-Use Development, The Aramore, Atlanta, GA
Georgia Downtown Association, Decatur, GA, Outstanding New Construction, The Artisan Phases I & II
Build Georgia Awards Winner, Concrete Category, over $1 Million, 905 Juniper Street Condominiums, Atlanta, GA
ICSC Certificate of Merit, Renovation / Expansion of an Existing Project, Coastland Center Mall Renovation, Naples, FL, 1998
SADI Renovated Enclosed Center,One level, Coastland Center Mall Renovation, Naples, FL, 1998
Golden Aurora Award, The Madison at Soho, Naples, FL, 2001
NAIOP, Merit Award, Summer Trees Place, Memphis, TN, 1988

MIXED -USE/RESIDENTIAL

725 Ponce, Atlanta, GA
Midtown Medical Northside Hospital, Atlanta, GA
10 Terminus Place, Atlanta, GA
60 North Market Street Condominiums, Asheville, NC
123 West Franklin Street, Chapel Hill, NC
905 Juniper, Atlanta, GA

PRINCIPAL

EDUCATION

BACHELOR OF ARTS IN ARCHITECTURE, UNIVERSITY OF TENNESSEE, 1983

REGISTERED ARCHITECT

GEORGIA
FLORIDA
NEW YORK
NORTH CAROLINA

ASSOCIATIONS

AMERICAN INSTITUTE OF ARCHITECTS (AIA)
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS (NCARB)
URBAN LAND INSTITUTE (ULI)

COOPER CARRY

AMLI Arts Center, Atlanta, GA
AMLI Flat Iron, Atlanta, GA
AMLI 3464, Atlanta, GA
Carillon Town Center, Tampa Bay, FL
Emory Point Mixed-Use Development, Phase I, Atlanta, GA
Emory Point Mixed-Use Development, Phase II, Atlanta, GA
Gadsdenboro Park, Charleston, SC
Historic Westside Village, Atlanta, GA
Lindbergh City Center, Atlanta, GA
Massalina Commons, Panama City, FL
Milton Park, Alpharetta, GA
Paces 325, Atlanta, GA
Pavilion North Site at Lakeview, Durham NC
Plaza Grand at Eagles Landing, Stockbridge, GA
Post Allen, Atlanta, GA
Post Alexander, Atlanta, GA
Post Alexander II, Atlanta, GA
Post Baldwin, Orlando, FL
Post Riverwood, Atlanta, GA
Post Wade, Raleigh, NC
Richmond Town Center, Richmond, VA
Savannah River Landing, Savannah, GA
Solis Church Street, Decatur, GA
Solis Downwood, Atlanta, GA
Solis Interlock, Atlanta, GA
Solis Parkview, Chamblee, GA
Solis Parkview II, Chamblee, GA
The Aramore, Phases I & II, Atlanta, GA
The Artisan, Atlanta, GA
The Astoria at the Aramore, Atlanta, GA
The Banks, Phase 1B, Cleveland, OH
The Madison at Soho Apartments, Tampa, FL
The Aramore, Atlanta, GA

OFFICE

Midtown Medical Northside Hospital, Atlanta, GA
725 Ponce, Atlanta, GA
Center for Specialty Medicine at St. Joseph's Hospital, Atlanta, GA
Europa Center, Raleigh, NC
Humphreys Medical Office Building, Memphis, TN
Memorial Herman Physicians Office Building, Houston, TX
National Data Corporation, Atlanta, GA
Park Forty Plaza, Raleigh, NC
SummerTrees Place, Memphis, TN
The Medical Arts Building Renovation, Atlanta, GA
Woodfield IV, Indianapolis, IN

PARKING

Ravinia III New Parking Deck, Dunwoody, GA
Carillon Town Center, Tampa Bay, FL
Center for Specialty Medicine, St. Joseph's Hospital, Atlanta, GA
Coastland Mall Renovation, Naples, FL
Europa Center, Raleigh, NC
Historic Westside Village, Atlanta, GA
Lindbergh City Center, Atlanta, GA
Mizner Park Apartments, Boca Raton, FL
Park Forty Plaza, Raleigh, NC
Richmond Town Center, Richmond, VA
Underground Atlanta Urban Redevelopment, Atlanta, GA

RETAIL

3005 Peachtree, Atlanta, GA
Civic Center Mall, Hartford, CT
Coastland Mall Renovation, Naples, FL
Humphreys Center Retail, Memphis, TN
Rich's Department Store at North Point Mall, Alpharetta, GA
Rich's Department Store, Lenox Mall, Atlanta, GA
Underground Atlanta Urban Redevelopment, Atlanta, GA
West Shore Plaza, Tampa, FL
World Golf Village, Jacksonville, FL

RESEARCH & DEVELOPMENT

1400 Perimeter Park, Morrisville, NC
Perimeter Park West, Morrisville, NC

TRANSIT

Lindbergh Center Transit Oriented Development, Atlanta, GA
MARTA Ride Store Addition Study, Lindbergh City Center, Atlanta, GA
Paces 325, Atlanta, GA
Pavilion North Site at Lakeview, Durham, NC
Plaza Grand at Eagles Landing, Stockbridge, GA
Post Allen, Atlanta, GA
Post Alexander, Atlanta, GA
Post Alexander II, Atlanta, GA
Post Baldwin, Orlando, FL
Post Riverwood, Atlanta, GA
Post Wade, Raleigh, NC
Richmond Town Center, Richmond, VA
Savannah River Landing, Savannah, GA
Solis Church Street, Decatur, GA
Solis Downwood, Atlanta, GA
Solis Interlock, Atlanta, GA
Solis Parkview, Chamblee, GA

Solis West Paces Ferry, Atlanta, GA
The Aramore, Phases I & II, Atlanta, GA
The Artisan, Atlanta, GA
The Astoria at the Aramore, Atlanta, GA
The Banks, Phase 1B, Cleveland, OH
The Madison at Soho Apartments, Tampa, FL

MASTER PLANNING

Carillon Town Center, Tampa Bay, FL
Central Park, Atlanta, GA
Colonial Town Center, Orlando, FL
Georgia Institute of Technology, Family Apartments, Atlanta, GA
Historic Westside Village, Atlanta, GA
Humphreys Center Master Plan, Memphis, TN
Innsbrook Master Plan, Richmond, VA
Lake Nona Mixed-Use Development Master Plan, Orlando, FL
Lindbergh Center, Atlanta, GA
Mayfaire Mixed-Use, Wilmington, NC
Mizner Park, Phase II, Boca Raton, FL
New River Center and Market Place, Ft. Lauderdale, FL
Overton Square, Memphis, TN
Paces Plaza, Atlanta, GA
Richmond Town Center, Richmond, VA
The Aramore, Atlanta, GA

KEITH A. SIMMEL, AIA, LEED AP

PRINCIPAL-IN-CHARGE



A principal in Cooper Carry's Hospitality studio, Keith Simmel directs the design of hospitality-related projects, including hotels, resorts and conference centers. His travels across the United States and around the world have guided his design approach that emphasizes connectivity within the spaces, with the surrounding lands and even with the transportation channels that link the site to the world around it. His projects have garnered multiple awards and accolades, such as a coveted 5-star award from Mobil for The Sanctuary at Kiawah Island, a 255-room hotel, spa and conference center and a NAIOP award for Best Mixed-Use Project for the Westin Alexandria & Jamieson Condominiums in Virginia, a 320-key hotel with 79 condominium units.

Keith joined Cooper Carry in 1992 and was named Principal in 2008. He is licensed in 16 states as well as the US Virgin Islands, and is certified by the National Council of Architectural Registration (NCARB).

HONORS & AWARDS

Dean's List, Cornell University, Art & Planning
Participant in 'Cornell in Rome' Study Program, Rome, Italy, Fall 1989
Six week program of study & design, Spain & Yugoslavia, Summer 1989

PUBLICATIONS & ARTICLES

"iHotel: Reconfiguring Traditional Spaces to Emphasize Connectivity," Hotel Business Review, Hotel Executive, 2015.
"Hotels Bring Unique Brand Experiences to New Travels," Hotel Executive, April 2014.

HOSPITALITY

Hyatt House, Peachtree Dunwoody, Atlanta, GA
AC Hotel by Marriott Entitlements, Kierland, AZ
AC Hotel by Marriott at Concourse, Atlanta, GA
AC Hotel by Marriott / Moxy Dual-Brand Hotel, Atlanta, GA
Barnsley Gardens Resort & Conference Center, Adairsville, GA
Brasstown Valley Resort & Conference Center, Young Harris, GA
Chesapeake Conference Center, Chesapeake, VA
Cleveland Renaissance Hotel, Cleveland, OH
Dallas-Fort Worth Airport Renaissance Hotel, Irving, TX
Downtown Atlanta Homewood Suites & Canopy Hotel, Atlanta, GA
The Eldred Preserve, Eldred, NY
Four Season Atlanta Ballroom Renovation, Atlanta, GA
Ft. Lauderdale Grande Hotel & Marina Renovation, Ft. Lauderdale, FL
Gaithersburg Marriott Lobby Renovation, Gaithersburg, MD
Georgian Terrace Hotel & Restaurant Renovation, Atlanta, GA
Grand Hyatt Ballroom Renovation, Atlanta, GA
Great Inagua Resort Master Plan, Bahamas
Greensboro Airport Marriott Lobby Renovation, Greensboro, NC
Greensboro Hyatt Place, Greensboro, NC
Hotel Avalon & Alpharetta Conference Center, Alpharetta, GA

PRINCIPAL

EDUCATION

BACHELOR OF ARCHITECTURE,
CORNELL UNIVERSITY, 1991

REGISTERED ARCHITECT

ALABAMA #7475
ARIZONA #64315
CALIFORNIA #C-32678
DELAWARE #S5-0008292
FLORIDA #AR96105
GEORGIA #RA10172
MARYLAND #16535
NEW JERSEY #21AI02069100
NEW YORK #039179
NORTH CAROLINA #12014
OHIO #1015248
RHODE ISLAND #4706
SOUTH CAROLINA #8520
TENNESSEE #105105
TEXAS #26141
US VIRGIN ISLANDS 1509-A
WYOMING #C-2556

COOPER CARRY

Hyatt Place & Hyatt House Hotel, Charleston, SC
Hyatt Atlanta Perimeter at Villa Christina, Atlanta, GA
Lake Nona Residence Inn & Courtyard, Orlando, FL
Marriott Marquis, Atlanta Downtown Ballroom Renovation, Atlanta, GA
Marriott Atlanta Perimeter Center Guestroom & Lobby Renovation, Atlanta, GA
Marriott City Center, Raleigh, NC
Marriott's Tan-Tar-A Resort Repositioning & Master Plan, Osage Beach, MO
Memphis Marriott Expansion, Memphis, TN
Murfreesboro Resort & Conference Center Master Plan, Murfreesboro, TN
Peninsula Point Hotel & Condominiums, Ventura, CA
Portland Westin & Condominiums, Portland, ME
Powers Ferry Wyndham Renovation, Atlanta, GA
Ravallo Resort & Conference Center, Orlando, FL
Rose Hall Resort Renovation, Montego Bay, Jamaica
South Seas Island Resort Renovation, Captiva Island, FL
The Sanctuary at Kiawah Island, Kiawah Island, South Carolina
The Ritz Carlton Buckhead Whitley Conversion, Atlanta, GA
The Ritz Carlton Lobbby, Ballroom & Restaurant Renovations, Amelia Island, FL
The Thayer Hotel Renovation & Expansion, West Point, New York
Virginia Beach Hilton Hotel, Virginia Beach, VA
West Sacramento Marriott, Sacramento, CA
Westin Alexandria & The Jamieson Condominiums, Alexandria, VA
Westin Buckhead Public Space Renovation, Atlanta, GA
Westin Cincinnati, Lobby Bar Renovation, Cincinnati, Ohio
Westin Peachtree Plaza Guestroom & Lobby Renovation, Atlanta, GA
Wichita Hyatt Regency, Wichita, KS

MIXED-USE

Broadway & 19th Street, Nashville, TN
Seven Calhoun Apartments, Charleston, SC

CORPORATE/OFFICE

Barnett Bank Office Park, Jacksonville, FL
Coca-Cola Parking Deck No. 4, The Coca-Cola Company, Atlanta, GA
Family Channel Design Competition, Virginia Beach, VA
MCI Design Competition, Raleigh, NC

EDUCATIONAL

Collins Hill Area Middle School, Atlanta, GA
Georgia State University, Student Center, Atlanta, GA
SOF Language Training Facility at Ft. Bragg, Fayetteville, NC
University of Georgia, Sanford Hall, Athens, GA
University of Georgia, Brooks Hall Renovations, Athens, GA

ACCREDITATIONS

LEED ACCREDITED PROFESSIONAL, USGBC, 2009

ASSOCIATIONS

AMERICAN INSTITUTE OF ARCHITECTS (AIA)
URBAN LAND INSTITUTE (ULI)
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARD (NCARB)

COOPER CARRY

DANIEL SWEENEY, AIA, LEED AP

PROJECT ARCHITECT



Daniel is a registered architect and LEED Accredited Professional at Cooper Carry with over 15 years in the industry. He is responsible for managing designs for projects, multiple project teams, and coordinating staffing, project contracts, and client expectations. In addition to planning and design, Daniel has an in-depth understanding of construction processes and uses his management skills in project collaboration with owners, consultants, contractors and governing authorities for successful projects. He engages his interpersonal skills and background to provide exceptional service and leadership in the sustainability stewardship of resources to his clients and the firm. Daniel is in our Retail Specialty Practice Group.

HONORS & AWARDS

Georgia Trust For Historic Preservation Award, Excellence in Preservation for SCAD Museum of Art, 2013
International Interior Design Association Georgia, Best of the Best Award, 2012
Isp/Vm+Sd Award Winner, International Store Design Award for Paradies Shops at the Georgia Aquarium, 2007
Georgia Asid Gold Award-Retail, for Paradies Shops at the Georgia Aquarium, 2006

PUBLICATIONS

Architect: The Magazine Of The American Institute Of Architects, May Issue, “The SCAD Museum of Art” by Caia Hagel
Architectural Digest: The International Design Authority, February Issue, “Discoveries: The Best In Design, Culture, and Style” by Taylor Antrim
Proceed And Be Bold: Rural Studio After Samuel Mockbee, Andrea Oppenheimer Dean & Tim Hursley I A book celebrating the life and work of Sambo Mockbee with a chapter dedicated to my thesis, the HERO Center
Tema Celeste Contemporary Art Magazine, February Issue, “Life After Mockbee” by David Moos
Samuel Mockbee And The Rural Studio: Community Architecture, Andrea Oppenheimer Dean & Tim Hursley

PROJECT EXPERIENCE

AT&T Discovery District, Dallas, Tx
Brookhaven Marta Masterplan/Development, Brookhaven, GA
Eldred Preserve Restaurant and B&B, Eldred, NY

MIXED-USE

Lighthouse Point, Mixed-Use Development, Staten Island, NY
Modera Decatur, Decatur, GA

HIGHER EDUCATION-DINING

Georgia State University, Dobbs Dining Hall, Atlanta, GA

ASSOCIATE PRINCIPAL

EDUCATION

BACHELOR OF ARCHITECTURE, AUBURN UNIVERSITY, AUBURN, AL (2002)
MASTERS OF BUSINESS ADMINISTRATION, EMORY, UNIVERSITY, ATLANTA, GA (2016)

REGISTERED ARCHITECT

GEORGIA #RA012139
NEW YORK #039995-1

ACCREDITATIONS

LEED ACCREDITED PROFESSIONAL

ASSOCIATIONS

AMERICAN INSTITUTE OF ARCHITECTS (AIA), INTERNATIONAL ASSOCIATE ARCHITECT MEMBER
INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)
NATIONAL COUNCIL OF

COOPER CARRY

MASTER PLANNING

ITCC Digital City Retail & Placemaking Strategy, Continued ITCC Promenade Study Schematic Design and Design Development/IFC, Riyadh, KSA
Port Chester Town Center Repositioning,

PREVIOUS PROJECT EXPERIENCE

Amli Apartments, Atlanta, GA
Bank Of America, South East Region, US
Beltline Hotel, Atlanta, GA
Beirut Master Plan, Beirut, Lebenon
Commercial Street Center, Shuzuo, China
Dubai Sports City, Dubai, UAE
Meadowlands Town Center, Meadowlands, NJ
Paradies Shops At The Georgia Aquarium, Atlanta, GA
Ponce City Market, Atlanta, GA
Promenade Shops At Shadow Creek, Pearland, TX
SCADMuseum Of Art, Savannah, GA

ARCHITECTURAL REGISTRATION BOARDS (NCARB)
URBAN LAND INSTITUTE (ULI)

NICOLIA ROBINSON, AICP

PLANNER/COMMUNITY ENGAGEMENT

Nicolia Robinson joined Cooper Carry's Urban Design and Planning studio in 2000 and brings to the firm a background in architecture and urban planning. She has managed projects focused on transit, mixed-use, downtown and neighborhood master planning for both public and private sector clients. In addition, she has organized and participated in numerous public outreach meetings, charettes, public presentations, community work sessions and stakeholder interviews.

URBAN DESIGN + PLANNING

Anson, A New Town Plan, Anson, IN
Augusta Downtown Master Plan, Augusta, GA
Bellemeade Mixed-Use, Greensboro, NC
Better Jacksonville Plan, Jacksonville, FL
Blount Street Master Plan, Raleigh, NC
Bull Street Master Plan, Columbia, SC
Capitol View Master Plan, Nashville, TN
Charlotte Mixed-Use, Charlotte, NC
Covington Central Riverfront Strategic Master Plan, Covington, KY
Downtown Doral Mixed-Use Development, Doral, FL
Families First, Atlanta, GA
Fayetteville Master Plan, Fayetteville, GA
Festival Square, Omaha, NE
Friendship Baptist Church Master Plan, Atlanta, GA
Friendship Village Master Plan, Atlanta, GA
Hill Center Mixed-Use Development, Brentwood, TN
Jackson Center City Master Plan, Jackson, MS
Jeffersonville Canal District Plan, Jeffersonville, IN
LaVilla Master Plan, Jacksonville, FL
Legacy Park Master Plan, Decatur, GA
Lotus Master Plan, Dubai, UAE
Mayfaire Town Center, Wilmington, NC
Perimeter Town Center, Master Plan, Atlanta, GA
QRAIL Al Doha Al Jadeda Station TOD Master Plan, Doha, Qatar
QRAIL Al Sadd Station TOD Master Plan, Doha, Qatar
QRAIL Al Waab Station TOD Master Plan, Doha, Qatar
QRAIL Bin Mahmoud Station TOD Master Plan, Doha, Qatar
QRAIL Legtaifiya Station TOD Master Plan, Doha, Qatar
QRAIL West Bay Station TOD Master Plan, Doha, Qatar
Raleigh Downtown Master Plan, Raleigh, NC
Richmond Galleria Mixed-Use, Richmond, VA
Village Square, Omaha, NE
West Palm Beach Master Plan, West Palm Beach, FL



SENIOR ASSOCIATE

EDUCATION

MASTER OF ARCHITECTURE, STATE UNIVERSITY OF NEW YORK AT BUFFALO, 2000
MASTER OF URBAN PLANNING, STATE UNIVERSITY OF NEW YORK AT BUFFALO, 2000
BACHELOR OF DESIGN IN ARCHITECTURE, UNIVERSITY OF FLORIDA, 1996

ACCREDITATIONS

AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)

ASSOCIATIONS

AMERICAN PLANNING ASSOCIATION (APA)
GEORGIA PLANNING ASSOCIATION (GPA)
URBAN LAND INSTITUTE (ULI)

COOPER CARRY

YEARS OF EXPERIENCE

30

EDUCATION/QUALIFICATIONS

Bachelor of Landscape Architecture, Texas A&M University

REGISTRATIONS/ CERTIFICATIONS

Registered Landscape Architect: GA

LEED Green Associate

American Society of Landscape Architects (ASLA)

Urban Land Institute (ULI), Past Executive Director

Monte Wilson, ASLA

PRINCIPAL-IN-CHARGE

Monte is a Division Vice President and Director of the Advance Planning Group at Jacobs. In addition to his project and group leadership responsibilities, Monte is the Global Leader of the Cities and Places practice within Jacobs. His 30 years of experience includes a range of planning, urban design and landscape architecture projects for corporate, institutional, educational, hospitality and municipal clients with a particular focus on community building, urban redevelopment, multi-purposed infrastructure, city scale sustainability and resilience.

Relevant Project Experience

Buckhead Green Vision Study; Atlanta, GA. A vision plan and strategy for creating a nine-acre deck park over GA 400 at the heart of Buckhead. This creative concept integrates an existing Marta station with much needed publicly accessible open space. The park's proposed program includes a performance venue, restaurants, plazas, passive green spaces and increased pedestrian paths connecting to adjacent uses. The vision plan also identifies strategies for leveraging park capital investments for the realization of increased property values for surrounding land parcels.

The Stitch Vision Master Plan; Atlanta, GA. This Master Plan envisioned scenarios for capping the I 85/75 Connector, between West Peachtree Street and Piedmont Avenue, which currently divides downtown Atlanta from Midtown. By "stitching" together the City's urban fabric in this important area, new opportunities for catalyzing significant development can be realized. A number of important public park spaces are planned as well as an enhanced Civic Center Marta Station forming a major transit-oriented development opportunity.

Principal in Charge; Atlanta Aerotropolis Blueprint; Atlanta, GA. A 6-month strategic planning initiative focused around Hartsfield Jackson Atlanta International Airport. The study will provide a framework for growth and development through visioning with local stakeholders and developing an implementable action plan.

Principal in Charge; Charlotte Douglas International Airport Area Strategic Development Plan; Charlotte, NC. Currently working with CLT to develop a long-range strategic framework for growth that includes the identification of key catalytic sites and infrastructure improvements to unlock economic growth. Ongoing.

Western Sydney Priority Growth Area (WSPGA) Economic and Spatial Framework; Sydney, Australia. The WSPGA will be the home of the new Western Sydney Airport at Badgerys Creak, which has the capacity to catalyse significant growth and development within the area. The initial stage of this effort included a visioning and strategic positioning session with key stakeholders from all levels of government.

Jingyue High Tech Industrial Development Zone, Tsinghua Finance and Sci Tech Park; Changchun, China. A market responsive plan and planning development controls guide for a new innovation district in a financial ecosystem. Discreet mixed-use zones support multiple implementation strategies, allowing developers to react to market conditions.

YEARS OF EXPERIENCE

18

EDUCATION/QUALIFICATIONS

Bachelor of Civil Engineering, Auburn University

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer: FL, AL, MS, TX

Scott Jernigan, PE

PROJECT AND DESIGN MANAGER

Located in our Pensacola office, Scott has extensive planning, design, and construction experience delivering infrastructure projects in Pensacola and along the Gulf Coast. He has successfully led the planning, design, and construction administration efforts for multiple federal, municipal, and private clients, including providing infrastructure consulting services for the recent master plan for Studer. During these projects, he frequently worked with diverse teams of engineers, architects, and specialty consultants.

Relevant Project Experience

Project Manager, General Consulting Services, Studer Properties (Old Stinky), Pensacola, FL. Studer Properties conducted a master plan for proposed developments on the 18.5-acre ECUA parcel and the remaining Maritime Park parcels located in downtown Pensacola. The project included infrastructure planning, specifically guidance on stormwater issues and geotechnical issues for each site, and coordination with the master plan consultant, DPZ.

Design Leader, Main Street WWTP Demolition, ECUA, Pensacola, FL. Design leader for the demolition of the Main Street WWTP located in downtown Pensacola. Project responsibilities included preparation of demolition plans, coordination with the City of Pensacola, stormwater permitting, and construction administration during the demolition.

Project Engineer, CWRF, ECUA, Pensacola, FL. This project is the replacement of the Main Street WWTP with the new 22.5-mgd CWRF. Responsibilities included layout of plant geometry, horizontal and vertical design for the 5,500-linear-foot access road, design of plant potable water system (including fire flow loop), design of plant sewer system, design of in-plant and offsite reuse pump systems, lead role for Escambia County DRC permitting process, site grading plan and design of stormwater treatment and conveyance systems, and stormwater permitting.

Design Leader, Lift Station 236, Navy Federal Credit Union, Pensacola, FL. Design leader for the upgrade to lift station 236, serving Navy Federal Credit Unions campus expansion. Project responsibilities included coordination with ECUA, infrastructure planning to identify potential growth areas, and design of the new infrastructure

Project Manager, Generator Maintenance Building, ECUA, Pensacola, FL. Project manager for the generator maintenance building at the ECUA CWRF. The building functions as headquarters for some of ECUA's field staff. Responsibilities included site work design and project management for building development.

YEARS OF EXPERIENCE

25

EDUCATION/QUALIFICATIONS

M.Arch., Architecture, University of Michigan

M.U.P, Urban Planning, University of Michigan

BDes, Architecture, University of Florida

REGISTRATIONS/ CERTIFICATIONS

Registered Architect, Florida

National Council of Architectural Registration Boards (NCARB) Certified Architect

Fellow, American Institute of Architects

Fellow, American Institute of Certified Planners

LEED Accredited Professional with Specialty for Building Design and Construction

National Organization of Minority Architects

Dan Kirby, FAIA, FAICP, LEED AP BD+C, NCARB, NOMA

BUILT ENVIRONMENT STRATEGIES/DESIGN MANAGEMENT/ARCHITECTURE

Dan has translated a lifelong love of cities into a career as an architect, planner, and development consultant. His experience includes the planning, design, and development of successful mixed-use, office, hospitality, government, multi-family, and education projects. Dan has engaged in the real estate development process from all sides and brings an advanced understanding of the elements required to shape desirable and competitive projects. He has managed the design of projects with construction values of up to $200M and led feasibility and planning studies for projects with an estimated value over $1B.

Relevant Project Experience

Building Design Team Lead, SunTrax Connected and Autonomous Vehicle Testing Facility, Florida's Turnpike Enterprise, Auburndale, FL. Situated on 475 acres in Central Florida, SunTrax is a large-scale, state-of-the-art facility dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.

Project Director - Design & Planning, 1000 N. Orange Avenue, Orlando, FL. This 35-story mixed-use project includes over 500 assisted-living units, medical office building, labs, pharmacy, vertical farming, parking structure, retail, streetscape, and related offsite infrastructure improvements. The goal of this project is to redefine the urban aging-in-place experience through a holistic care model leveraging technology and sustainable systems to create an optimal environment.

Senior Consultant, Future Ready Orlando Master Plan, Orlando, FL. Project lead for the Jacobs scope of services as sub-consultant on effort to develop strategies for implementation of smart city technology addressing energy, connectivity, mobility, placemaking, health and safety, water, and materials.

Development Manager, NorthBridge on Millenia Lake Mixed Use, Orlando, FL.* Conceptualized and managed the development of an innovative mixed-use project including 607 units of multi-family and 24,000 SF of retail space across two different ownership entities.

Project Director, Sheraton San Diego Hotel & Marina, San Diego, CA.* Owner's Representative and Project Management Lead for major hotel repositioning including public spaces, 705 guest rooms, and office areas on an occupied property. Responsible for design team management, construction contract administration, cost management, bid process administration, hotel room night forecasting, project cost estimating, schedule administration, and on-site project administration.

**Project completed with previous firm*

YEARS OF EXPERIENCE

26

EDUCATION/QUALIFICATIONS

M.B.A. – Finance, Real Estate concentration, CUNY, Baruch College, Zicklin School of Business

Bachelor of Landscape Architecture, University of Georgia

REGISTRATIONS/ CERTIFICATIONS

Registered Landscape Architect: GA

Lee Pollock, RLA

REAL ESTATE STRATEGIES/COMMUNITY DESIGN

Lee brings 26 years of experience as a planner/ landscape architect working on projects including high-density urban infill, mixed-use town centers/ villages, corporate, government, resort/ residential communities, transit-oriented developments as well as recreation projects. In addition, he has experience in the development of commercial and residential brownfield sites in the New York metro area. Lee provides value creation expertise helping clients optimize their real estate assets and has worked in various parts of the United States, Caribbean, & Mexico.

Relevant Project Experience

Principal and Design Lead, Resort World Miami Mixed-Used Development & Transit Strategy, Miami, FL. Master Plan Development & Site Capacity Study for a 15.22-acre site along Biscayne Bay. The Transit-Oriented Development (TOD) included a multi-modals transit station accommodating the Metromover, monorail and relocated bus terminal. Total development consisted of 11.7M sf of space, encompassing luxury condominiums, hotels, offices, entertainment retail district and supporting parking. Jacobs was tasked to provide overall development framework for a public, private partnership organized for the project connecting current urban district with Miami Beach.

Project Manager and Design Lead, Miramar Town Center, Miramar, FL. Development of a built, 56 acre mixed-use, infill neighborhood in south Florida. This mixed-use town center has quickly become the heart of community life and civic activity for the City of Miramar. The development includes a mix of civic, retail, office, residential and recreation amenities that reflect the best of the historic towns of Florida. In addition, the project contains a transit hub serving the City of Miramar as well as mass transit for Broward County.

Design Principal, Nexton, Summerville, SC. Creation of a development strategy and community master plan for a 4,500-acre mixed-use community outside of Charleston, South Carolina. The plan is organized around an extensive “sustainable landscape” – a value-enhancing, whole-systems approach to circulation, infrastructure, community facilities, recreation, and environmental management. The community contains all the elements of the most successful urban environments – a series of walkable residential villages, employment centers, retail zones, and civic institutions.

Project Manager and Lead Designer, The Green at Florham Park, Florham Park, NJ. Led the planning and landscape architecture for the redevelopment of the former Exxon campus. The site currently houses the NY Jets training facility and the 300K sf BASF North American Headquarters. Future development will contain an additional 500k sf of office, corporate apartments, continuing care retirement community, market rate housing, and a limited service hotel.

YEARS OF EXPERIENCE

30 years

EDUCATION/QUALIFICATIONS

MS, Environmental Planning; Arizona State University

BS, Architecture; University of Wisconsin

REGISTRATIONS/ CERTIFICATIONS

Registered Architect: AZ

Kevin Kuehn, AIA, AICP

ARCHITECT / PLANNER

Kevin is a Registered Architect and Planner with over 30 years of experience in Master Planning projects and is keenly aware of the intricacies of a multi-disciplinary planning team. His focus over the last 15 years has been the integration of public space into the built environment utilizing special definition through figure–ground studies, conceptual visualization and the economic ramifications of design.

Relevant Project Experience

Senior Architect/Planner, Village at Alys Beach, Alys Beach, FL. In collaboration with Porphyrios Associates, Jacobs provided: technical design development, building code review, and underground parking garage design during the design development and construction document phases for 16 buildings (3 mixed-use) across 14 blocks, a parking garage, and a pedestrian plaza. Kevin's responsibilities included design guidance, over-all critique and quality reviews for the residential units and town center.

Master Planner, Vogelweh Elementary School Replacement, Vogelweh Housing Community, Kaiserslautern, Germany. Produced 35% Design Documents for replacement of Vogelweh Elementary School to be located on a new site in the Vogelweh Housing Community in the Kaiserslautern, Germany. The main design objective for the Vogelweh Elementary School is to meet the 21st century learning objectives. The project was procured under an agreement with the German Bauamt allowing for development of the 35% design by our design team, which was transitioned to a Host Nation architect to complete construction documents.

Master Planner, Real Property Development Plan (RPDP), Minnesota Army National Guard, Statewide. Jacobs was selected by the MN ARNG to analyze and validate infrastructure costs associated with the phased build out of cantonment facilities on the Arden Hills Army Training Site (AHATS) Site Development Plan/Master Plan (SDP/MP). Infrastructure investments will support the development of a new 300-acre cantonment. Infrastructure investments shall provide the primary infrastructure required to support the mobilization and readiness training requirements. The infrastructure components include roadway improvements, curbing, fire protection, storm water management, and utilities (water, sanitary sewer, storm sewer, electric, communications, and gas). Size: 889,000 SF. Cost: $20.6M.

Master Planner, Installation-Wide Comprehensive Master Plan, Real Property Master Plan, Area Development Plans and DD1391 Programming, Fort Bliss, El Paso, TX. Development of four Brigade Combat Team (BCT) support complexes on a greenfield site that required validation and master planning. Size: 5,000+ acres. Cost: $4.4B. Supported program with all aspects of master planning, site development, site design, integrating all utilities and facilities, program and project management and construction management services.

YEARS OF EXPERIENCE

28

EDUCATION/QUALIFICATIONS

BLA, University of Georgia

REGISTRATIONS/ CERTIFICATIONS

Registered Landscape Architect: GA, FL, NC, NY, SC, WA

Council of Landscape Architectural Registration Boards (CLARB) Certified

Brett Wylie

PLANNING & LANDSCAPE ARCHITECTURE

Brett is a Senior Planner, Urban Designer and Landscape Architect. Focused on elevating the practice's design leadership, Brett has extensive experience in all aspects of urban design and landscape architecture for diverse public and private projects. Brett provides leadership on creative strategies for sustainable environmental design and green infrastructure. With a proven record of thoughtful design and thorough implementation, his diverse project experience includes mixed-use developments, Federal Government campuses and facilities, corporate and university campuses, urban regeneration strategies, and hospitality and resorts.

Relevant Project Experience

Master Planner/Landscape Architect, Downtown Doral (Miami), Doral, FL. A master plan and open space strategy for an approximately 150-acre site in the newly formed City of Doral. Becoming the new heart of the community, this mixed-use master plan directs the new residential, retail, office and civic spaces into an integrated, walkable community.

Master Planner/Lead Landscape Architect, RiverPlace, Greenville, SC. A master plan and urban open space design strategy for a new development in the heart of downtown Greenville, at the crossing of the Reedy River and South Main Street. Office, hotel, restaurant and residential uses are all comprised on a four-block site taking advantage of direct access to both the downtown's vibrant urban scene, extensive park system and active main street.

Master Planner/Lead Landscape Architect, The Mercato, Naples, FL. A master plan and open space strategy for a 60-acre area encompassing a new Whole Foods market, mixed retail, restaurants, residential, office, movie theater and public green. This signature mixed use development provides a new live, work and play experience for Naples residents.

Master Planner/Urban Designer, Bellevue Urban Master Plan, Bellevue, WA. An urban master plan to create an exciting new public realm. The key organizing element is the creation of Bellevue Park, a public park that will bridge the highway and connect City Hall with the heart of new development to the east, leading to an expansion of the Central Business District. In addition to the city park, four office towers, a hotel, a residential tower, retail space will act as a significant catalyst for the downtown area while connecting to the city's light rail transit system.

Master Planner/Urban Designer, Centers for Disease Control Campus Master Plan, Chamblee, GA. Responsible for integration of site facilities, sustainable environmental design strategies and urban design of campus exterior spaces. A physical master plan for existing CDC campus. The scope included a phased ten-year growth strategy for adding substantial new employees and numerous key facilities within the framework of the existing site. Strategies included phased implementation, environmentally sustainable design, enhanced infrastructure efficiencies and vehicular circulation, improved work environment with new spaces for employees and long-term flexibility allowing the CDC to adapt to future changes.

YEARS OF EXPERIENCE

13

EDUCATION/QUALIFICATIONS

M.B.A., University of West Florida

B.S., Civil Engineering, University of Central Florida

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer: FL, MS, LA

Daniel Broxson, PE

INFRASTRUCTURE

Located in our Pensacola office, Daniel has 12 years of experience aiding communities and private companies plans, design, and build critical infrastructure. Daniel's experience includes critical analysis to guide financial decisions around capital improvement plans, rate structures, demand forecasting, and debt issuances. He has provided water and sewer treatment facility and system master planning, stormwater management, system evaluations, feasibility studies, criticality analysis, modeling, and forecasting.

Relevant Project Experience

Project Engineer, Maritime Park, Hoar Construction, Pensacola, FL. On the Maritime Park project, Daniel was the lead Civil Designer. The project included a 32-acre park with a AA baseball stadium, amphitheatre, recreational park, boat dock, sea wall, and out parcels to support commercial development. A comprehensive infrastructure plan was put in place to provide water, sewer, and stormwater management to all parcels in the park. The site presented many challenges including accounting for storm surge and differential settlement due to underlying soft soils.

Project Engineer/Project Manager, Navy Federal Credit Union Expansion Phases 1, 2, and Recreational Area, Navy Federal Credit Union, Escambia County, FL. The Navy Federal Credit Union consists of 8 office buildings, three parking garages, two energy plants, and three bridges that serve a buildout population of over 10,000 employees. Daniel began working on the project during the LEED certification of Building 4 and lead the stormwater planning effort for the over $1B expansion of the campus onto the 4H property. He continues to support Navy Federal Credit Union as the lead Civil Engineer for the new recreational facility on the recently acquired OLF-8 property.

Project Engineer, Central Water Reclamation Facility (WRF), Emerald Coast Utility Authority (ECUA), Escambia County, FL. The Central Water Reclamation Facility was the relocation of the Main Street Wastewater Treatment Plant from downtown Pensacola north to a site near Cantonment. The relocation of the facility provided an opportunity for development in downtown Pensacola. The project also made the sewer infrastructure more resilient especially during large hurricanes.

Project Engineer, 9th and Langley Intersection Improvements, Escambia County, Escambia County, FL. The project included a preliminary design and engineering analysis and 30 percent design of the realignment of the intersection of 9th and Langley Avenue. The intersection is the confluence of four heavily trafficked roads that create dangerous crossing movements. Daniel was the lead engineer for drainage, maintenance of traffic, roadway design of the extension of McAllister Avenue, and signing and pavement marking.

YEARS OF EXPERIENCE

35

EDUCATION/QUALIFICATIONS

B.S., Geological Engineering, University of Arizona, 1985

Major course work in mining engineering. Student intern at underground nickel mine in Tucson.

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer: FL, AR

Mark Canty, PE

GEOTECHNICAL

Mark is a senior geotechnical engineer with 35 years of experience. He has worked on projects varying from high-speed train bridge foundations, underground mine design, highway bridge foundations, commercial buildings, retaining walls, water plant tank design, embankments over soft soils and design of stormwater treatment ponds. His responsibilities have encompassed review of construction phase soil improvements including dredged fill placement and surcharge, deep soil mix concrete columns and vibro-replacement stone columns, wharf pile foundation installation and sheet pile wall construction.

Relevant Project Experience

Geotechnical Engineer, 6-Mile Water and Sewer Outfall Tunnel, Miami, FL. Field engineer during concept phase design of 6-mile underground tunnel planned from west of downtown Miami to a water treatment plant at the Everglades. Field work included eight SPT borings and eight Sonic borings to 200 ft depth along alignment. Coordinated laboratory work including rock compressive strength tests and petrographic analysis. Identification of ancient coral reefs between 50 and 100 ft depth critical to tunnel design and construction techniques.

Senior Geotechnical Engineer, Loxahatchee National Wildlife Refuge Levee, Palm Beach County, FL. Geotechnical engineer responsible for design of approximate 1-mile levee across north tip of wildlife refuge. Subsurface conditions included organic soil deposits underlain by limestone. Analyzed levee seepage, global stability and settlement. Levee constructed with partial demucking and use of temporary sheet pile walls for embankment placement in open water. Gravel roadway built over levee for maintenance and access.

Senior Geotechnical Engineer, Orange County and Seminole County Expressways, Orlando, FL. Engineer evaluating design of bridge foundations, retaining walls, stormwater pond, and high fill embankments over soft organic soil deposits for over 20 miles of new expressway. Designed geosynthetic reinforced embankments with wick drains and surcharge over 100 ft thick organic deposits. Bridge foundation design included steel pipe and H-piles, pre-cast prestressed concrete piles and drilled shafts.

Geotechnical Engineer, 3-Story Office Building, Lake Mary, FL. Design of shallow foundations over very loose sand deposits requiring implementation of Deep Dynamic Compaction supplemented by stone column installation to densify soils and increase allowable bearing pressure.

Geotechnical Engineer, Wekiva Parkway/ Orange, Lake, and Seminole County, FL. Geotechnical engineering review for 7 miles of new 4-lane expressway including 25 bridges and ponds. Served as senior geotechnical project manager reviewing subconsultant reports for conformance with CFX policy and best engineering practices.

YEARS OF EXPERIENCE

10

EDUCATION/QUALIFICATIONS

University of South Alabama, Mobile, AL

B.S. Civil Engineering, 2010

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Engineer in the State of Florida

Registered Professional Engineer in the State of Alabama

FDEP Qualified Stormwater Management Inspector

FDOT Advanced Maintenance of Traffic

ADEM Qualified Credentialed Inspector

Daniel Terry, PE

INFRASTRUCTURE

Located in Pensacola, Daniel is a civil engineer with nearly a decade of experience in the Gulf Coast area. During his career, Daniel has been exposed to a broad range of civil engineering with a focus on linear projects (e.g. roads, railroads), drainage, infrastructure, and site development projects. He has experience in planning, design, permitting, and construction inspection.

Relevant Project Experience

Project Engineer, Navy Federal Credit Union (NFCU) Recreation Facility, Pensacola, FL. As a result of NFCU's growth and expansion in recent years, the existing campus had a severe parking deficit. This $15M project is a multi-discipline private commercial development intended to provide supplemental parking and two new recreation facilities at NFCU's newest headquarters/call center campus. Responsibilities included assisting with project management, team coordination, planning, design, and permitting of the civil portions of the design.

Project Engineer/Civil Construction Manager, Navy Federal Credit Union (NFCU) Phase I and II Expansions, Pensacola, FL. LEED certified multi-disciplinary and multi-phase expansion of NFCU's existing campus to develop a new headquarters and call center on a several hundred-acre site. Civil engineering included planning, permitting, design and construction inspection of roadways, utility infrastructure, site grading, stormwater management system, and other infrastructure to support development of three multi-story office buildings, two parking decks, one bridge, and infrastructure to connect multiple phases of construction for the campus. Approximate project value is $1B+.

Project Engineer, FOIL Economic Development Study, Pensacola, FL. A high-level analysis of the best and most efficient use of several thousand acres of undeveloped land in northwest FL. Aimed at attracting big industry to the area which would create many jobs, the study included planners, engineers, public officials, and engaged the citizens as well. Project included planning-level analysis of the available land to include evaluation of developable areas within the study area, infrastructure availability and conceptual design, economic analysis, etc. Approximate project value is $8M. Responsibilities included planning-level analysis of stormwater, water and sewer, road, bridge, and railroad elements.

Civil Engineering Task Lead, Mobile Area Water and Sewer System (MAWSS) Dewatering Building, Mobile, AL. Part of a multi-disciplinary team designing upgrades to an existing waste water treatment plant. Improvements include construction of a new dewatering and operations building and a new Chlorine/SO_2 building. Approximate value of project is $30M. Project currently in design phase. Responsibilities include managing and coordinating with sub-consultants and other engineering/architectural disciplines, managing and working with civil team members, and coordinating permitting efforts. Design responsibilities include demolition and phasing, control and staking, site layout, grading and drainage, supporting infrastructure and yard piping, etc.

YEARS OF EXPERIENCE

32

EDUCATION/QUALIFICATIONS

PhD, Bio-Systems Engineering, University of Minnesota

MS, Agricultural Engineering, University of Manitoba, Canada

B.Tech, Agricultural Engineering, MPAU University

REGISTRATIONS/ CERTIFICATIONS

Professional Hydrologist

National #1466

Avinash (Avi) Patwardhan, PhD, BCEEM

CONNECTED, SECURE & SMART PLACES

Avi is Managing Director of Jacobs' Global Smart Cities Practice. With 32 years of problem-solving, systematic thinking, and delivering high quality results using best-in-class collaborative style. With experience for 50+ clients in North America and overseas, his passion is spotlighting how emerging technologies are impacting cities, utilities and organizations as they plan, build, and manage infrastructure assets.

Relevant Project Experience

Senior Technical Consultant, Smart City Solutions, City of Orlando, FL. Advising development of smart city solutions and road map aligned with City of Orlando Smart City Objectives, this includes development of phasing of solutions, identifying funding and prioritizing implementation.

Senior Consultant, Miami Beach Smart Street Lighting, Miami, FL. Developed a Smart Cities strategy with focus on smart lighting as the foundation and other bundled smart city services and alternatives, scheduling and financial options for implementation.

Senior Consultant, Internet of Things Solutions, City of Peachtree Corners, GA. Providing directions for the work and solutions being designed and implemented on the project and providing advice and recommendations of aligned technologies to be implemented for smart lightning, parking, IoT Gateways, City Command and Control Center and Kiosks.

Senior Consultant, Smart City Application, City of Peachtree Corners, GA. Providing technical guidance and advice of aligned technologies to be implemented for developing an APP for Citizens for all City Services; APP developed for IOS and ANDROID systems.

Senior Consultant, Aurangabad City Roadmap and Delivery, Aurangabad Smart City Development Corporation Ltd (ASCDCL), Maharashtra, India. Providing guidance in developing a connected places roadmap aligned with Smart Cities vision which will integrate various citizen services such as water, mobility, energy, waste management and connectivity with IoT enables solutions. Key objectives are to define projects with immediate ROI while considering future IoT Solutions.

Senior Consultant, Capital City Amaravati. Andhra Pradesh Capital Regions Development Authority, India. Engaged in reviewing and providing recommendations for Program Office Set Up, Governance documents, Work Break Down Structure. Review and develop Information and Communication Technology strategy and provide guidance to sub-consultants on smart city solutions, including an Integrated Operations Center.

Senior Consultant, City of the Future-West Corridor Feasibility Study, Metropolitan District of Greater Cincinnati, OH. Serves as a senior consultant and provided solutions for various green infrastructure solutions for the West Corridor Feasibility Study.

YEARS OF EXPERIENCE

20

EDUCATION/QUALIFICATIONS

Civil Engineering with Construction Management focus coursework, University of Central Florida

REGISTRATIONS/ CERTIFICATIONS

Certified Floodplain Manager

Jason Bird

COASTAL RESILIENCY AND SUSTAINABILITY

Jason is a civil engineering professional with experience in planning, design, permitting, and construction administration for commercial, residential, public open space, utility, stormwater and transportation projects, with a focus on water resources, water conservation, green infrastructure and sustainability, including LEED, ENVISION evaluations for private and public facilities, master planned communities, and US federal facilities. He has applied his knowledge of infrastructure design and climate science to risk and vulnerability evaluations to develop and prioritize mitigation measures and adaptive strategies to protect and enhance capital investment and the overall resilience of built and natural assets.

Relevant Project Experience

Project Manager, The Nature Conservancy Living Shoreline Plan, Punta Gorda, FL. Developed living shoreline plan and conceptual design for Four Points Sheraton Hotel coastline of Charlotte Harbor to enhance the performance of the coastline in providing ecological habitat, erosion protection and improved aesthetics for visitors to regional tiki bar restaurant along public waterfront promenade. This pilot project will be used to inform the application of living shorelines as nature-based solutions for coastal climate adaptation throughout Charlotte Harbor.

Task Lead, Flood Mitigation and Resiliency Study, City of Miami Beach, FL. Develop city-wide strategies to mitigate flooding of public and private property, for integration of resilience for buildings and critical infrastructure, including risk and vulnerability assessment, and developed a tool box of adaptive mitigation strategies and implementation guide to inform capital improvement projects and policy for future conditions on this award-winning project.

Water Lead/Sustainable Systems Integration Model (SSIM) Modeler, SSIM Pilot Study, NAVFAC Midlant, Little Creek, VA. Developed a methodology for evaluating base-wide assets and environmental impacts as they related to federal mandates for water use, energy, and carbon reductions. Evaluated water consumption, stormwater runoff quality, and reuse potential for 2,000-acre military installation with more than 400 buildings. Performed cost-benefit analysis of conservation and reuse packages to inform leadership decision making and developing roadmap for implementation.

Task Lead, Downtown Waterfront Master Plan, St. Petersburg, FL. Project included over 7 miles of waterfront in urban setting including downtown, airport, seaport, industrial and residential areas. As technical lead for sustainable infrastructure, provided infrastructure and asset review and high-level impact analysis for sea level rise and storm surge to inform adaptive strategies for integration into master plan.

Resilience Task Lead, Tyndall AFB, Resilient Installation Facility Standards Development. Evaluated coastal flood risk and other natural hazards to identify vulnerabilities to base operations and mission readiness and inform the development of “Base of the Future” design guidelines to be used to design and construct base reconstruction after devastating impacts from Hurricane Michael in Oct. 2018.

YEARS OF EXPERIENCE

29

EDUCATION/QUALIFICATIONS

Master of Public Administration (MPA)

Bachelor of Arts, English, University of Miami

REGISTRATIONS/ CERTIFICATIONS

N/A

Susy Torriente

COASTAL RESILIENCY AND SUSTAINABILITY

Susy is an organizational strategist with more than 29 years of local government experience in Florida. Her strength is breaking down complex issues into manageable solutions, fostering collaboration and directing organizational strategic planning. As assistant city manager in Fort Lauderdale and Miami Beach, her portfolio of departments included sustainable development (building, planning zoning), transportation and mobility, environment, public works, housing, economic development and parks. Susanne was invited to contribute in the National Academy of Science review the Fourth National Climate Assessment (NCA4) in 2017-2018. She co-chaired the Greater Miami Chamber of Commerce Resiliency Committee (2017-2019), is the current president of the Resilient Utilities Coalition (RUC) Board, a member of the Orange County, Florida Mayor's Sustainability & Resilience Committee, and Chair of the Resilient Utilities Coalition.

Relevant Project Experience

City of Miami Beach Assistant City Manager (ACM) & Chief Resilience Officer (CRO), Resilient 305, Greater Miami & the Beaches (GM&B), FL. GM&B is a collaboration of Miami-Dade County, the City of Miami, and the City of Miami Beach, created to respond to the region's major challenges such as climate change, globalization and urbanization. One of three GM&B CRO's leading the development of this plan through all stages from preliminary risk assessment; stakeholder and expert interviews; communications, work group convenings; prioritization; strategy development (structure and content); and ultimate approval by the three governing bodies. More than 50 actions were identified, developed and organized for the Resilient305 Strategy into three overarching goal areas: Places, People, and Pathways.

City of Miami Beach Assistant City Manager (ACM) & Chief Resilience Officer (CRO), Miami Beach Strategic Plan, Miami Beach, FL. Miami Beach reinvented its Strategic Plan goals and objectives through the leadership of the City Commission, the experience of the management team, and the voice of the community. The resilience lens helps the city understand its shocks and stresses to reduce risk and create co-benefits in city services, operations and capital projects. As ACM/CRO created the vision, connected the dots, and led the team in crafting this unique strategic plan and resilience strategy in five vision areas with: City Commission goals, management objectives, and priority funded actions.

City of Miami Beach Assistant City Manager (ACM) & Chief Resilience Officer (CRO), Urban Land Institute of the Miami Beach Stormwater Program, Miami Beach, FL. As CRO, secured funding and resources through 100 Resilient cities and ULI for the review of the city's stormwater management program. Structured the interdisciplinary team of expert panelists; crafted the panel's scope mission and objectives; provided staff support and resources; and led the implementation of recommendations to improve the program through an interdepartmental team of directors and executive staff. The City Commission unanimously approved the recommendations.

YEARS OF EXPERIENCE

20

EDUCATION/QUALIFICATIONS

BS, Business Administration, Lee University

REGISTRATIONS/ CERTIFICATIONS

Certified Construction Manager (CCM)

General Contractor License: AL, AR, NC

Jason Abernathy, CCM

PROJECT MANAGEMENT/CONSTRUCTION MANAGEMENT

Jason is a well-seasoned construction executive with a demonstrated history as a business unit leader with P&L, operational, and business development responsibilities in program management and construction management engagements. Skilled in all aspects of project delivery, Jason has served in various roles on a wide range of projects in the K-12 education, higher education, manufacturing, corrections, corporate, and sports and entertainment market sectors.

Relevant Project Experience

Vice President, Lane Parke, Evson Inc. Mountain Brook, AL. 30-acre mixed-use residential and retail development included, 140,000 square feet of retail, 276 luxury apartments, and a 100-room boutique hotel. Phase by phase, the 30-acre development is taking over the space of the existing Mountain Brook Shopping Center, with architectural styling and materials that complement the surrounding area and neighborhood-friendly green space. Phase 1 of the project includes 276 apartments in the luxury Lane Parke Apartments complex and the 100-room Grand Bohemian Hotel, in addition to retail space anchored by a spacious, modern Western Supermarket. Phase 2 will add more retail space, bringing the total to 140,000 square feet and rounding out the mixed-use development.

Senior Project Manager, Front Range Village Shopping Center, Bayer Properties, Fort Collins, CO. Front Range Village is a unique center in southeast Fort Collins that offers a modern mix of stores, restaurants and entertainment venues, as well as 80,000 sf of office space. In addition, Front Range Village includes the Council Tree Public Library, a dog park and fitness concepts for just about any goal you might have. $90M retail / mixed-use project.

Director of Construction Services, Westin Hotel, Birmingham Jefferson Civic Center, Birmingham, AL. Westin Hotel and Todd English Pub – Owners Rep Services for BJCC

Project Manager, Extended Stay Hotel – Indianapolis, Extended Stay of America, Indianapolis, IN. 3 story hotel

First Florida Constructors



Corporate Office
31 NW 23 ST
Miami, FL 33127

Tampa Office
3912 W Humphrey St
Tampa, FL 33614

FIRST FLORIDA

ABOUT US

About First Florida Constructors.

Florida's Leading General Contractor

First Florida offers competitively priced commercial construction for discerning developers of multi-family housing.

Since our inception in 1963, we have built in every state in the Continental United States and the Caribbean. We have constructed over 14,000 units since 2010.

We are particularly proud of our ability to produce excellent results for our clients in both metropolitan areas and small counties.



We are the result of our hard work.

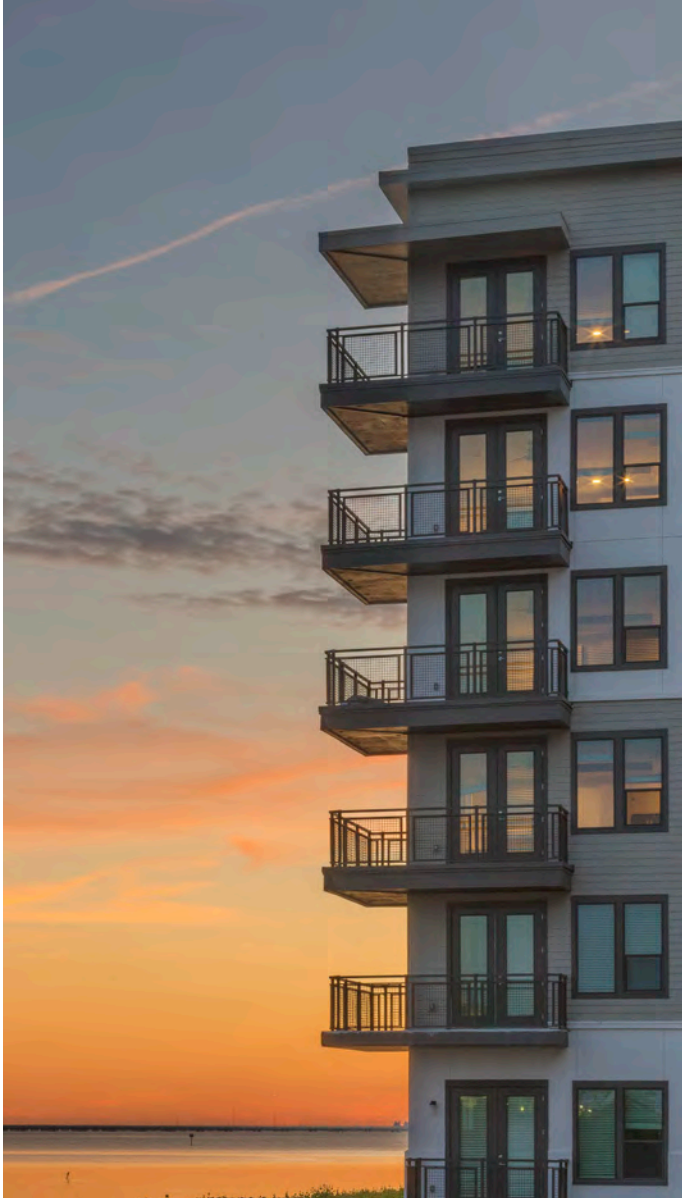
Our passion for what we do makes us leaders in our market.

The stability of the market rate housing and mixed-use commercial projects has contributed to a bottom line at First Florida that is healthier than ever.

This results in a strong cash flow position and the ability to maintain a solid record of prompt payment to suppliers and subcontractors.

We are proud to work with some of the best subcontractors in Florida and we work hard to have them enjoy working with us.

Our bonding limits for single projects is $150,000,000 and we have a total bonding capacity of $350,000,000.



OUR GOAL IS TO MAKE THE BUILDING PROCESS FUN, EASY LESS STRESSFUL, LESS COSTLY AND EFFICIENT.

We have the experience, the people, the financial strength and the track record of success in building market-rate apartments, assisted living facilities, office, hotel, retail and affordable housing and we also have experience in apartment rehabilitation.

Talk to our clients and you will find that we bring projects in on budget and on time. We build HUD, 221, D-4, Davis Bacon and tax credit work. We perform negotiated work and hard bid projects. We have built Hi-Rise Concrete, Mid-Rise Concrete, Garden Concrete, Post-Tension Structures, Tunnel Form structures, Pre-cast structures, Wood Frame garden and Wood Frame wrap construction.

Rocky Point Apartments
Completion 2019

WE ARE COMMITTED TO OUR COMMUNITY



For almost 20 years, First Florida, has maintained a board member of Rebuilding Together Miami -Dade, a non-profit organization that restores homes for low-income, disabled and elderly homeowners through Miami-Dade County at no cost to the homeowners.

Working together with other local contractors, First Florida has helped over a hundred families receive repairs that include handicap access, new roofs, plumbing and electrical repairs.

We donate a substantial amount of staff time each year to helping improve the lives and homes of people in need.

We also support Breakthrough Miami which provides education opportunities to children in need, Give Kids a Chance which provides college scholarships to children who live in the affordable housing projects that we construct and local childrens sports organizations.



Job Site Safety.

First Florida has been awarded OSHA's Sunshine State Safety Award for our proactive commitment to safety at 31 construction sites which leads all General Contractors in the State of Florida.

The Sunshine State Safety Award is given to companies that excel in their compliance with OSHA standards and regulations.

We employ a full-time safety manager who continuously monitors our jobs for compliance.

All First Florida Superintendents are required to have a 30-hour OSHA certification.

Local & Minority Outreach.

First Florida encourages minority participation on all projects, including MBE/WBE subcontractors, suppliers and vendors.

We have extensive experience with Section 3 and community outreach programs and make it a goal to hire local workforce and subcontractors when possible.

Our History.

First Florida is a Miami Based General contracting company incorporated in 1963.

It was started when the original owners of Burger King Corporation invited B.E. Miller to organize a construction company to build their restaurants throughout the United States.

The 1960s - 1980s.

Between 1963 and 1983, First Florida constructed more than 1,200 restaurants for Burger King and its franchisees.

In the 1970s, First Florida expanded its customer base to include other national restaurant companies and became the general contractor for prestigious national chains including Wendy's, Sambos, Victoria Stations, El Toritos, WR Grace Restaurant Group, McDonalds, Hardees, Arby's, Sizzler's and Garcia's.

The 1980s - 1990s Expansion.

By 1982, First Florida was the nation's largest restaurant builder.

During that time, First Florida expanded into the hotel industry as well and ultimately constructed thousands of rooms for the country's largest hotel chains including Marriott, Hilton, Holiday Inn, Sheraton and Hampton Inn. Continuing its aggressive expansion program, the company constructed large commercial and industrial projects throughout Florida.

High-rise apartments, office buildings, water treatment plants, refrigerated warehouses and banks were added to the company's projects.



First Florida Today.

First Florida is presently managed by President, Gregory J. Wyka and Vice President, Andrew J. Lenahan and is the state's leading multi-family housing contractor, skilled in the construction of both market-rate and affordable apartment housing.

The State of Florida and the Office of Fair Housing and Equal Opportunity have approved First Florida as a contractor for all tax credit and HUD projects.

The high quality of our work demonstrates our expertise in affordable apartments, as well as elderly housing, which we build throughout the state of Florida.

We are particularly proud of our ability to produce excellent results for our clients in both metropolitan areas and small counties where these types of projects are often most needed. We also build market-rate housing and mixed-use commercial projects some of the area's largest developers, including ZOM Florida, Richman Signature Properties and Camden Development, Landmark Development, Royal Senior Care, Thor Equities and RedSky Capital.

We personally negotiate, estimate, subcontract and inspect each construction project. This allows for tighter controls and better interaction with clients and subcontractors. It also allows us to complete projects of a higher quality with fewer problems along the way.

By getting involved in the project early, we collaborate with our clients, design teams and subcontractors to maximize quality control and value engineering in order to deliver projects on time and on budget.

As a courtesy to our clients, we also provide Preconstruction services such as conceptual pricing and consulting with architects on project design.

Our Leadership.



Gregory J. Wyka
President

Greg Wyka has worked with First Florida since 1996, when he administered the construction management contract for Divi Resorts in Aruba.

Since then, as a Superintendent/Project Manager, Vice President and now President, he has managed more than 1 Billion dollars in construction projects and has personally overseen the construction of over 14,154 multifamily units. Greg is the principal and primary owner of the First Florida Companies.

Greg is an industry advisory board member for the University of Miami Masters in Construction Management Program.

As a recipient of the University of Florida's Gator 100 Award, Greg is leading First Florida to be one of the strongest Florida-based construction companies of the future.

Education & Licensure
University of Florida, B.S. in Civil Engineering
General Contractor, State of Florida CG C061170
- CGC 1517868



Andrew J. Lenahan
Vice President

As Vice President, Andrew oversees and is personally involved in all activities at First Florida including business development, estimating, preconstruction services, project management, warranty services, community outreach and leadership development. Andrew is committed to building award-winning projects using efficient teams that understand the client's objectives and create value at each step of the process.

While at First Florida, Andrew has worked on new and rehabilitation projects including a mix of multi-family, commercial, hospitality, office, assisted living and retail uses located in the Southeast. In his previous roles at the company, Andrew directly managed the delivery of more than 30 new construction projects, totaling over 5,000 residential units and 4 million square feet.

Education & Licensure
University of Miami, B.S. in International Finance and Marketing
General Contractor, State of Florida CGC 1520602



Dana W. Teeter
Vice President of Central FL

Dana W. Teeter began his career with First Florida in 2004. Beginning as an Assistant Superintendent and working his way up to Superintendent then Project Manager, Dana was most recently promoted to Vice President of Central Florida.

He is based out of our Tampa office, overseeing all the Central Florida projects. Dana is involved in all aspects of the construction process from Design to project close out and everything in between.

Dana has built over 7,500 multifamily units since his tenure with First Florida.

Education & Licensure
General Contractor, State of Florida CGC 1518750
Certified Building Contractor, State of Florida CBC 1254016

Maria Guthrie
Chief Financial Officer



Maria has been with First Florida for over fourteen years. She is responsible for the company's accounting, treasury management, tax, auditing, financial reporting, budgeting and forecasting.

Maria co-founded the Miami-Dade chapter of the Construction Financial Management Association (CFMA) and was the chapter's president for four years. She serves on the Board of Directors for the Construction Financial Management Association.

Education
She received her Bachelor of Science in Accounting and her Bachelor of Science in Finance from North Carolina State University.



Yari Gonzalez
Director of Operations

Yari has been with First Florida for over nine years. As Director of Operations, she is responsible in establishing strategic and operational leadership and procedures including administrative operations. As well as, engage actively with clients and manage end to end client experience.

She provides insight to employees and oversight to the First Florida staff, applying the best practices to supervise all teams including development of all the following departments: contract administration, insurance, lien releases, bonds and accounts payables. She pursues new opportunities for business growth and adopts measurable improvements within the organization that promote a positive and energetic culture.

Education
She received her Bachelor of Arts in International Relations from Florida International University.

FIRST FLORIDA

First Florida Team - Pensacola

Nick Romanies – Project Manager

Nick Romanies has worked with First Florida since 2015. During this time a total of 8 projects, 2,366 apartment units and $231M have been successfully completed for multiple clients. As a Project Manager, he oversees the development, estimating, preconstruction services, and project management through project completion. He is currently managing two projects, P52 Apartments in Pensacola totaling to $42M and another in Sarasota – Sarasota Residences totaling to $31M with a combined unit count of 572.

Education & Licensure

- Virginia Polytechnic Institute and State University
  M.S. in Building Construction, Science and Management
- B.S. in Property Management
- General Contractor, State of Florida

Certifications

- LEED Green Associate
- Certified Apartment Manager
- Urban Land Institute – Young Leaders Group

Completed Projects:

· P52 Apartments, Pensacola, FL (Current)	4 Story Wood, 350 Units
· Sarasota Residences, Sarasota, FL (Current)	4 Story Wood, 222 Units
· Azola at Magnolia, Tampa, FL	3 Story Garden, 330 Units
· Rocky Point Apartments, Tampa, FL	5 Story Wood Mid-Rise Wrap, 323 Units
· Lenox at Bloomingdale, Tampa, FL	3 Story Wood Garden, 240 Units
· Aurora Apartments, Tampa, FL	5 Story Wood Mid-Rise, 351 Units
· Grady Square Apartments, Tampa, FL	4 Story Wood Mid-Rise Wrap, 300 Units
· Pierce at Pavilion, Ft. Pierce, FL	4 Story Wood Garden, 250 Units

FIRST FLORIDA

First Florida Team - Pensacola

John Strickland – Lead Superintendent

John has over 40 years of construction experience and has directed all aspects of the job site construction process. As a superintendent, John has built in excess 2,200 units. He has also participated through various roles in construction including but not limited to safety, quality and risk management, budgets, and schedules. He currently resides in Pensacola, Florida

Completed Projects:

- Artisan at Twickenham Square, Huntsville, AL.
  Four-story, 270,915 sq. ft, wood-framed apartment building with 246 units, 7,500 sq. ft of retail space, and a precast parking garage

- Park 35 on Clairmont, Birmingham, AL.
  325,000 sq. ft wood-framed apartment building; 271 units, 390-spaee precast parking deck, courtyard, and pool all located on a 4.5-acre site.

- UAB Parking Deck #4, Birmingham, AL.
  6-story east-in-place parking deck with a six-story medical office building on top.

- Birmingham Jefferson Convention Complex Skywalk and Exhibit Hall Renovations, Birmingham, AL.
  Addition of two pedestrian bridges, an elevated walkway around the perimeter of the north and south exhibit halls, and renovations of the north meeting area common areas and bathrooms.

- Birmingham Jefferson Convention Complex Concert Hall, Birmingham, AL
  50,000 sq. ft interior renovations of 3,000 seat BJCC Concert Hall; construction management.

- Literacy Council of Central Alabama Build-out, Birmingham, AL.
  Single-floor, 8,000 sq. ft interior build-out.

- 29 Seven- Mixed Use Building, Birmingham, AL.
  Four-story, 86,000 sq. ft mixed-use facility with three stories of apartments over 19,450 sq. ft of retail space.

- Vestavia Hills Public Library- Library in the Forest, Vestavia Hills, AL - Two-story library with 33,455 sq. ft of interior building and an additional 4,986 sq. ft of outdoor finish space, including a rooftop garden terrace and outdoor observation deck; LEED Gold certified.

- Palms of Perdida, Pensacola, FL.
  A 14-story, 145,000- sq. ft condominium complex with 23 three-to five-bedroom units, concrete frame, and two, two-story penthouse on the top floor.

First Florida Team - Pensacola

Jim Gilliand – Superintendent

Jim has over 22 years of construction experience and has directed all aspects of the job site construction process. As a superintendent, Jim works directly with the Project Manager and Lead Superintendent and is responsible for quality control, project layout, dimensional accuracy, interpretation of plans and specifications, communicating and establishing control lines for crafts and subcontractors, and tracking and reporting all daily job production. He currently resides in Pensacola, Florida and is currently part of the Project 52 team.

George Edward Hodgson – Assistant Superintendent

George has over 30 years of construction experience and currently resides in Pensacola, Florida and is an integral member of the Project 52 team.

Austin J. Nelson – Assistant Superintendent

Austin has over 10 years of industry knowledge and experience. He currently resides in Pensacola, Florida and is an integral member of the Project 52 team.

First Florida Constructors

Corporate Office
31 NW 23 ST | Miami, FL 33127
305 - 665 - 1146

Tampa Office
3912 W. Humphrey St. | Tampa, FL 33614
813 - 984 - 4600



June 29, 2020

Presentation of Select Capabilities to The Dawson Company d/b/a Inspired Communities of Florida, LLC

Re: RFP for West Main District

Submitted by:

Brian J. Sherr
Shareholder
Fort Lauderdale
+1 954.768.8247
sherrb@gtlaw.com

Ernest LaMont Greer
Co-President
Atlanta
+1 678.553.2420
greere@gtlaw.com

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GT GreenbergTraurig

June 29, 2020

Mr. Harold Dawson Jr.
President & CEO
The Dawson Company d/b/a Inspired Communities of Florida, LLC
223 W. Gregory Street
Pensacola, FL 32502

Dennis E. Pemberton Jr.
Executive Managing Director
The Dawson Company d/b/a Inspired Communities of Florida, LLC
223 W. Gregory Street
Pensacola, FL 32502

Re: West Main District

Dear Harold and Dennis:

Greenberg Traurig, P.A. (GT) is pleased to provide the enclosed overview of our Real Estate, Public Finance, and Government Law and Policy capabilities to The Dawson Company d/b/a Inspired Communities of Florida, LLC for your response with E Smith Enterprises, LLC to the RFP by Studer Properties for the development of West Main District.

We are proud to have a long history of working with both of you in your individual and joint business pursuits for over two decades. You have earned and enjoy the respect and admiration at the most senior levels of our law firm. We admire the skill and expertise that you are demonstrating at your current developments in Pensacola, Florida. The GT Team truly enjoys collaborating and working with your outstanding experienced professionals. Moreover, we are honored and excited to work with the rest of the parties that you have brought together to meet the unique challenges of this project.

GT will offer the resources and reach of one of the world's largest law firms for the West Main District should the development project be awarded to Inspired Communities of Florida, LLC and E Smith Enterprises. This will include among others, our top-ranked Real Estate Practice, our seasoned Public Finance Practice to facilitate tax-exempt bond financed housing initiatives and a dedicated and experienced Florida Government Law and Policy Team in Tallahassee to assist in the pursuit of state infrastructure funding, grant dollars or state economic development tools to be employed as part of the West Main financial capitalization.

About Greenberg Traurig

With approximately 2200 attorneys and government law professionals in 41 locations globally, GT can provide you with prompt and cost-effective legal services in Pensacola, Florida that are critical to the West Main District Project.

GT was founded in Miami, Florida, in 1967 and over the past 50 years, the firm has grown rapidly, expanding from its strong local roots in South Florida where we have 7 locations – Miami, Fort Lauderdale, Boca Raton, West Palm Beach, Tampa, Orlando and Tallahassee.

We offer the resources and reach of one of the world's largest law firms, delivered with the personal attention and local knowledge of a boutique law practice. We also recognize that clients expect and are entitled to high quality legal work and, equally important, superior client service. Accordingly, we strive to provide our clients with the highest quality legal work and service at a reasonable cost.

Our Real Estate Practice

Our U.S. Real Estate Practice is a recognized leader in the industry and consistently earns top rankings across a variety of organizations and publications. Our team is the largest real estate practice in the U.S. and consistently recognized for outstanding client service and successful completion of significant and complex transactions. Within the U.S., we counsel on the full-cycle of real estate investment from more than 20 key capital markets. The team draws upon the knowledge and experience of more than 400 real estate lawyers from around the world, serving clients from key markets in the United States, Europe, the Middle East, Asia and Latin America. Our select real estate rankings are provided on page 6.

In Florida, we work on all types of projects from initial project and (co-) investment structuring to preparing bid documents and negotiating contracts and assisting in completion procedures. Our integrated team is skilled in land development, infrastructure planning, environmental consideration, tax issues, project financing, joint venture structures, public -private partnerships, housing and management and leasing. We also work closely with public finance, tax and government law and policy attorneys.

Public Finance & Infrastructure Practice

GT currently has more than 30 attorneys in the Public Finance & Infrastructure Practice in our Atlanta, Boston, Chicago, Denver, Houston, Miami, New York, Orlando, Philadelphia, Phoenix, Tallahassee, Washington D.C. and West Palm Beach offices.

GT's Public Finance & Infrastructure Practice has been serving the needs of state and local issuers throughout the country for more than 30 years and we are a leading law firm in nearly all aspects of local government finance. GT has served as bond counsel, disclosure counsel, special tax counsel and underwriter's counsel for virtually every type of public financing that has been undertaken. Since the beginning of 2010, GT's Public Finance & Infrastructure Practice has served as counsel on more than 2,350 public finance transactions in 37 states which aggregate over $141 billion.

Members of the Public Finance & Infrastructure Practice have advised numerous governmental issuers, not for profit and private borrowers, lenders, and underwriters in all phases of general obligation and revenue bond financings, including private activity bonds. Specifically, the Public Finance & Infrastructure Practice has participated in financings involving such projects as education, health care, water and sewer, solid waste, resource recovery, single family housing, multifamily housing, industrial development, community development, capital equipment, transportation, mass transit, airport, seaport, public safety, criminal justice, roads and bridges, electric utility, electric power, pollution control, water management, convention, sports and trade facilities, university, redevelopment and municipal liability insurance.

GT consistently ranks among the top bond, disclosure and underwriter's counsel firms according to nationwide and statewide rankings compiled by Thomson Financial and reported in *The Bond Buyer*, a nationally recognized municipal finance publication.

Federal and State Low Income Housing

GT attorneys are well-versed in all aspects of federal and state low income housing and rehabilitation tax credit programs. Our participation in these types of transactions has included the representation of developers, syndicators, investors and lenders in projects all around the country. This representation has included the application, origination and placement of tax credits as well as the negotiation of participation issues and the disposition of both ownership and real estate interests.

We have been involved in a variety of transactions involving federal, state and local subsidy programs, including the Section 8 Housing Assistance Payments Program, the HOME Program, the Community Development Block Grant Program, the Neighborhood Stabilization Program, the HOPE VI Program, and the public housing Capital Funds Program. Our lawyers have experience in the structuring of all types of subsidies including the payment of monthly rental subsidies, interest rate reduction subsidies and direct grants and loans.

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Our attorneys have worked with Florida Housing Finance Corporation, Jacksonville Housing Finance Authority, Housing Finance Authority of Broward County, Orange County Housing Finance Authority, Arcadia Housing Authority, Orlando Housing Authority and the Tampa Housing Authority.

Government Law & Policy – Tallahassee Office

Working at the intersection of business, government and the law, Greenberg Traurig's Tallahassee office is home to a multidisciplinary legal team with deep Florida roots. For more than 40 years, our attorneys and government policy professionals have provided clients with a wide range of practical legal counsel and services, from dispute resolution and transactional representation to governmental advocacy and corporate advice. Located one block from the state's Capitol and legislative buildings, and three blocks from Florida's Supreme Court, GT's Tallahassee office is our clients' immediate physical and political link to the heart of the nation's third largest state. In 2018, members of our team were included on the list of "The Most Influential People in Florida Politics," by The Influence 100.

GT's Tallahassee office includes a former legislator and deputy attorney general, a former senior staffer to both Governor Scott and Governor Bush, a member of the Constitution Revision Commission and Supreme Court Judicial Nominating Committee, and a former chief of staff to a Senate President. This deep experience from working inside state government, combined with many years of representing clients at the state level, allows GT to help its clients achieve their goals.

We have excellent relationships with leaders and senior staff at the Florida Housing Finance Corporation and the Department of Economic Opportunity, among other departments and agencies. Our focus areas include health care policy and regulation, insurance policy and regulation, gaming, financial services, transportation and infrastructure, local government and bonding, long term care, telecommunications, criminal justice, procurement, technology, and state appropriations.

Our team

The GT team will be led by Brian J. Sherr and Ernest LaMont Greer. Brian is a senior member of the firm and Managing Shareholder Emeritus of the firm's Fort Lauderdale office. Brian practices law in the areas of real estate, residential and commercial development, condominiums, dispositions, partnerships and joint ventures, complex negotiations, disputes, workouts, transactional law, and strategic planning. Brian is listed in *Best Lawyers in America* in Real Estate Law from 2007 to 2020 and in the *South Florida Legal Guide* "Top Lawyers," from 2009 to 2020. He is also among the GT team members in the *Chambers USA* Award for Excellence, in Real Estate in 2017 and 2018.

As Co-President of Greenberg Traurig, Ernest plays a key role in the strategic direction of the firm and firmwide day-to-day operations. Ernest is dedicated to continuing to shape the firm's brand as a collaborative law firm providing high-quality legal work and excellent service to our clients and the communities we serve. Previously, Ernest served as Vice President of the firm, Co-Chair of the U.S. Strategic Committee, and Atlanta Managing Shareholder. During his tenure as Managing Shareholder, Ernest was instrumental in the growth and advancement of the Atlanta office. Ernest is not just a highly-accomplished business attorney, but he is an outstanding leader and champion for his community. He has also been integral to the growth and development of the firm's diversity and inclusion initiatives. His leadership, accomplishments, and legal practice have been recognized by many industry publications and organizations, including the *Atlanta Business Chronicle* 2020 Power 100, a list of Atlanta's most influential people as selected by the Chronicle's editors, the *National Law Journal's* Equality Trailblazers and T*he Atlantan* as Philanthropist of the Year.

Our attorneys routinely draw upon the strength of attorneys in other practice areas or in strategic locations based on each client's unique situation and need. Collaboration is in our DNA at GT and, in that spirit, we have included a select team of attorneys to work with you. We have included biographies for attorneys with experience in real estate, public finance, government law and policy. We may include additional team members as needed, when authorized by you.

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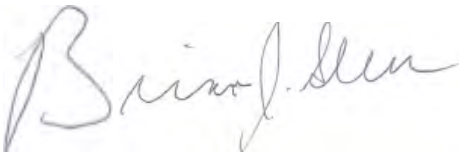
We are confident that GT offers an exceptional combination of business insight and legal services provided by talented attorneys for the West Main District. We appreciate the opportunity to share this overview with you and look forward to discussing your legal needs in greater detail.

Sincerely,



Brian J. Sherr
Managing Shareholder Emeritus in the Fort Lauderdale office
Greenberg Traurig, LLP

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Select Real Estate Rankings

The multidisciplinary capabilities of GT's Real Estate Practice and the firm's global platform enable us to provide value-added service to clients around the world. Our team has received numerous awards honoring outstanding legal service, distinction in real estate practice areas and achievements, excellence in client service, and contributions to the legal profession. Recognition received by our team includes:

	• 2019, Law Firm of the Year, *REFI US Awards*
	• 2019, Ranked number two for Real Estate - *Israel Desks*
	• 2018, 2017, 2013, and 2010 Award for Excellence in Real Estate, *Chambers & Partners USA* • 2019 - 2007 Shortlisted, Award for Excellence in Real Estate, *Chambers & Partners USA*
	• 2018, 2015 Law Firm of the Year – Real Estate Law, *U.S. News – Best Lawyers*® • 2018 - 2010, Garnered the most first-tier rankings U.S. News-Best Lawyers® "Best Law Firms" report
	• 2018, 2017, 2016, 2015, 2014, and 2013 Listed as Top-Tier in Real Estate, *The Legal 500 United States*
	• 2018, Band 2, Real Estate, *Chambers Latin America Guide*: Mexico
	• 2018, Law Firm of the Year for Fund Formation - Europe, *PERE* Global Awards

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- 2018, 2017, 2016, and 2015, Ranked as Leading Firm and Top Tier firm across Europe in Poland, Germany, and UK for Real Estate and Construction, Investment Fund Formation and Management: Real Estate Funds and Commercial Property by *The Legal 500*



- 2018, 2017, 2016, 2015, Top Ranked in *Chambers & Partners Europe*

"A real estate powerhouse with unmatched coverage nationwide. Advises across the full spectrum of real estate, including acquisitions and dispositions as well as development-related matters. Also accomplished advisers on related restructuring matters and workouts, land use issues and cross-border transactions. Experienced handling a comprehensive array of asset classes, including commercial, retail and residential property projects."

Chambers & Partners USA, 2018

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Our Team



Brian J. Sherr

SHAREHOLDER

sherrb@gtlaw.com

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401 East Las Olas Boulevard
Suite 2000
Fort Lauderdale, FL 33301
+1 954.768.8247

Real Estate

Brian J. Sherr is Managing Shareholder Emeritus of the firm's Fort Lauderdale office. Brian practices law in the areas of real estate, residential and commercial development, condominiums, dispositions, partnerships and joint ventures, complex negotiations, disputes, workouts, transactional law, and strategic planning.

Brian served on the Executive Committee of the Real Property Probate and Trust Law Section of the Florida Bar for nearly 20 years. He is also a former Chairman of the Real Property Section of the Broward County Bar Association. Brian is listed in the *Best Lawyers of America*, *Florida Super Lawyers*, *Chambers USA*, and *Marquis Who's Who in America*. He was selected by the *South Florida Legal Guide* in 2010 as one of the "Ten Distinguished Attorneys in the Region," for making a difference in the legal profession, in the community and in the lives of clients.

Brian has been a dedicated community leader for over 40 years and has been given several meaningful awards. The Jewish National Fund presented Brian with the Tree of Life Award and the Broward County Commission proclaimed May 12, 2006 as "Brian J. Sherr Appreciation Day." In 2002, American Friends of Ariel honored Brian at their 8th Annual Peace with Security Dinner.

In addition, Brian was the Founder and the Chairman of the Board for First Southern Bank in Boca Raton. He served on the first Board of Directors for the National Ben Gamla Charter School Foundation Inc. which has established the nation's first Hebrew-English charter school. He is the founder and member of the Board of Directors for the Daniel Cantor Senior Center in Tamarac, Florida. He is a former board member of the Florida Atlantic University Foundation; past president of the Jewish Federation of Greater Fort Lauderdale; former board member of the Broward Center for the Performing Arts; former member of the Board of Governors for the Museum of Art in Fort Lauderdale; past president of Jewish Family Service of Broward County; and former Board Member of American Friends of Ariel. He currently serves on the Board of the Boca Raton Museum of Art.

Concentrations

- Real estate
- Strategic planning and structuring

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- Partnership and joint ventures
- Disputes, resolutions, and workouts
- Residential and commercial development
- Condominium development
- Large-scale community developments
- Acquisitions, complex negotiations and dispositions
- Transactional law
- Banking

Recognition & Leadership

Awards & Accolades

- Listed, *The Best Lawyers in America*, Real Estate Law, 2007-2020
- Team Member, *Chambers USA* Award for Excellence, Real Estate, 2017-2018
- Listed, *South Florida Legal Guide* "Top Lawyer," 2009-2020
- Listed, *Super Lawyers* magazine, *Florida Super Lawyers*, 2007, 2009, 2012 and 2015-2018
- Team Member, a U.S. News - Best Lawyers®, "Law Firm of the Year" in Real Estate Law, 2015
- Team Member, *The Legal 500 United States*, "Top Tier" Firm in Real Estate, 2013 and 2014
- Listed, Who's Who in America, *Marquis*, 2008-2014
- Member, Winning Team, Chambers USA Award for Excellence, Real Estate, 2010 and 2013
- Team Member, a *Law360* "Real Estate Practice Group of the Year," 2011-2013 and 2015
- Listed, Who's Who in American Law, *Marquis*, 2009-2011
- Listed, *South Florida Legal Guide* "Ten Distinguished Attorneys in our Region," 2010
- Listed, *Chambers USA Guide*, National - Real Estate Law, 2006-2009
- Listed, *Florida Monthly* magazine "The Best Lawyers in America," 2008
- Recipient, "Tree of Life Award," Jewish National Fund, 2006
- Honoree, "Brian J. Sherr Appreciation Day" via Proclamation, The Broward County Commission, May 12, 2006
- Listed, *Business Journal* "South Florida's Heavy Hitters," Real Estate, 2004-2005
- Award Recipient, American Friends of Ariel 8th Annual Peace With Security Dinner
- Rated, AV Preeminent® 5.0 out of 5.0

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Professional & Community Involvement

- Member, Aish Hatorah Jerusalem Advisory Board
- Member, Board of Directors, Boca Raton Museum of Art

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- Member, Board of Directors, Jewish Federation of Broward County
- Past President, Jewish Federation of Greater Fort Lauderdale
- Past President, Jewish Family Service, Broward County
- Former Member, Board of Directors, Daniel D. Cantor Senior Center
- Former Member, Board of Directors, Broward Center for the Performing Arts Foundation
- Former Member, Board of Governors, Museum of Art, Fort Lauderdale
- Former Member, Board of Directors, National Ben Gamla Charter School Foundation
- Former Member, Board of Directors, Florida Atlantic University Foundation
- Former Member, Executive Council, Real Property, Probate and Trust Law Section of The Florida Bar, for nearly 20 years
- Former Co-Chairman, Condominium and Planned Development Committee of The Florida Bar for 15 years
- Former Member, Advisory Committee, The University of Miami Law Center's Institute on Condominium and Cluster Development for 20 years
- Former Chairman, Real Property Section of the Broward County Bar Association

Credentials

Education

- J.D., Boston University School of Law, 1970
- B.A., Rutgers University, 1967

Admissions

- Florida
- Supreme Court of the United States

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Ernest LaMont Greer

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Litigation | Commercial Litigation | Construction Law | Pharmaceutical, Medical Device & Health Care | Arbitration & Mediation

Ernest Greer is Co-President of Greenberg Traurig, an international law firm of over 2,200 attorneys in 41 locations. Ernest plays a key role in the strategic direction of the firm and firmwide day-to-day operations. Ernest is dedicated to continuing to shape the firm's brand as a collaborative law firm providing high-quality legal work and excellent service to our clients and the communities we serve. Previously, Ernest served as Vice President of the firm, Co-Chair of the U.S. Strategic Committee, and Atlanta Managing Shareholder. During his tenure as Managing Shareholder, Ernest was instrumental in the growth and advancement of the Atlanta office.

His leadership, accomplishments, and legal practice have been recognized by many industry publications and organizations, including the *National Law Journal* (Equality Trailblazer), *Atlanta* magazine (Atlanta 500 – The Most Powerful Business Leaders in Atlanta; Top 100 Attorneys in Georgia), *The Atlantan* (Philanthropist of the Year), *Atlanta Business Chronicle* (Most Admired CEO; Corporate Diversity Champion), the *Daily Report* (Distinguished Leader), National Bar Association (Sankofa Award), *Best Lawyers in America*, Chambers & Partners USA, *Georgia Super Lawyers* (Top 100 Lawyers in Georgia), and *Georgia Trend's* "Legal Elite." In 2018, Ernest was inducted into the Gate City Foundation's Hall of Fame.

Ernest is not just a highly-accomplished business attorney, but he is an outstanding leader and champion for his community. He uses his global position to reflect the firm's commitment to dedicating time and talents through active involvement in communities in which they live and work. In doing so, Ernest served as the Chairman of the Georgia Chamber of Commerce in 2014, where he was the first lawyer to serve in this capacity in the Chamber's more than 100-year history. At present, he serves on the boards for Children's Healthcare of Atlanta, the Atlanta History Center, Achieve Atlanta, Big Brothers Big Sisters of America, and Atlanta Police Foundation. Ernest also currently serves as the Director of Buckhead Coalition, and is a member of the Rotary Club of Atlanta, and the Atlanta Chapter of the National Association of Guardsman, Inc. Past board memberships include the Center for Civil & Human Rights, 100 Black Men of Atlanta, The Boys and Girls Clubs of Metro Atlanta, and The Carter Center's Board of Councilors, which he joined at former President Carter's request.

Concentrations

- Class action litigation
- Employment litigation
- Contracts, including suits on account and guarantee/indemnity agreements

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- Trademarks
- Products liability

Recognition & Leadership

Awards & Accolades

- Listed, *Atlanta Business Chronicle's* Power 100, a list of Atlanta's most influential people as selected by the Chronicle's editors. 2020
- Listed, *Atlanta* magazine, "Atlanta 500 – The Most Powerful Business Leaders in Atlanta," 2019-2020
- Named, Women Works Media Group, Law and Justice Awards, "Man of the Year" and "Georgia's Most Powerful and Influential Attorneys," 2019
- Listed, *National Law Journal*, "Equality Trailblazer," 2019
- Listed, *The Best Lawyers in America*, Commercial Litigation; Litigation – Construction; Litigation - Labor and Employment; Mass Tort Litigation / Class Actions - Defendants, 2013-2020
- Recognized, *JAMES Magazine*, "Georgia's Most Influential Politically-Connected Attorneys," 2019
- Listed, *Super Lawyers* magazine, *Georgia Super Lawyers*, 2007-2020
  - Listed, "Top 100 Lawyers in Georgia," 2011, and 2013-2020
  - Listed, "Rising Star," 2005-2006
- Inducted, Gate City Foundation, Hall of Fame, 2018
- Recipient, *The Atlantan*, "Philanthropist of the Year," 2018
- Selected, *The Atlantan*, "Lending Hands," 2018
- Selected, *Atlanta Business Chronicle* Diversity and Inclusion Awards, "Corporate Diversity Champion," 2018
- Team Member, *The American Lawyer's* "Regional Litigation Department of the Year - Georgia," 2018
- Listed, *Daily Report*, "Distinguished Leader," 2017
- Listed, *Atlanta* magazine, "Top 100 Attorneys in Georgia," 2016
- Listed, *Georgia Trend* magazine, "Legal Elite," 2008-2013 and 2015-2016
- Listed, *Savoy*, "Most Influential Black Lawyers," 2015
- Whitney M. Young, Jr. Service Award from the Atlanta Area Council, Boy Scouts of America, 2015
- Recipient, 16th Annual Justice Robert Benham Award for Community Service, State Bar of Georgia, 2015
- Listed, *Lawyers of Color*, "Power List," 2014-2015
- Recipient, National Bar Association, "Sankofa" Award, 2014
- Recipient, Gate City Bar, "A. T. Walden Outstanding Lawyer" Award, 2014
- Recipient, *The Atlanta Business Chronicle,* "Most Admired CEO – Professional Services," 2014
- Listed, *James* magazine, "100 Most Influential Georgians," 2014
- Honoree, Atlanta Hawks African-American Trailblazer Awards, February 4, 2014
- Named, *BTI Client Service All-Stars Report*, "Client Service All Star – Federal Regulations," 2014
- Team Member, a *U.S. News - Best Lawyers*® "Government Relations Law Firm of the Year" 2014

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- Ranked, Tier 1 – Government Relations, Atlanta Metropolitan Area
- Ranked, Tier 1 – Administrative/Regulatory Law, Atlanta Metropolitan Area

- Listed, *Atlanta Business Chronicle*, "100 Most Influential Atlantans," 2012-2015
- Listed, *Atlanta Business Chronicle*, "Who's Who in Law and Accounting," 2012-2015

Professional & Community Involvement

Current

- Board Member, Big Brothers Big Sisters of America, Board of Directors, 2017-Present
- Member, Atlanta History Center, Board of Trustees, 2018-Present
  - Chair, 2017-2018
  - Vice Chair, 2016-2017
- Board Member, Atlanta Police Foundation, Board of Directors, 2016-Present
- Board Member, Achieve Atlanta, Board of Directors, 2015-Present
- Board Member, Children's Healthcare of Atlanta, Board of Trustees, 2015-2017
- Director, Buckhead Coalition
- Member, Rotary Club of Atlanta
- Member, Sigma Pi Phi Fraternity, Inc. (Kappa Boulé)
- Member, The National Association of Guardsmen, Inc., Atlanta Chapter
- Member, Kappa Alpha Psi Fraternity, Inc.

Credentials

Education

- J.D., Northwestern Pritzker School of Law, 1991
  - Patricia Roberts-Harris Fellow (3-year full tuition fellowship)
  - Northwestern University Fellow
- A.B., Government, Harvard University, 1988
  - Letterman, Varsity Football

Admissions

- Georgia

Clerkship

- Hon. Damon J. Keith, U.S. Court of Appeals for the Sixth Circuit, 1991-1992

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Government Law & Policy | Gaming | American Indian Law | Infrastructure | Insurance | Insurance Regulatory & Transactions

Fred W. Baggett is the Chairman of the Tallahassee Office and a senior member of the firm's National Government Law & Policy Practice. For more than 30 years, Fred has represented a broad range of the general business community, associations and governmental entities before federal, state and local agencies, and legislative bodies. A significant portion of his practice focuses on matters relating to health care, insurance, environment regulation, banking and finance, and business and professional regulation. Fred's practice also includes policy development and advocacy as well as administrative litigation. Fred also focuses on the lobbying of insurance and other regulatory issues before the Office of Insurance Regulation and the Florida Legislature.

Experience

Representative Matters

- Led coalition to reduce Florida Aviation Fuel Tax.
- Primary participant in effort to adopt and implement Florida medical marijuana laws
- Member of Greenberg Traurig team that represented MAT Concessionaire, LLC and its sponsors, Meridiam Infrastructure Fund and Bouygues Travaux Publics, S.A., in the Port of Miami Tunnel project, one of the first greenfield public-private partnerships in the United States.
- Led coalition that repealed unitary tax law in Florida.
- Led coalition that repealed interstate and regional banking prohibitions in Florida.
- Primary participant in rewrite of Florida managed care laws.
- Primary participant in rewrite of Florida child support enforcement laws.
- Primary participant in the adoption of Florida's Unified Building Code.
- Created concept for issuance of $500 million bond by Florida Insurance Guaranty Fund to aid Hurricane Andrew victims; successfully convinced Department of Insurance to accept, then drafted and successfully lobbied special session legislation to allow issue within 45 days.
- Primary participant in rewrite of Florida laws regulating the Nursing Homes industry.

Previous Experience

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- Executive Assistant, Chief Justice of the Supreme Court of Florida, 1970-1972

Recognition & Leadership

Awards & Accolades

- Listed, *The Best Lawyers in America*, Government Relations Practice, 2007-2020
- Team Member, *Best Lawyers in America*, "Top Listed – Government Relations," 2018
- Listed, *Super Lawyers* magazine, *Florida Super Lawyers*, 2006-2012 and 2014-2018
- Team Member, *BTI Power Rankings*, "The 16 Strongest Firms for 'Go-To Outside Counsel' Insurance Work," 2016
- Team Member, a U.S. News - Best Lawyers® "Government Relations Law Firm of the Year," 2014
  - Ranked, Tier 1 – Government Relations, Tallahassee Metropolitan Area
- Listed, *Florida Trend* magazine, "Legal Elite," 2006
- Recognized Bond Counsel, Bond Buyer's *Red Book*
- Fellow, American Bar Foundation
- Rated, AV Preeminent® 5.0 out of 5

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Professional & Community Involvement

- Board of Directors, Past Chair, United Way of the Big Bend
- Board of Trustees, Big Bend Hospice Foundation
- Member, American Bar Association
- Member, International Bar Association
- Secretary, Ounce of Prevention Fund of Florida
- Board Member, Capital City Country Club

Credentials

Education

- J.D., Florida State University College of Law, 1970
- B.A., University of Florida, 1967

Admissions

- Florida

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Real Estate | Real Estate Finance

Elizabeth Friedgut represents developers, lenders, investors, contractors, and property managers in the acquisition, financing, leasing, and management of affordable and market-rate multiple and single unit residential properties and health care facilities, as well as commercial and retail real estate projects, across the United States. Elizabeth advises clients on a range of federal, state, and local government real estate finance programs for the construction, financing, and restructuring of multifamily rental housing, including transactions involving HUD, Fannie Mae, Freddie Mac, and various conventional financial institutions using such financing vehicles as tax-exempt and taxable bonds, mortgage-backed securities, whole loan and contingent interest participations, loan modifications, workouts, partial payments of claim, mortgage insurance claims, and foreclosures.

Elizabeth counsels clients on transactions involving the acquisition and disposition of individual and pooled multifamily properties and mortgage loan portfolios, Section 8 multifamily and voucher rental assistance, public housing mixed finance rental and homeownership developments, and public housing Rental Assistance Demonstration ("RAD") conversions as well as equity investments in, and restructurings of, ownership entities, and low income housing, historic rehabilitation, new markets and donation tax credit syndications.

Elizabeth's practice includes the representation of clients in the resolution of adverse findings resulting from audits performed by the HUD Office of the Inspector General as well as other HUD investigations and disputes.

Previously, Elizabeth was employed as an attorney with the U.S. Department of Housing and Urban Development ("HUD") in Washington, D.C., where she served as a senior transactional attorney in the HUD D.C. Field Office and as legislative and regulatory counsel to HUD before Congress and the Office of Management and Budget regarding numerous matters involving HUD multifamily and single financing programs and Section 8 and public housing rental subsidy programs.

Concentrations

- Real estate finance programs
- Public housing and Section 8 rental assistance programs
- Tax credit syndications
- Governmental investigations and disputes
- Acquisitions and dispositions

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- Property management

Experience

Representative Matters

- Lead development and financing counsel to a development team in connection with the acquisition, substantial historic rehabilitation, and equity financing of a mixed-use project in Chicago, Illinois (the "City"), consisting of 239 units of mixed income residential rental housing, 50,000 square feet of commercial and retail space and certain ancillary facilities, known as Rosenwald Courts. Financing for the project included more than $65 million in tax-exempt bonds issued by the City, $25 million in TIF funds from the City, $8.5 million in Neighborhood Stabilization Program funds from the City, $17.6 million in capital funds from the Chicago Housing Authority, and approximately $63 million in proceeds from the sale of federal low-income housing and historic rehabilitation tax credits and Illinois state donation tax credits.°
- Counsel to a low-income housing tax credit syndicator in connection with the restructuring of multiple limited partnerships and limited liability companies, including the litigation of claims against general partners, dispute resolutions, and debt restructurings with various lenders and governmental entities, and the stabilization of the real estate assets involved to facilitate their ultimate disposition.°
- Counsel to numerous borrowers and lenders in connection with the construction financing, refinancing, and debt restructuring of multifamily and health care projects utilizing HUD, Fannie Mae, Freddie Mac, and conventional financing vehicles.°
- Counsel to a major multifamily REIT in connection with its merger with a multinational real estate company, the procurement of various required approvals with lenders and governmental entities, including Fannie Mae and Freddie Mac, and the refinancing and equity syndication of its existing debt and equity.°
- Counsel to project owners in connection with the Mark-to-Market, Mark Up to Market, Opt-Out, transfer and preservation of Section 8 Housing Assistance Payments Contracts and the utilization of Section 8 project-based and housing choice vouchers.
- Counsel to multiple developers in connection with the Section 8 Rental Assistance Demonstration ("RAD") conversion of public housing projects utilizing both new construction and rehabilitation models, as well as the development and financing of public housing projects using HOPE VI and capital funds.°
- Counsel to clients around the country in connection with the negotiation and resolution with federal, state and local governmental entities of a variety of regulatory and other legal enforcement matters.°
- Private counsel to Ginnie Mae through its master subservicers in the development and implementation of Ginnie Mae's procedures for the modification, restructure, and ultimate disposition of its multifamily loan portfolio, including both current and defaulted loans, as well as the closing of a variety of permanent loan transactions around the country using such tools as tax-exempt and taxable financings, loan modifications, partial payments of claims, and reassignments in order to avert approximately $400 million in claims against HUD's mortgage insurance fund.°
- Private counsel to HUD as a subcontractor to its primary contractor in connection with the formation and documentation of a structure to effectuate the sale of a pool of approximately $880 million of HUD-held multifamily mortgage loans secured by apartment projects around the country subject to Section 8 Housing Assistance Payments Contracts through the issuance of bonds by a special purpose Delaware business trust and the sale of equity interests in the trust, including the preparation of various disclosure documents regarding the HUD Multifamily Mortgage Insurance and Section 8 Housing Assistance Payments programs.°

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- Counsel to a lender and servicer in the formation, documentation, and implementation of conduit loan pool programs in excess of $500 million for multifamily, nursing home, and assisted living residential facilities around the country with "take-out" provided by the issuance and sale of Fannie Mae mortgage backed securities, and the creation of a corresponding REMIC.°

°The above representations were handled by Ms. Friedgut prior to her joining Greenberg Traurig, LLP.

Government Experience

- U.S. Department of Housing and Urban Development
  - Senior Transactional Attorney, HUD Washington, D.C., Field Office
  - Legislative and Regulatory Counsel, HUD Washington, D.C., Headquarters

Recognition & Leadership

Awards & Accolades

- Listed, Leading Lawyers Network, 2006-2020
  - Top 100 Real Estate-Related Lawyers in Illinois, 2015, 2017-2020
  - Top 100 Women Real Estate-Related Lawyers in Illinois, 2009-2020
  - Top 10 Women Real Estate-Related Lawyers in Illinois, 2019
- Rated, AV Preeminent® 5.0 out of 5.0

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Professional & Community Involvement

- Member, District of Columbia Bar Association
- Member, Chicago Bar Association
- Member, American Bar Association Forum of Affordable Housing and Community Development Law

Credentials

Education

- J.D., Washington University in St. Louis School of Law
- B.A., *cum laude*, Middlebury College

Admissions

- Illinois
- District of Columbia

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Real Estate

Steven E. Goldman focuses his practice on general real estate matters, including commercial leasing.

Experience

Representative Matters

- Representation of Riverwalk East Developments, LLC, an affiliate of G & G Business Developments LLC, in its $200 million construction loan from Itau BBA International plc, the London affiliate of Banco Itaú BBA S.A., Latin America's largest corporate investment bank.
- $260 million syndicated construction loan for high-rise residential condominium complex (lender)
- $200 million restructuring for residential multi-state property portfolio loan (lender)
- $110 million construction loan financing for hotel/office complex (lender)
- $228 million of residential multi-state portfolio acquisition (developer)
- $290 million senior and mezzanine financing for high-rise residential project (developer)

Previous Experience

- Shareholder in Greenberg Traurig since 1985
- Representation of real estate developers in commercial real estate transactions
- Representation of institutions in credit origination, real estate development financings, loan acquisitions, workouts and restructuring of troubled credits, multi-bank syndications and participations, litigation-bankruptcy support
- Experience in completing hundreds of real estate and corporate transactions of all types, ranging in size from $1 million to more than $200 million

Recognition & Leadership

Awards & Accolades

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- Listed, *The Best Lawyers in America*, Real Estate Law, 2007-2020
- Team Member, Chambers USA Award for Excellence, Real Estate, 2010, 2013 and 2017-2018
- Team Member, a U.S. News - Best Lawyers®, "Law Firm of the Year" in Real Estate Law, 2015
- Team Member, *The Legal 500 United States*, "Top Tier" Firm in Real Estate, 2013-2015
- Team Member, a *Law360* "Real Estate Practice Group of the Year," 2011-2013 and 2015
- Rated, AV Preeminent® 5.0 out of 5.0

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Professional & Community Involvement

- Adjunct Professor, University of Miami School of Law, Commercial Leasing
- Lecturer, Florida International University, International Real Estate Masters Program
- Lecturer, Northwest Center for Professional Education, Leasing
- Member, American Bar Association

Credentials

Education

- J.D., University of Florida Levin College of Law, 1978
- B.S., Tulane University, 1975

Admissions

- Florida

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Construction Law | Cloud Computing and Digital Infrastructure Practice

David Jensen, an attorney with more than 20 years of experience, focuses his practice on construction contract negotiation and drafting and has represented numerous owner and developer entities in virtually every facet of construction. He has counseled owners and developers in construction projects including project delivery, risk allocation, bid preparation and project administration. David's representations include a diverse project base, including commercial, mixed-use and residential developments, public and public private partnership infrastructure projects, industrial and other specialized projects.

Concentrations

- Construction contracting
- New Jersey Redevelopment Act
- Bankruptcy
- Workouts
- Mergers and acquisitions
- Corporate
- Financial services

Experience

Representative Matters

- Represented Blue Wolf Capital Partners, LLC in connection with its acquisition of Kirlin Design Build LLC, one of the country's leading engineering and construction companies, focused on large, complex federal and private sector projects.
- Acted as construction counsel to Georgia Department of Transportation for design-build-finance procurement for Northwest Corridor Project, a 30-mile reversible managed lane highway project.
- Acted as construction counsel to *Fortune 100* company in connection with numerous capital improvement and expansion projects throughout the United States, including a new $250 million national headquarters in New York.

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- Acted as construction counsel to international conglomerate in connection with construction of a $2 billion entertainment and retail complex, water park and amusement park and other expansion projects.
- Acted as construction counsel for New York developer for multiple new construction projects including (a) a $70 million, 15-story, 240,000 sq. ft., mixed use project with approximately 213 residential apartment units in Brooklyn, NY, and (b) a $60 million, 15-story, 265,000 sq. ft. mixed use project with approximately 205 residential units and 166 space indoor parking garage in Brooklyn, NY, both presently under construction.
- Acted as construction counsel to the developer of a 13-story, high-end residential apartment building in the landmarked Upper East Side district in Manhattan.
- Representation of a liberal arts college in drafting construction contracts for numerous capital improvements and new construction projects.
- Representation of a major New York private university in drafting and negotiating a project labor agreement and community benefits agreement to govern a long term university expansion project extending over 17 acres.
- Acted as construction counsel to a not-for-profit corporation in for the construction of a downtown youth center constructed with public and private financing. The representation included negotiation and closing of Community Capital Assistance Program Grant issued through the Dormitory Authority of the State of New York, as well as funding through New York City Economic
- Development Corporation and other New York City capital fund appropriations.
- Representation of owner/developer in design and professional consulting contracts (drafting and negotiation) for demolition and development of 260 guest room luxury hotel in midtown Manhattan.
- Representation of an owner/developer in drafting design and construction contracts relating to restoration and renovation of 326 guestroom premium hotel, including a night club, restaurant, lounge, lobby and other property amenities (179,000 square feet).
- Representation of an owner/developer in drafting and negotiating design and construction agreements for structural renovations to a parking garage and condominium conversion of an existing hotel in Syracuse.
- Representation of New York based cooperative market in negotiations and drafting of contracts for multiple design build/performance based improvement projects.
- Representations of numerous retailers, restaurants and other service industry clients in drafting design and construction contracts for new construction, renovation and expansion projects.
- Representation of several national franchisors to develop uniform design and construction agreements and programs.
- Representation of major NJ developer in multiple municipal turn-key, design-build projects utilizing New Jersey Redevelopment laws.
- Representation of major hotel and resort developers with respect to preconstruction, design, and construction of domestic and international projects.
- Representation of nationwide wireless communications company in pre-negotiated financial restructuring and recapitalization and numerous mergers & acquisitions consolidating the industry.
- Representation of publicly held media distribution and production company in sale of assets and financial restructuring.
- Representation of specialty metals manufacturer in Chapter 11 reorganization.
- Representation of investor group in acquisition of worldwide manufacturer and marketer of decorative surfacing materials.

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Noteworthy Experience

- Vice President, Capital Recovery Department, PNC Bank, N.A., 1989 - 2000

Recognition & Leadership

Awards & Accolades

- Recommended, *The Legal 500 United States*, Real Estate - Construction (Including Construction Litigation), 2017-2019
- Member, Winning Team, *New Jersey Law Journal's* "General Litigation Department of the Year" award, 2013
- Team Member, Lexology's Client Choice Award USA & Canada, United States: New Jersey, 2013

Professional & Community Involvement

- Member, New Jersey State Bar Association
- Member, American Bar Association

Credentials

Education

- J.D., Rutgers School of Law - Newark, 1999
- B.A., Economics, Rutgers College - New Brunswick, 1989

Admissions

- New York
- New Jersey

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Tax | Mergers & Acquisitions

Noam Lipshitz focuses his practice on U.S. federal income tax matters, with an emphasis on corporate and partnership transactions. He is experienced handling the tax aspects of mergers and acquisitions, investment partnerships, joint ventures, debt and equity restructurings and securities offerings. His clients include private equity funds, venture capital funds, private and public companies, REITs, individuals and tax-exempt organizations.

Concentrations

- Mergers and acquisitions
- Private equity
- Investment funds
- Partnerships and limited liability companies
- Corporate taxation
- Real estate investment trusts

Experience

Significant Representations

- Represented private equity funds in tax aspects of investment, acquisition and divestiture transactions.
- Represented public and private companies in tax aspects of mergers, acquisitions, securities offerings and joint venture transactions.
- Represented private companies, from entrepreneurial family businesses and start-up companies to industry leaders, in general tax matters.
- Provided tax advice in connection with tax-free spin-off transactions.
- Represented Vista Equity Partners (Vista), a leading private equity firm focused on software, data, and technology-enabled businesses, in its acquisition of Regulatory DataCorp, Inc. (RDC) from Bain Capital Ventures and others.

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Internship

- Judicial Intern, Hon. Donald L. Graham, U.S. District Court for the Southern District of Florida

Recognition & Leadership

Awards & Accolades

- Listed, *The Legal 500 United States*, Tax - U.S. Taxes - Non-Contentious, 2018-2019

Credentials

Education

- LL.M., New York University School of Law, 2012
- J.D., *magna cum laude*, Benjamin N. Cardozo School of Law, Yeshiva University, 2009
  - *Order of the Coif*
  - Associate Editor, *Cardozo Law Review*
- B.A., *magna cum laude*, Yeshiva University, 2004

Admissions

- New York
- Florida

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Jonathan M. Perry

SHAREHOLDER

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ORLANDO
450 South Orange Avenue
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Orlando, FL 32801
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ATLANTA
Terminus 200
3333 Piedmont Road NE
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Atlanta, GA 30305

Real Estate | Transportation

Jonathan M. Perry's practice includes the representation of real estate owners, developers, investment firms, institutional and private lenders, and business entrepreneurs in all phases of commercial real estate transactions. These undertakings include the acquisition, development, finance and disposition of commercial office buildings, hotels and resorts, transit-oriented developments, mixed-use developments, tax increment, and downtown and historic redevelopment and financing.

Concentrations

- Real estate finance, including construction, mezzanine, bridge and permanent loans, tax-exempt financing, and hotel and resort financing and cash management
- Real estate acquisition, development, and disposition, including commercial and medical office buildings, portfolio property acquisition, hotels and shopping centers, and downtown and historic landmark redevelopment
- Transit-oriented developments
- Real estate workouts and restructurings, including distressed loans and distressed Community Development District (CDD) bond financing
- Real estate leasing, including office, retail, industrial, build to suit drug store and ground leases

Experience

Real estate acquisition, development, and disposition

- Represented private real estate investment firm in $123 million acquisition and financing of portfolio of 32 office/industrial properties in Georgia, Florida and the Carolinas.
- Represent private real estate investment firm in $383 million acquisition and financing of portfolio of 16 office properties in Georgia, Florida and Virginia.
- Represented private real estate investment firm in disposition of over $100 million in office property assets in Georgia, Florida, Virginia and the Carolinas.
- Represented private real estate investment firm in acquisition of $30 million apartment property in South Florida.

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- Represented private real estate investment firm in service acquisitions of office properties totaling more than $188 million in Georgia, Florida and the Carolinas.
- Represented New York institutional investor in the acquisition of an 80% membership interest in a newly formed joint venture for conversion and operation of condo hotel property, and negotiation of hotel management, pre-opening and technical services agreements for a $56 million hotel conversion in South Beach, Miami.
- Represented private hotel company in acquisition of a loan for a hotel property located in New Orleans and workout/restructure of the loan with the borrower.
- Represented real estate development and management company in apartment component of $500 million mixed-use transit-oriented development (TOD) in Atlanta, Georgia.
- Represented municipal development authority in $27 million revitalization and redevelopment of historic downtown district in Atlanta, Georgia.
- Represented municipal development authority in connection with special tax increment funding with respect to $500 million urban redevelopment project in Atlanta, Georgia.

Real estate finance

- Represented public hotel company in $285 million refinancing for hotel properties in New York and Los Angeles, California.
- Represented public hotel company in $500 million construction and development financing for 1,000-room resort hotel, and 498-room luxury hotel, with condo-hotel component in Orlando, Florida.
- Represented public hotel company in $400 million construction and development financing for 1,400-room hotel and conference center in Orlando, Florida.
- Represented private hotel company in $160 million refinancing of three major hotel properties in California, Oregon and Texas.

Real estate workouts and restructuring

- Represented indenture trustee and bondholders in real estate-related aspects of failed CDD projects in Florida, Alabama and South Carolina.

Noteworthy Experience

- Free Agent, National Football League (NFL), Tampa Bay Buccaneers, 1993-1994

Recognition & Leadership

Awards & Accolades

- Listed, *The Best Lawyers in America*, Real Estate Law, 2014-2020
- Team Member, *Chambers USA* Award for Excellence, Real Estate, 2010, 2013 and 2017-2018
- Team Member, a U.S. News - Best Lawyers®, "Law Firm of the Year" in Real Estate Law, 2015
- Recipient, "Champion of Education Award," United Negro College Fund, 2014
- Team Member, *The Legal 500 United States*, "Top Tier" Firm in Real Estate, 2013 and 2014
- Team Member, a *Law360* "Real Estate Practice Group of the Year," 2011, 2012 and 2013

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Professional & Community Involvement

- Board Member, ELEVATE ORLANDO, 2016-Present
- Council Member, United Negro College Fund, Inc. (UNCF), Leadership Council, 2009-Present; Chair, Leadership Council, 2011-2016 Chair
- Coach, Lake Nona Jr. Lions (Football), Youth Basketball Coach (AAU, YBOA and USSSA),YMCA Youth Sports (Basketball, Soccer and Flag Football), 2007-Present
- Committee Member, Mayor's MLK Commission, 2006-Present

Credentials

Education

- J.D., Emory University School of Law, 1997
- B.S., Business Administration (Kenan - Flagler Business School), University of North Carolina at Chapel Hill, 1992
  - Team Captain, University of North Carolina at Chapel Hill Tar Heels, 1992-1993
    - Peach Bowl Champions, 1993

Admissions

- Florida
- Georgia

Languages

- Spanish

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David S. Pritzker

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Real Estate

David is a shareholder in the Real Estate Practice Group in the Chicago office of Greenberg Traurig, LLP. He has wide-ranging experience in commercial real estate transactions, advising private equity funds, investors, sponsors, and operating companies on the formation of joint ventures to own, operate, develop, and finance a full range of property classes, including office, industrial, multifamily, hotel, and retail properties. David also has substantial experience representing clients in the acquisition, disposition, and financing of individual properties and multi-asset portfolios.

Recognition & Leadership

Awards & Accolades

- Listed, Emerging Lawyer, Leading Lawyers Network, 2019-2020
  - Top 100 Emerging Real Estate-Related Lawyers in Illinois, 2019-2020
- Team Member, *Chambers USA* Award for Excellence, Real Estate, 2017-2018
- Team Member, a U.S. News - Best Lawyers®, "Law Firm of the Year" in Real Estate Law, 2015
- Team Member, *The Legal 500 United States*, "Top Tier" Firm in Real Estate, 2014
- Team Member, a *Law360* "Real Estate Practice Group of the Year," 2013 and 2015

Credentials

Education

- J.D., Loyola University Chicago School of Law, 2007
- B.A., Emory University, 2002

Admissions

- Illinois

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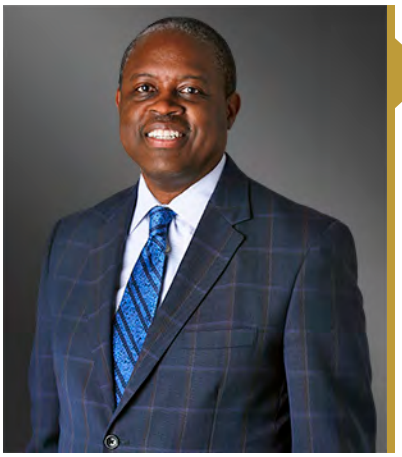

Jéan E. Wilson

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TAMPA
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Public Finance & Infrastructure | Public Utilities | Transportation | Real Estate Finance

Jéan E. Wilson is Co-Managing Shareholder of the Orlando Office and Chair of the firm's Orlando and Atlanta Public Finance Practices. Jéan has broad experience as bond counsel, disclosure counsel, underwriters' counsel, bank counsel, trustee's counsel, borrower's counsel and purchasers' counsel in various types of tax-exempt and taxable financings, including housing, transportation, public utilities, general obligation, sales tax, revenue and tourist development tax issues, as well as tax increment, industrial development and downtown redevelopment financings.

Experience

Representative Matters

- Served as bond counsel, disclosure counsel or issuer's counsel on bond issues for various entities, including: City of Atlanta, City of Jacksonville, City of Orlando, Town of Braselton, City of Deltona, City of Sebastian, City of Winter Park, Miami-Dade County, Orange County, Broward County, Orlando Utilities Commission, Orlando-Orange County Expressway Authority, Greater Orlando Aviation Authority, Orange County Industrial Development Authority, Florida Housing Finance Corporation, Jacksonville Housing Finance Authority, Housing Finance Authority of Broward County, Orange County Housing Finance Authority, Arcadia Housing Authority, Orlando Housing Authority and the Tampa Housing Authority.
- Acted as lead bond and disclosure counsel in connection with a $1.2 billion commercial paper note program for the City of Atlanta.
- Acted as lead disclosure counsel in connection with a $1 billion transaction for the Orlando-Orange County Expressway Authority.
- Represented the purchasers of the $9.48 million City of Atlanta, Georgia Tax Allocation Bonds (Eastside Project), Series 2005A (AMT) and $38 million City of Atlanta, Georgia Tax Allocation Bonds (Eastside Project), Series 2005B (NON-AMT).
- Represented the purchasers of the $21 million City of Atlanta, Georgia Tax Allocation Bonds (Princeton Lakes Project), Series 2006.

Previous Experience

- Former Managing Partner, Office of Statewide Municipal Finance Firm, Orlando, Florida

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Recognition & Leadership

Awards & Accolades

- Listed, *The Best Lawyers in America*, Public Finance Law, 2007-2020
- Listed, *Chambers USA Guide*, 2007-2019
- Listed, *Super Lawyers* magazine, *Florida Super Lawyers*, 2006-2020
- Nominated, *ONYX* magazine, "Black Men Honors," 2019
- Listed, *Florida Trend* magazine, "Metro Orlando Leadership," 2016
- Listed, *Orlando* magazine, "The Best Lawyers in Orlando," 2010
- Listed, *Florida Trend* magazine, "Legal Elite," Public Finance Law, 2009
- Voted, *Orlando* magazine, "One of the Six Most Respected and Admired Lawyers in Orlando," December 1997
- Rated, AV Preeminent® 5.0 out of 5.0

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Professional & Community Involvement

- Board member, Central Florida Leadership Academy
- Board member, African American Chamber of Commerce of Central Florida
- Former Member, Fifth District Court of Appeal, Judicial Nominating Commission
- Former Member, Florida Chamber of Commerce, Board of Directors, Executive Committee
- Former Member, Senator Bob Graham's Federal Judicial Nominating Commission
- Former Member, The Florida Bar, Committee on Equal Opportunities in the Profession
- Past president of the Paul C. Perkins Bar Association and Florida Chapter of the National Bar Association
- Previously served as a board member of the Florida A&M University School of Law, Board of Visitors of the Valencia Community College Foundation, and the YMCA Black Achievers Program

Credentials

Education

- J.D., *with honors*, University of Florida Levin College of Law, 1982
- B.S., *with honors*, Finance, DePaul University, 1980

Admissions

- Florida

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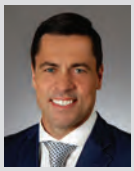

ERIK BJORNSON
SENIOR MANAGING DIRECTOR
NKF MULTIFAMILY - NORTH FLORIDA
M 904-699-7582
erik.bjornson@ngkf.com

- Active in commercial real estate industry since 2003
- Over $3B and 50,000 units sold throughout northeast Florida
- Bachelor degree in Business Administration from Ohio State University



TYLER NILSSON
SENIOR MANAGING DIRECTOR
NKF MULTIFAMILY - NORTH FLORIDA
M 904-477-8929
tyler.nilsson@ngkf.com

- Specializes in multifamily land brokerage throughout North Florida
- Over $200M in land transactions completed
- Bachelor degree in Economics from the University of Calgary, Canada



JOHN RUTHERFORD
DIRECTOR
NKF MULTIFAMILY - NORTH FLORIDA
M 904-228-0944
john.rutherford@ngkf.com

- Primary market focus on Jacksonville and North/Central Florida markets
- Ranked #1 in a local Jacksonville firm prior to ARA Newmark
- Experience in the CRE industry in varying roles
- Bachelor of Business Administration in Management from University of Florida



TOM MORGAN
DIRECTOR
NKF MULTIFAMILY - NORTH FLORIDA
M 904-465-5641
tom.morgan@ngkf.com

- Primary market focus on North Florida & NW Florida
- Responsible for the execution of multifamily brokerage and advisory services, pricing strategies and cilent development
- Involved in the sale of over $1B of apartments across Florida
- M.S.R.E. degree from University of Florida, B.S. degree from Florida State University, second generation CCIM Designee



JAMES WILK
ASSOCIATE
NKF MULTIFAMILY - NORTH FLORIDA
M 904-307-8389
james.wilk@ngkf.com

- Coordinate all aspects of the deal process including valuation, underwriting, financial modeling, market research and due diligence
- Over 15 years of experience in multifamily transactions, development, and asset management
- Bachelor of Science degree in Real Estate from The Florida State University



KYLE SCHLITT
ASSOCIATE DIRECTOR
NKF DEBT & STRUCTURED FINANCE
M 407-222-0788
kyle.schlitt@ngkf.com

- Assisting in the origination of debt and equity placements
- Participates in all aspects of debt and equity finance transactions focusing on multihousing, office, retail, industrial, hotel and mixed-use assets
- Structure various types of capital, including debt, bridge loans construction financing, joint venture and preferred equity

WEITZMAN ASSOCIATES, LLC

Weitzman Associates ("Weitzman") is a nationally known and respected real estate advisory services firm that has been in business for 40 years. We provide full service real estate counsel incorporating many different disciplines that include market research and analysis, marketability and financial feasibility studies, investment counseling, development advisory and planning services, expert testimony, litigation support, marketing services, and project management and implementation.

Our work drives value creation throughout the life cycle of any real property asset.

We have extensive expertise in assisting private sector developers, pension and private equity funds, institutions, and governmental agencies with both simple and complex real estate issues, providing diverse exposure in support of our client work. Over the past four decades, the firm has consulted on a broad range of properties, and prides itself on its ability to earn the trust of our clients. We are an extension of our client's team, and protectors of their best interests.

Weitzman is expert in all property types, advising over 300 clients per year throughout the United States and beyond. Each year, we work in most major U.S. markets, as well as many secondary and tertiary locations throughout the United States. In addition, our professionals have experience in numerous international markets. Our work routinely includes:

- *Rental and for-sale housing of all types*
- *Branded luxury condominiums*
- *Hotels and resorts*
- *Office properties and industrial/flex properties*
- *Retail destinations of all types*
- *Major urban and master-planned mixed-use developments*
- *Specialty research, lab and data center properties*
- *Transferrable development rights*
- *Senior Housing, from IL to AL and CCRC*
- *Co-living, student, and affordable housing*

Our collaborative spirit pushes projects forward. We are motivated to inform and guide our clients toward ideal real estate solutions. We do not just check the box – we work to ensure that our clients achieve a deep and nuanced understanding of the factors shaping their potential.

Weitzman's clients include major developers and institutions such as JP Morgan, Bank of China, Clarion Partners, Hines, LCOR, The Related Companies, UBS Realty Investors, Apollo Real Estate Advisors, The Carlyle Group, Barclays Capital, Invesco, Starwood Capital, Forest City Ratner Company, and The Cordish Company. We also routinely consult with many municipalities, counties, and state governments such as Westchester County (New York), New York State Empire State Development, the New York City Economic Development Corporation, Escambia County (Florida), and Michigan City (Indiana).

Our studies are based upon in-depth primary research, supplemented by secondary research and subjective analysis. We provide exceptional value in reviewing real estate opportunities and issues from multiple approaches, including insightful analysis and thoroughly-researched conclusions and recommendations. We pride ourselves on offering clients an unmatched depth of expertise tailored thoughtfully for the benefit of each individual project and situation.

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Real Estate Consultants

PETER BAZELI, MRICS

PRINCIPAL & MANAGING DIRECTOR



Peter Bazeli is a Principal and Managing Director of Weitzman. He joined the firm in 2004, and has since managed consulting assignments for real estate assets valued at well over $50 billion. He consults on all property types, but specializes in market-based development planning, feasibility, and project management for residential and mixed-use developments, with particular focus on luxury, branded, and hotel-serviced housing. He has a significant depth of experience with adaptive re-use and landmark properties. Prior to becoming a consultant, his background in development and operations provided direct principal-side experience with the development or conversion of more than 2,000 residential units. He now consults throughout the United States with major developers, private equity and pension funds, and lenders seeking independent advice and assistance mitigating investment risk.

EDUCATION

Bradley University
Bachelor of Science
(Business and Marketing)

WORK EXPERIENCE

Weitzman Associates, LLC
Principal & Managing Director
2004 – Present

Draper and Kramer, Inc.
Assistant Vice President
1998 – 2004

MEMBERSHIP

Urban Land Institute
Royal Institute of Chartered Surveyors

GUEST LECTURER

Cornell University
Northwestern University
University of Michigan
New York University
Bradley University

PROJECT EXPERIENCE

Revitalization of the Waldorf Astoria (New York, NY)



At 1.65 million square feet, The Waldorf is New York City's largest privately-owned landmark property, and a masterpiece of art deco architecture completed in 1931. Weitzman's role began as feasibility advisor to Anbang Insurance Group on all aspects of the Waldorf's renovation into a mixed-use residential, hotel, and retail project. Weitzman continued to advise Anbang, and gained a central role in the project's conceptualization, feasibility, design, marketing, and public affairs. With construction underway and residential sales opening soon, and after more than four years of critical involvement in the project, Weitzman remains integral to the decision-making process that guides the project's path forward.

Downtown West Main Street Masterplan Marketability Study (Pensacola, FL)



In 2019, on behalf of Studer Properties, Weitzman conducted a thorough marketability study to inform the development of the "West Main Street Sites," a collection of parcels totaling 28 acres in downtown Pensacola, Florida. Weitzman reviewed the market for residential condominiums, rental apartments, retail, office, co-working space, daycare, and an aquarium to inform future development at the property. Weitzman recommended a mix of uses for the sites, and simultaneously collaborated with renowned international urban design firm DPZ to create a masterplan. The firms collectively presented the plan to city officials and the public. Redevelopment efforts are ongoing.

Northpointe Site Marketability Study and Financial Feasibility Analysis (Pflugerville, TX)



Weitzman was hired to provide development guidelines based on an in-depth marketability study and feasibility analysis for the redevelopment of a 120-acre site into a vibrant mixed-use community. Surveyed uses include residential, commercial, recreational, civic and not-for-profit elements (in collaboration with DPZ Architects). Weitzman was then engaged to assist the Developer with raising investment capital for the 10+ year phased development.

Cole Street Marketability Study (New Jersey)

On behalf of a property owner based in New Jersey, Weitzman conducted a residential and retail marketability study to inform the development of a three-block site comprising 1.35 million gross square feet of buildable space. Weitzman studied the multifamily rental and retail markets in Hoboken, New Jersey in order to craft development recommendations and provide accurate underwriting assumptions to the property owner. The project entailed extensive demand analyses and surveys of existing retail establishments in order to formulate a tenanting strategy that would maximize the project's competitiveness. Construction is scheduled to commence in late 2019.

WEITZMAN
Real Estate Consultants

JOSHUA A. LEVITT
VICE PRESIDENT



Mr. Levitt joined Weitzman Associates in March 2019. He has a diverse background in real estate and urban planning that has included experience with acquisitions, development, asset management, hospitality, and consulting. Prior to joining Weitzman, Mr. Levitt was a member of the acquisitions and development team at MCR, a large owner-operator of hotels. While at MCR, he primarily supported the development, financing, and marketing of the TWA Hotel at JFK Airport. Simultaneously, he assisted with asset management of the High Line Hotel in West Chelsea and conducted due diligence to support the acquisition of Marriott and Hilton select-service properties across the United States. Mr. Levitt began his career at HR&A Advisors, a real estate and economic development consulting firm that provides strategy to developers, cities, institutions, and non-profits.

EDUCATION

Harvard University
Master in Urban Planning

Amherst College
Bachelor of Arts
Architecture / Art History

WORK EXPERIENCE

Weitzman Associates, LLC
Vice President
2019 – Present

MCR Investors
Acquisitions + Development Associate
2017 – 2019

HR&A Advisors, Inc.
Analyst
2015 – 2017

MEMBERSHIP

UJA Federation
P/PREP (Public-Private Real Estate Professionals)

GUEST LECTURER

Harvard Business School
Amherst College

PROJECT EXPERIENCE

North 60 Biotech / Mixed-Use Campus Market and Financial Feasibility Study



On behalf of Westchester County, New York, Mr. Levitt conducted a market and financial feasibility study for a 3 million square foot biotech and medical office campus, known as North 60. Weitzman studied the market for biotech space, medical offices, rental apartments, retail, a hotel, senior housing, and a museum. Further, we conducted a thorough financial feasibility analysis for the project. The purpose of the study was to structure a ground lease agreement between the County and a local developer to build a new biotech and medical office campus.

TWA Hotel Development (New York, NY)



While a member of the development and acquisitions team at MCR, a larger owner-operator of hotels across the United States, Mr. Levitt contributed to all aspects of the development of the TWA Hotel at JFK Airport. Responsibilities included development / construction management, budgeting, financing, marketing, and many other ad hoc tasks. The TWA Hotel opened in 2019, a public-private joint-venture partnership between MCR, JetBlue, the Port Authority of New York and New Jersey, New York City, and the State of New York.

Garden State Plaza Mall Redevelopment / Repositioning Strategy (Paramus, NJ)



On behalf of Westfield, Mr. Levitt conducted an extensive market and financial feasibility study in order to bolster the mall's retail offerings and determine how to best utilize its overflow parking lots. The study resulted in tenant mix recommendations (including recruiting an Amazon Books) as well as a development strategy to build a mixed-use neighborhood center on the parking lots.

Colonial Williamsburg Foundation Real Estate Strategy (Williamsburg, VA)



Colonial Williamsburg, the "world's largest living history museum" in Virginia, has been one of the most visited historic destinations in the United States since its creation over 90 years ago. While employed at HR&A Advisors, Mr. Levitt led a multidisciplinary team to prepare a real estate strategy for assets totaling 1,350 acres within CWF's property portfolio, taking into consideration market, development potential, infrastructure needs, phasing, implementation opportunities and challenges, and potential impact on visitation to the historic destination. The recommended strategy will help CWF increase revenues while preserving and strengthening Colonial Williamsburg's attractiveness as a destination.

JERRY PATE DESIGN, Inc.
Landscape Architecture for West Main Project

Jerry Pate Design has been creating beautiful landscapes for over thirty years. Our guiding design principle is to enhance the quality of life in the communities we work by creating beauty on the outside, so we can live better on the inside.

We are firmly committed to place-making through the preservation of the natural habitats and functions of the site and its surrounds, the enhancement of the aesthetic experience of the site, and the employment of sustainable design principles. The result creates harmony between the new landscape and the surrounding environment that charms and inspires those who experience it. We are genuinely committed to support, service, and satisfy every client, building valued loyalty through integrity, professionalism, and quality workmanship.

The firm has been instrumental in the renaissance of downtown Pensacola, beginning with work at Admiral Mason Park, the Community Maritime Park, Main Street Road Diet and Admiral Fetterman Field at Blue Wahoo's Stadium. The firm continues to improve the landscape of Pensacola with projects such as Navy Federal Credit Union, additional road diets and beautification projects throughout downtown, and the Southtowne apartments.

Jerry Pate Design is very proud of our performances and history of maximizing the realized value of our projects and is always very honored for the opportunity to improve the landscape of our hometown community.

We are a certified small business enterprise in the City of Pensacola, Florida.

Firm Name and Contact Information
Jerry Pate Design, Inc.
301 Schubert Drive
Pensacola, FL 32504
850-479-4653
850-505-4884 fax
Federal ID# 59-297-8292
www.jerrypatedesign.com

Primary Contact
Steve Dana
sdana@jerrypate.com

Date of Establishment
August 19, 2011
(originally Jerry Pate Enterprises, 1989)
Firm has been in business for 31 years.

Type of Ownership
Corporation (State of Florida)

Jerry Pate Design

Steve Dana, RLA
Vice President – Landscape Architect
Senior Design Associate



Years in Profession
- *24 +*

Education
- *B.A., Architecture. Princeton University*

Registered Landscape Arch.
- *FL License #6667043*
- *AL License #778*
- *MS License #625*

Affiliations
- *American Society of Landscape Architects*
- *American Planning Association*

Personal

A registered landscape architect, Steve has lead the daily operations and design implementation of Jerry Pate Design since 1999 and has two decades of professional experience in the golf industry. Steve is a graduate of Princeton University where he earned a Bachelor of Arts degree from the School of Architecture. His studies focused on green architecture and sustainable development. He served as Captain of Princeton's golf team, was a two-time Ivy League Golf Champion, a two-time Academic All-American, and runner-up for the prestigious Ben Hogan Award.

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Representative Projects

Pensacola Community Maritime Park– Pensacola, FL – 2012 — **Public - Commercial**
Responsibilities: Project Facilitator/Owner's Representative
The 40-acre project includes the construction of a Major League AA affiliated baseball stadium, a multi-use amphitheater, acres of community park space, and multiple development parcels. The site also includes roadways, boardwalks, and plazas. As owner's representative, JPD led and directed much of the design particularly with respect to the landscape and exterior spaces. JPD was also instrumental in the design of the Main Street road diet that borders the park to the north.

East Garden District – Pensacola, FL - Current — **Private - Commercial**
Responsibilities: Lead Landscape Architect
The project includes a major road diet on North Jefferson Street to accommodate a new mixed-use residential and hospitality district in the downtown core. Narrowed travel lanes, street trees, ground plane treatments, and other pedestrian amenities will create a vibrant new destination for Pensacola.

Southtowne Mixed-Use Residential – Pensacola, FL - 2019 — **Private - Mixed Use Urban**
Responsibilities: Lead Landscape Architect
The project included a complete city block in downtown Pensacola. Jerry Pate Design provided landscape architecture for the streetscape of the entire development as well as the interior amenity courtyard to include swimming pool, outdoor grilling area and event space.

Intendencia Street Woonerf **– Pensacola, FL -- 2018** — **Private - Commercial**
Responsibilities: Lead Landscape Architect
The project is the first of its kind in Pensacola--a street designed more for people than for cars. The Liberty Tree is the focal point of this street that slows cars to near walking speed and forces pedestrians and drivers to communicate and negotiate while enjoying the space. Rumble strips, planters, narrowed lanes, and interesting pavers complete the streetscape.

Pensacola Downtown Improvement Board – Pensacola, FL – Current — **Public - Municipal**
Responsibilities: Lead Landscape Architect
This is a continuing services contract with the Downtown Improvement Board. Projects undertaken thus far include beautification on the Jefferson Street Parking Garage, and conceptual planning for the beautification and road diet of Jefferson Street between Garden and Government Streets to create a more pedestrian friendly and safe corridor.

Navy Federal Credit Union – Pensacola, FL - Current — **Private - Commercial**
Responsibilities: Lead Landscape Architect
The project includes the design and construction of a corporate campus expansion. The campus expansion has a nearly $1 billion project budget and includes an extensive network of interior boulevards, secondary roadways, parking lots, six office buildings, pedestrian and cycling connectivity, stormwater amenities, and exterior recreation facilities.

Institute for Human and Machine Cognition – Pensacola, FL -- 2018 — **Private - Commercial**
Responsibilities: Lead Landscape Architect
The project included a $12 million addition to the corporate campus. Jerry Pate Design provided site planning, and landscape architecture services for the project to include many green infrastructure solutions to site stormwater.

Studer Community Institute**– Pensacola, FL -- 2019** — **Private - Commercial**
Responsibilities: Lead Landscape Architect
The project includes a $1 million revitalization of a blighted urban plaza into a community event space for the community. Inspired by Bryant Park in New York City, the plaza includes seating areas for gathering on the exterior and larger event areas on the interior.

Jerry Pate Design

Brad Alexander, RLA, CID
Landscape Architect
Design Associate



Years in Profession
- *10 +*

Education
- *B.S., Landscape Architecture. Mississippi State University, Cum Laude*

Registered Landscape Arch.
- *FL License #6667399*
- *GA License #1795*
- *MS License #671*
- *CLARB: #42293*

Certified Irrigation Designer
- *Irrigation Association, CID #113188*

Affiliations
- *Big Brothers Big Sisters of Northwest Florida*
- *Echo Life Church Capital Planning Team*
- *OnBikes Pensacola*
- *EPA WaterSense Partner*

Personal
Brad initiated his career after earning a B. Landscape Architecture from Mississippi State University. His design passions focus on pedestrian centered communities through intelligent design. He is a registered landscape architect, certified irrigation designer & an EPA Water Sense Partner. His talents in technical design & hydraulic analysis has granted him design opportunities from Florida to Japan.

Representative Projects

East Garden District - Pensacola, FL - Current — **Private - Commercial**
Responsibilities: Project Landscape Architect, Planning
The project includes a major road diet on North Jefferson Street to accommodate a new mixed-use residential and hospitality district in the downtown core. Narrowed travel lanes, street trees, ground plane treatments, and other pedestrian amenities will create a vibrant new destination for Pensacola.

Pensacola Downtown Improvement District - Pensacola, FL - Current — **Public - Commercial**
Responsibilities: Lead Irrigation Designer, Landscape Architect
Quality of life improvement projects for the DIB include the revitalization of a critical alleyway, now paseo, between a parking structure and the main entertainment district, road diets and other pedestrian improvements, and an urban dog park.

Southtowne Mixed-Use Residential - Pensacola, FL - 2019 — **Private - Mixed Use Urban**
Responsibilities: Lead Irrigation Designer, Landscape Architect
The project includes a complete city block in downtown Pensacola. Jerry Pate Design provided landscape architecture for the streetscape of the entire development as well as the interior amenity courtyard to include swimming pool, outdoor grilling area and event space.

Intendencia Street 'Woonerf" - Pensacola, FL - 2018 — **Private - Commercial**
Responsibilities: Lead Irrigation Designer, Landscape Architect
The Intendencia Street Woonerf brings vehicular traffic on grade with pedestrians and aids in the reduction of conflict points. The woonerf provides a comfortable and safe route of travel through busy downtown streets.

Studer Family Hospital at Sacred Heart - Pensacola, FL- 2018 — **Private - Healthcare**
Responsibilities: Lead Irrigation Designer, Landscape Architect
The Studer Family Hospital involved great depths of detail throughout the project. Many focal points in the ground plane consisting of decorative pavers, concrete, glow stones, "dune-scapes", shade structures, lighting, landscape and irrigation. The top floor balcony consists of greenroof structures, xeri-scape plant materials and drip irrigation.

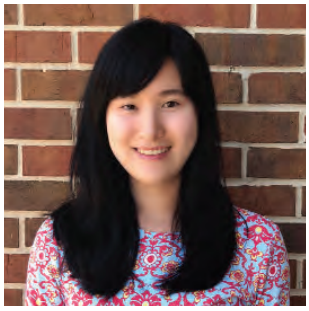
Navy Federal Credit Union - Phase 1 Expansion - Pensacola, FL - 2017 — **Private - Commercial**
Responsibilities: Lead Irrigation Designer, Landscape Architect
Phase 1, including 5 structures, contain 400,000 workable square feet, and 1,200 parking spaces. The exterior improvements include +/- 40 acres of landscape, irrigation, protected wetlands and various means of pedestrian and vehicular transportation.

Navy Federal Credit Union - Phase 2 Expansion - Pensacola, FL - Current — **Private - Commercial**
Responsibilities: Lead Irrigation Designer, Landscape Architect
Phase 2, currently under construction, will contain over 1.1 Million gross square feet, over 4,500 parking spaces and +/- 80 acres. Jerry Pate Design is the Lead Landscape Architect for Phase 2 and continues to provide construction administration for landscape, irrigation, wetlands, courtyards, decorative concrete and much more. The total project construction cost is $1 Billion.

Pensacola State College - Charles W Lamar Studio Gallery - 2017 — **Public - Institutional**
Responsibilities: Lead Irrigation Designer, Landscape Architect
The grand opening of The Charles W Lamar Studio Gallery was held in the fall of 2017. Jerry Pate Design was the lead landscape architect for this project. The project entailed landscape, irrigation design, pedestrian thoroughfares, parking islands and Florida DOT right of way improvements.

Jerry Pate Design

Elsie Zhang
Landscape Architect
Design Associate



Years in Profession
- *4 +*

Education
- *Master of Landscape Architecture, University of Michigan*
- *Bachelors of Engineering Landscape Architecture Tongji University*

Registered Landscape Arch.
- *FL License #6667468*

Affiliations
- *American Society of Landscape Architects*

Personal
Elsie Zhang is a graduate from the Landscape Architecture Master's program at the University of Michigan. Born and raised in Shanghai, China, she earned a Bachelor of Engineering degree in Landscape Architecture. Her focus is on ecological and sustainable landscape design with expertise in graphic design as well as digital representation.

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Representative Projects

Pensacola Downtown Improvement Board - Pensacola, FL - Current — **Public - Municipal**
Responsibilities: Landscape Designer
This is a continuing services contract with the Downtown Improvement Board. Projects undertaken thus far include beautification on the Jefferson Street Parking Garage, and conceptual planning for the beautification and road diet of Jefferson Street between Garden and Government Streets to create a more pedestrian friendly and safe corridor. Other quality of life improvements include the revitalization of a critical paseo in the entertainment district and an urban dog pocket park.

Studer Community Institute Plaza - Pensacola, FL - 2019 — **Private - Commercial**
Responsibilities: Landscape Designer
The project includes a 1 million renovation of the exterior space of the previous Suntrust Building. Jerry Pate Design provided landscape architecture for the plaza to promote urban interactions among tenants and patrons of the new SCI Building. Its renovation aims to activate the building's exterior with streetscaping, multi-use spaces, café-style seating and areas for shaded respite.

Mother Seton Garden at Sacred Heart Hospital - Pensacola, FL - 2019 — **Private - Healthcare**
Responsibilities: Landscape Designer
The project includes renovation of the existing outdoor space north of the Medical Office Building. Jerry Pate Design worked with Caldwell Architects to provide landscape consulting and planting design for the project. Its renovation aims to create therapeutic spaces that encourage patients and their visitors to interact with nature to aid the process of healing. An Alphabet garden is created with the challenge of limited direct sunlight throughout the whole site.

Southtowne Mixed-Use Residential - Pensacola, FL - 2019 — **Private - Mixed Use Urban**
Responsibilities: Landscape Designer
The project included a complete city block in downtown Pensacola. Jerry Pate Design provided landscape architecture for the streetscape of the entire development as well as the interior amenity courtyard to include swimming pool, outdoor grilling area and event space.

Institute for Human and Machine Cognition - Pensacola, FL - 2017 — **Private - Commercial**
Responsibilities:Landscape Designer
The project included a $12 million addition to the corporate campus. Jerry Pate Designb provided site planning, and landscape architecture services for the project.

Studer Family Hospital at Sacred Heart - Pensacola, FL- 2018 — **Private - Healthcare**
Responsibilities: Landscape Designer
The Studer Family Hospital involved great depths of detail throughout the project. Many focal points in the ground plane consisting of decorative pavers, concrete, glow stones, "dune-scapes", shade structures, lighting, landscape and irrigation. The top floor balcony will consists of greenroof structures, xeri-scape plant materials and drip irrigation.

Pensacola State College - Baars Building - Current — **Public - Educational**
Responsibilities: Landscape Designer
Jerry Pate Design is the landscape architecture the Baars Technical Building in Pensacola, FL. The new structures and grounds around the designed project will provide PSC with a greater ability to offer skilled degrees as well as improve the heart of campus.

Chris is a Founder, Principal and CEO of ARK Leadership LLC. and is a proven entrepreneurial leader with more than twenty-eight years of business building and real estate leadership experience. He was a founding partner and principal who launched a real estate firm, Pegasus Residential based in Atlanta, Georgia, which subsequently grew into a multimillion-dollar company, operating in ten states and managing 24,000 units, in a short five years. He served as Vice President of Operations and new business development. After selling his interest, he subsequent launched ARK Leadership LLC, a business building company made up of uniquely multitalented entrepreneurs driven to improve all facets of business performance under the ARK umbrella. He has launched or improved over one hundred fifty multimillion-dollar residential communities in his career, essentially all small businesses, through his hands on and "in the trenches" personal leadership style. This experience has led ARK to successfully improve a variety of organizations in multiple industries ranging from national sales organizations to major metropolitan cities from the East Coast to the Midwest. Chris graduated from Virginia Tech with a bachelor's in business administration and marketing and is also a successful real estate investor having interests in multiple projects in Alabama, Florida, Georgia and New York City.

Chris is additionally a speaker on both local and national platforms largely due to his enthusiastic and passionate delivery method infused with a great deal of humor centered around electrifying organizations culture and business performance. He has been a guest lecturer to The University of Georgia and Georgia Tech for over ten years, and is also a guest lecturer on entrepreneurship at his alma mater Virginia Tech.

His passion for youth led him to founding a youth organization that grew to receive national recognition in a short four years. He was elected to the AGLCC Board of Directors and served for two years, leading the Business Development Committee which organizes the University, Procurement Spotlights, Certifications as well as leading the alliance with the Small Business Administration (SBA). In 2018 he was elected to the Board of Advisors for FacilitesONE Technologies, an expanding national technology group, and will continue in this advisory role through 2020.

He is proudly married to his husband, Thomas and lives in Atlanta Georgia with their son Noah who was the inspiration for the formation of ARK Leadership LLC.

- APPENDIX B -

EXAMPLES OF PAST PROJECTS

Mixed-Use Development Project in Pensacola

Southtowne Redevelopment – Pensacola, FL

- Part of a master planned $80 million redevelopment located in heart of Pensacola's downtown core, main entertainment hub, and retail corridor.
- Southtowne will replace the Former Pensacola News Journal offices and printing plant with a Mixed-Used Redevelopment featuring Housing, Office, Retail, and State-of-Art YMCA.
- Southtowne is the first Multifamily Project in Downtown Pensacola to be built in nearly 30 years.
- It contains 258 apartment units, first floor retail and an attached 545-Car Structured Parking Garage
- Total Development Cost: $52 million [1]





This project is under construction with an expected completion in 2nd Qtr. 2018.

Southtowne Case Study

Launched a brand roll-out marketing campaign targeted to early adopters that resulted in an unprecedented 1,000+ person interest list/500+ person waiting list with deposits for 258 apartments. (50% Pre-leased)

Developer:	Studer Properties / The Dawson Company
Team:	Architect - Niles Bolton; Contractor - Doster Construction, Property Mgr. - Lincoln Properties
Product Type	Wood Framed, Mixed-Use, 258 Apts. 4 & 5 Story, Elevator Served, above ~18k SF of retail on the bottom floors; wrapped around Structured Parking
Development Cost:	~$52,000,000
Lender:	Hancock Bank & Trustmark
Research/Feasibility:	Exhaustive, professional vetting/analysis/independent market research performed by the The Weitzman Group, Inc. a nationally respected real estate advisory services firm out of New York City. Preliminary design, unit mix, rental rates, and amenity package substantiated by target market focus groups.
Catalyst/Adjacent Momentum:	Part of a master planned $80 million redevelopment of the former Pensacola News Journal headquarters located in heart of Pensacola's downtown core, main entertainment hub, and retail corridor; new state of the art YMCA facility serves as a built-in amenity to the residents; strong level of foot traffic creates an energized atmosphere around the apartments.
Strategy/Tactics:	Launched a brand roll-out campaign targeted to early adopters through a sustained, interactive, collaborative, and consistent brand marketing effort via multiple touch points and channels.

Under Construction (Estimated 1st Qtr. '18 Completion)



Rendering



Amenities: Rooftop terrace with views of the bay, access controlled multi-level parking garage, courtyard patio with fire pit & outdoor kitchen, electric car charging stations, easy access to the YMCA next door, shopping & dining on first Level, cyber café, etc.

Timing: Move-in's are under way.

772

Development Management Services

Urban Core – Pensacola, FL

- Part of a 6.4 acre $80 million Master Planned Mixed-Use Redevelopment and major downtown revitalization in the heart of one of the most historic Gulf Coast cities.
- 39,813 SF of Office space; 11,030 SF of retail.
- Approx. 50,843 leasable SF



Development Highlights:

- $16 million Development Cost
- Development costs include a parking contribution for the parking deck of 1.6MM (Shared Parking)
- Executed lease agreement with credit tenants for top 2 floors – approx. 23,000 feet.



Dawson Role:

- Development Manager

*Development Management Services

YMCA – Pensacola, FL

- 52,000 square-foot state of-the-art downtown Pensacola YMCA

- Part of a 6.4 acre $80 million Master Planned Mixed-Use Redevelopment and major downtown revitalization in the heart of one of the most historic Gulf Coast cities.



Development Highlights:

- The facility will feature an aquatics center, a Wellness Center, and a full gymnasium with full sized basketball courts and two half-sized courts for recreational play.
- $16 million Development Cost

Dawson Role:

- Development Manager

*New Market Tax Credit Deal

Dawson's Completed Pensacola Projects

Maritime Place – Pensacola, FL

- 76,000 square foot office building development (100% leased).
- The building has two quality credit tenants (Studer Group & EmCare)

Development Highlights:

- Mixed-use, public private development at the downtown Pensacola waterfront stadium home of the Blue Wahoos minor league baseball team (AA affiliate of the Cincinnati Reds).
- New Market Tax Credits (NMTC) were used as part of the capital stack for the office building (NMTC were also used as part of the financing for the stadium).

Dawson Role:

- Development Manager





775

Current Multifamily Transit-Oriented-Development Project

The Ashby at South Hills Village – Bethel Park, PA

- The South Hills Village Transit Oriented Development (TOD) sponsored by the Port Authority of Allegheny County.
- The 6.43 acre site consists of an unused surface lot adjacent to Port Authority's South Hills Village light rail station and commuter parking deck in Bethel Park, Pennsylvania.
- Bethel Park is an affluent community located seven miles south of downtown.
- The planned development will be a 300-unit apartment complex.
- Total Development Cost: $50 million
- Project being undertaken in partnership with SunCap Property Group.
- Construction will include approximately 80% union labor.





This project is under construction with an expected completion in 1st Qtr. '18.

776

Completed Multifamily Development Project

Museum Tower at Centennial Hill – Atlanta, GA

Location:
Atlanta, GA
Centennial Hill Area

Development Highlights:
- 25 Stories
- 167 Condominiums
- 2,000 SF of Retail Space
- 30,000 SF Children's Museum
- $55 MM Development Cost
- Units ranging from $190K to $700K

Dawson Role:
- Principal Owner / Developer
- Development / Construction Manager



777

Completed Multifamily Development Project

Centerpoint– Baltimore, Maryland

Development Highlights:

- 394 Apartment Units, including 225 unit high-rise and 100 units in Historic Preservation buildings
- 8 Historic Preservation Tax Credit buildings through adaptive reuse
- 35,000 SF of Retail Space
- $104 MM Development Cost
- *P3 with BDC on the Land Acquisition; CRA Investment from Bank of America; Federal Historic Tax Credits*

Dawson Role:

- Principal Development Partner
- Development Manager









778

Completed Multifamily Development Project

Lindbergh Transit Station– Atlanta, GA

- A 52-acre mixed-use Transit Oriented Development in Atlanta, Georgia built in partnership with Carter Real Estate.
- Dawson worked with the City of Atlanta and Metropolitan Atlanta Rapid Transit Authority (MARTA) to create the first transit-authority sponsored TOD in the United States, based around MARTA's Lindbergh Transit Station in Atlanta's Buckhead neighborhood.
- The Master Plan includes 1.2 million SF of office space, 200,000 SF of retail space, 300,000 SF of multi-tenant office space, a hotel and 2,000 residential units
- Dawson developed over 700 residential units in Phase 1, completed in 2009, as part of the eventual $500 million deal.

Office and Retail





Uptown Square Apartments

Eon at Lindbergh Apartments



Completed Multifamily Development Project

The Banks – Cincinnati, Ohio

- A major mixed-use urban development in partnership with Carter Real Estate located in Cincinnati, Ohio
- 18 acres (eight city blocks) of prime waterfront property along the Ohio River
- $700 million projected development costs
- 2.8 million square feet of new mixed-use development at full build out
- Phase IA was completed in Spring 2011
- Phase IB will include a 200,000 SF Operations Headquarters for GE
- Phase IC will be a select service hotel to be built by others
- Phase II which includes Apartments, Retail/Grocery Store to be constructed.
- This project was stalled for over 10 years until Dawson was able to bring the City, County, and various stakeholders together to move the deal forward





Completed Mixed-Use Development Project

Current at The Banks – Cincinnati, Ohio

Current at **The Banks** is located at Riverfront Park in downtown Cincinnati. The Banks is planned to include **Light Rail** and **Multi-Modal Facilities** when the eight-block Master Planned urban redevelopment project is completed.

Current at the Banks Project Highlights:

- ❑ 300 luxury apartments situated atop 80,000 sq. ft. of street-level retail
- ❑ First phase of a $800 million mixed-use development
- ❑ Directly adjacent to the Great American Ball Park (Cincinnati Reds' home base)
- ❑ Within walking distance of Cincinnati's Central Business District
- ❑ LEED for Homes Mid-Rise Silver Certified as Pilot Project
- ❑ PNC was lead syndicator of debt financing, and loan was paid off in full.
- ❑ 50/50 Joint Venture Partners with Carter Real Estate



Iconic Architecture to Make a new Urban Place



A new Urban Place on the project's Main Street

781

Jerry Pate Design

Southtowne

At Southtowne, we studied the context of the site to understand how people use the site or why they don't use the site, how the project can impact and improve the greater context surrounding it, and how it can add to the quality of life and vibrancy of the greater community. We advocated for performing work within the city right of way to reduce the street width on Jefferson, increase the sidewalk width and provide street trees. The result is a safer and more vibrant street full of people.

Streets were narrowed and shade trees were installed to enhance the comfort and safety of the pedestrians on this urban mixed-use development that includes a mixed-use apartment complex, a YMCA, and a class A office building. Pocket parks and corner plazas were created to signal building entries and draw people into the spaces. Southtowne has changed the conversation in Pensacola regarding landscape architecture and the importance of quality exterior space in creating a vibrant downtown and community.

Not only did we design a wonderful interior amenity courtyard for the apartment residents, but we reimagined almost two full blocks of downtown Pensacola's streetscape. In order to make the streets pedestrian friendly we spearheaded the following:

-Narrowed the ultra-wide Jefferson Street corridor with corner curb bump outs
-Narrowed the ultra-wide Jefferson Street corridor with tree islands in old parking stalls
-Narrowed travel lane widths to 10.5 feet were possible
-Created street edge friction with landscape, planters, street trees
-Created rumble strips to signify entry into a pedestrian zone
-Widened sidewalks and used alternative ground plane materials for interest
-Painted utility infrastructure for artful whimsy
-Created Pensacola's first woonerf and planted The Liberty Tree as its iconic feature

The Southtowne streetscape is loved by all in Pensacola and many CivicCon speakers have identified this project as a prime example of how to create a walkable, vibrant, fun, and interesting downtown.



Vince J. Whibbs Community Maritime Park

As Owner's Representative, Jerry Pate Design was involved in the day-to-day review and decision-making of the design development and construction of all aspects of the Community Maritime Park. The park project was a $55 million community redevelopment project that includes a multi-use stadium, an outdoor amphitheater, a public park with passive recreation and accessible playground, and a waterfront promenade. The park won the Urban Land Institute's Open Space Award for Excellence North Florida—the first time a Florida project west of Tallahassee had ever won an Urban Land Institute award.

Our impact as owner's representative included:

-Redesigned field subdrainage system
-Value-engineered stadium MEP to save $600,000
-Redesigned site stormwater to save money for field
-Redesigned amphitheater into functional and iconic structure
-Designed amphitheater berm to save $100,000 in retaining wall
-Value-engineered landscape/hardscape to save $4,000,000
-Redesigned stadium to allow for field maintenance facility and storage
-Reintroduced Sunset Plaza to plans that was on Sasaki's vision plan
-Simplified ramping and stairs at outfield to save $100,000
-Total budget savings and/or re-allocations approximately $6,000,000



Jerry Pate Design

Navy Federal Credit Union

The Navy Federal Credit Union project is a 400-acre, $1 billion corporate campus expansion that services over 10,000 employees. The site incorporates an existing lake, natural wetlands, and many new stormwater amenities. The campus is widespread which makes the pedestrian experience critical to the success of the campus. An extensive network of walkways and mixed-use trails connect the campus office centers, recreation areas, and parking areas. At many points along these pedestrian corridors there are areas of refuge and interest to make the walk comfortable. The stormwater facilities are designed as passive parks with recreation trails surrounding them. In addition, many courtyards are created to provide exterior classrooms, meeting spaces, and office space for all employees.





MIDTOWN UNION

ATLANTA, GEORGIA

Rising from the north end of the Midtown tech corridor at 17th Street and Spring Street, Midtown Union will knit into the existing neighborhood fabric and leverage it into a more vibrant mixed-use place for people. Anchored by Invesco's new headquarters, the 5-acre site will include an extension of the Arts Center Way pedestrian and retail-focused street with offices, residences, a boutique hotel, parking facility and retail. From the site, people will find new pathways that will contribute to making the area more walkable. A short walk from the site, they will find easy access to the MARTA Arts Center rail station and the 17th Street bridge to Atlantic Station and the dynamic Spring Street tech corridor. Ample greenspace is woven throughout the site at the street level, between the buildings and at elevated landscape decks. The Arts Center Way street changes 15 feet in elevation as it connects between Spring and West Peachtree Streets. We turned this into an opportunity to diversify the connection points into the site by integrating all the program components. This planning approach aims to draw people to the site and to provide a variety of places for people to meet or to just linger and relax. The new and vital street is a private sector investment into Midtown that also provides a direct connection to the Woodruff Arts Center and High Museum of Art. The project is currently under construction and will open in 2022. The office building component of the project is seeking WELL Building and LEED v.4 Silver certification.

CLIENT:

METLIFE REAL ESTATE INVESTMENTS

SCOPE:

600,000 SF OFFICE
162,000 SF HOTEL WITH 250 KEYS
375,00 SF MULTI-FAMILY RESIDENTIAL WITH 350 UNITS
50,000 SF RETAIL
710,000 SF PARKING DECK

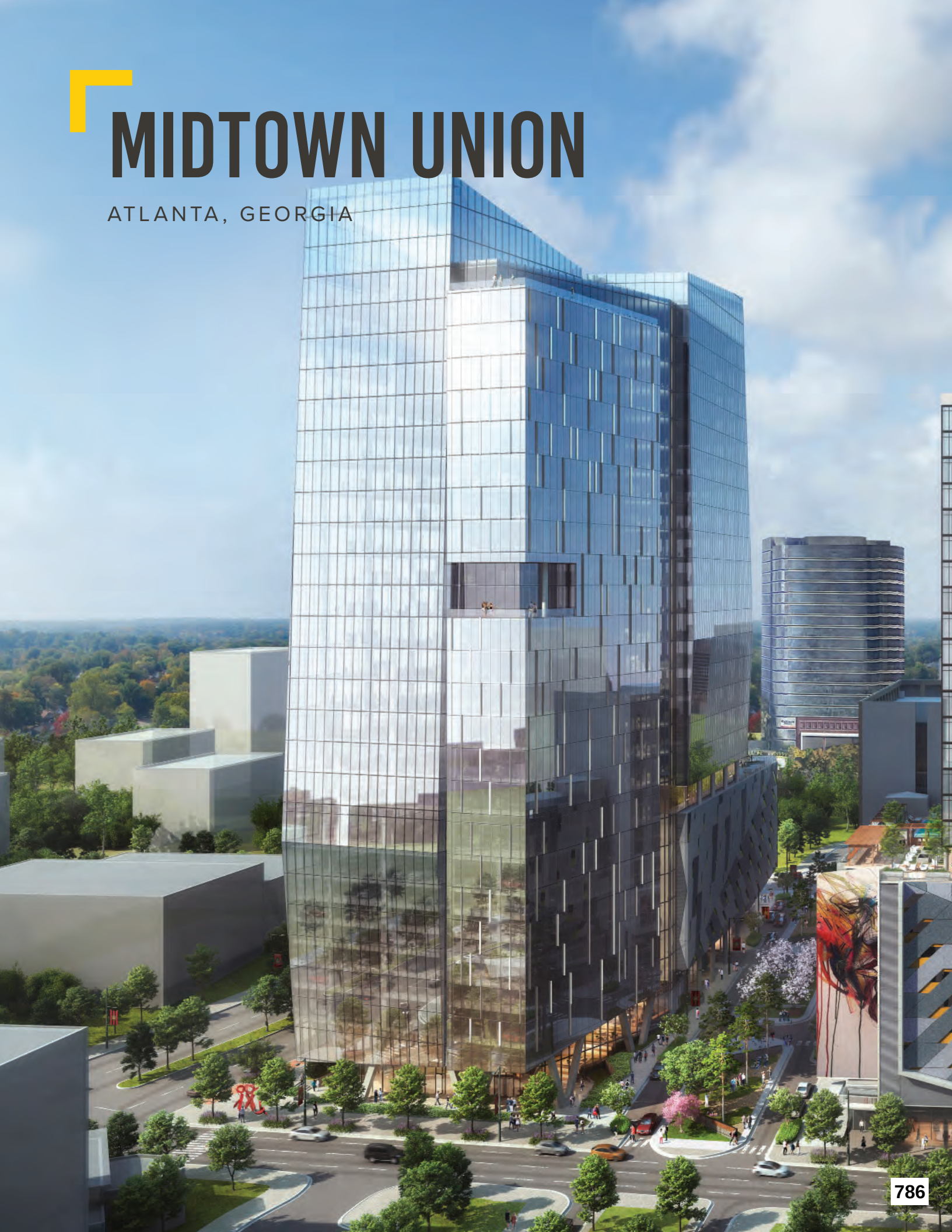
SERVICES:

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
LANDSCAPE ARCHITECTURE
PROGRAMMING

COOPER CARRY

MIDTOWN UNION

ATLANTA, GEORGIA













MIDTOWN UNION

ATLANTA, GEORGIA

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CLIENT:

METLIFE REAL ESTATE INVESTMENTS

SCOPE:

600,000 SF OFFICE
162,000 SF HOTEL WITH 250 KEYS
375,00 SF MULTI-FAMILY RESIDENTIAL WITH 350 UNITS
50,000 SF RETAIL
710,000 SF PARKING DECK

SERVICES:

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
LANDSCAPE ARCHITECTURE
PROGRAMMING

COOPER CARRY


Invesco
Invesco


RETAIL



MIDTOWN UNION

ATLANTA, GEORGIA







Rising from the north end of the Midtown tech corridor at 17th Street and Spring Street, Midtown Union will knit into the existing neighborhood fabric and leverage it into a more vibrant mixed-use place for people. Anchored by Invesco's new headquarters, the 5-acre site will include an extension of the Arts Center Way pedestrian and retail-focused street with offices, residences, a boutique hotel, parking facility and retail. From the site, people will find new pathways that will contribute to making the area more walkable. A short walk from the site, they will find easy access to the MARTA Arts Center rail station and the 17th Street bridge to Atlantic Station and the dynamic Spring Street tech corridor. Ample greenspace is woven throughout the site at the street level, between the buildings and at elevated landscape decks. The Arts Center Way street changes 15 feet in elevation as it connects between Spring and West Peachtree Streets. We turned this into an opportunity to diversify the connection points into the site by integrating all the program components. This planning approach aims to draw people to the site and to provide a variety of places for people to meet or to just linger and relax. The new and vital street is a private sector investment into Midtown that also provides a direct connection to the Woodruff Arts Center and High Museum of Art. The project is currently under construction and will open in 2022. The office building component of the project is seeking WELL Building and LEED v.4 Silver certification.

CLIENT:

METLIFE REAL ESTATE INVESTMENTS

SCOPE:

600,000 SF OFFICE
162,000 SF HOTEL WITH 250 KEYS
375,00 SF MULTI-FAMILY
RESIDENTIAL WITH 350 UNITS
50,000 SF RETAIL
710,000 SF PARKING DECK

SERVICES:

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
LANDSCAPE ARCHITECTURE
PROGRAMMING

COOPER CARRY

MIDTOWN UNION

ATLANTA, GEORGIA





CLIENT:
METLIFE REAL ESTATE INVESTMENTS

SCOPE:
600,000 SF OFFICE
162,000 SF HOTEL WITH 250 KEYS
375,00 SF MULTI-FAMILY
RESIDENTIAL WITH 350 UNITS
50,000 SF RETAIL
710,000 SF PARKING DECK

SERVICES:
ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
LANDSCAPE ARCHITECTURE
PROGRAMMING

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MIDTOWN UNION

ATLANTA, GEORGIA

CLIENT:
METLIFE REAL ESTATE INVESTMENTS

SCOPE:
600,000 SF OFFICE
162,000 SF HOTEL WITH 250 KEYS
375,00 SF MULTI-FAMILY
RESIDENTIAL WITH 350 UNITS
50,000 SF RETAIL
710,000 SF PARKING DECK

SERVICES:
ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
LANDSCAPE ARCHITECTURE
PROGRAMMING





CLIENT:
Boyle Investment Company
Jeff Haynes
615-550-5575
jhaynes@boyle.com

SIZE:
32-Acres Master Plan
1,000,000 SF of Office
300,000 SF of Retail
380 Units Residential

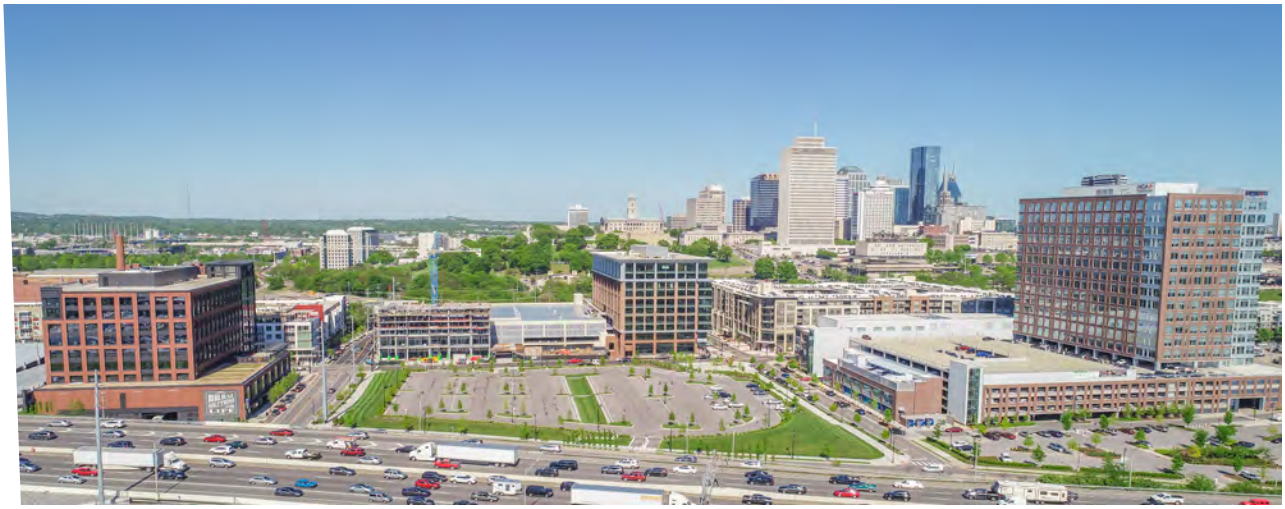
SERVICES:
Architecture
Master Planning
Environmental Graphic Design
Interior Design

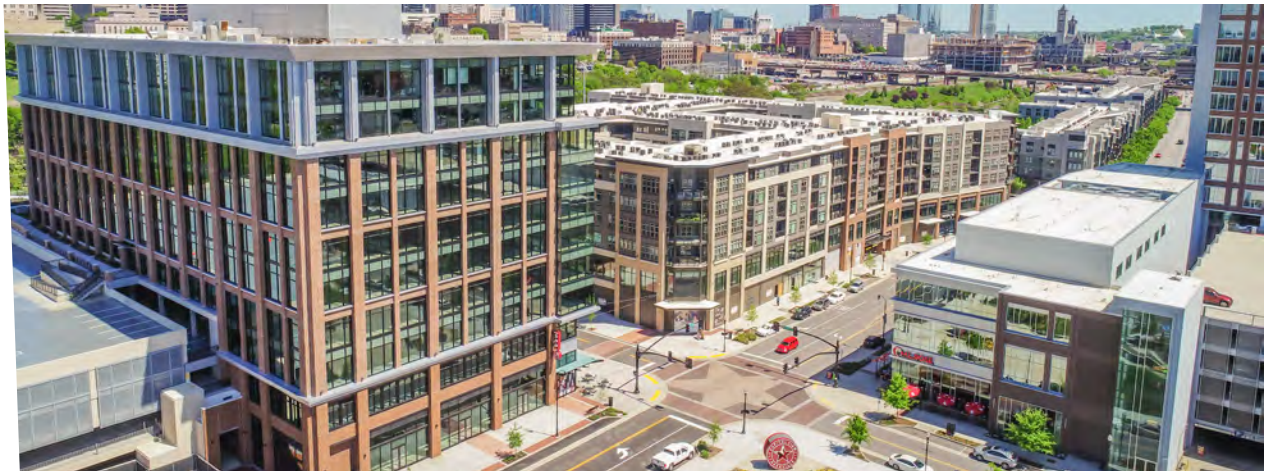
Capitol View is a dense, mixed-use development rising from an underutilized 32 acre section of land adjacent to Nashville's booming downtown area, known as the North Gulch. Cooper Carry provided master planning, design guideline, wayfinding, interior design and architecture services for this project.

Boyle Investment Company envisioned redeveloping this mostly vacant site in the shadow of the State Capitol into a thriving, vibrant, and dynamic place called Capitol View with 1.1 million square feet of office, 130,000 square feet of retail and restaurant space, 650 multifamily residences, more than 200 hotel rooms, and a new urban park connected to the Nashville Greenways trail system. With Boyle as the master developer, several different corporate owners, multiple design firms and more than 60 subcontractors, the sheer size and scope of the project required a unique master planning approach.

The master plan embraces the gritty, rugged nature of the site, connecting to adjacent re-purposed brick warehouses and embracing its proximity to elevated freight rail lines. It aims to create an energized main street with retail and restaurants as the social hub for Capitol View.


RESIDENTIAL | PARKING
2.5 ACRE URBAN PARK
OFFICE | RETAIL | HOTEL | PARK
FOOD & BEVERAGE | PARKING
RESIDENTIAL | RETAIL | OFFICE
FOOD & BEVERAGE | PARKING
OFFICE | RETAIL | CONFERENCE | DAYCARE
FOOD & BEVERAGE | PARKING
OFFICE | RETAIL | PLAZA
HOTEL | PARKING
OFFICE | RETAIL |
CONFERENCE | PARKING








CAPITOL VIEW
NASHVILLE

The Coca-Cola Roxy

Atlanta, Georgia



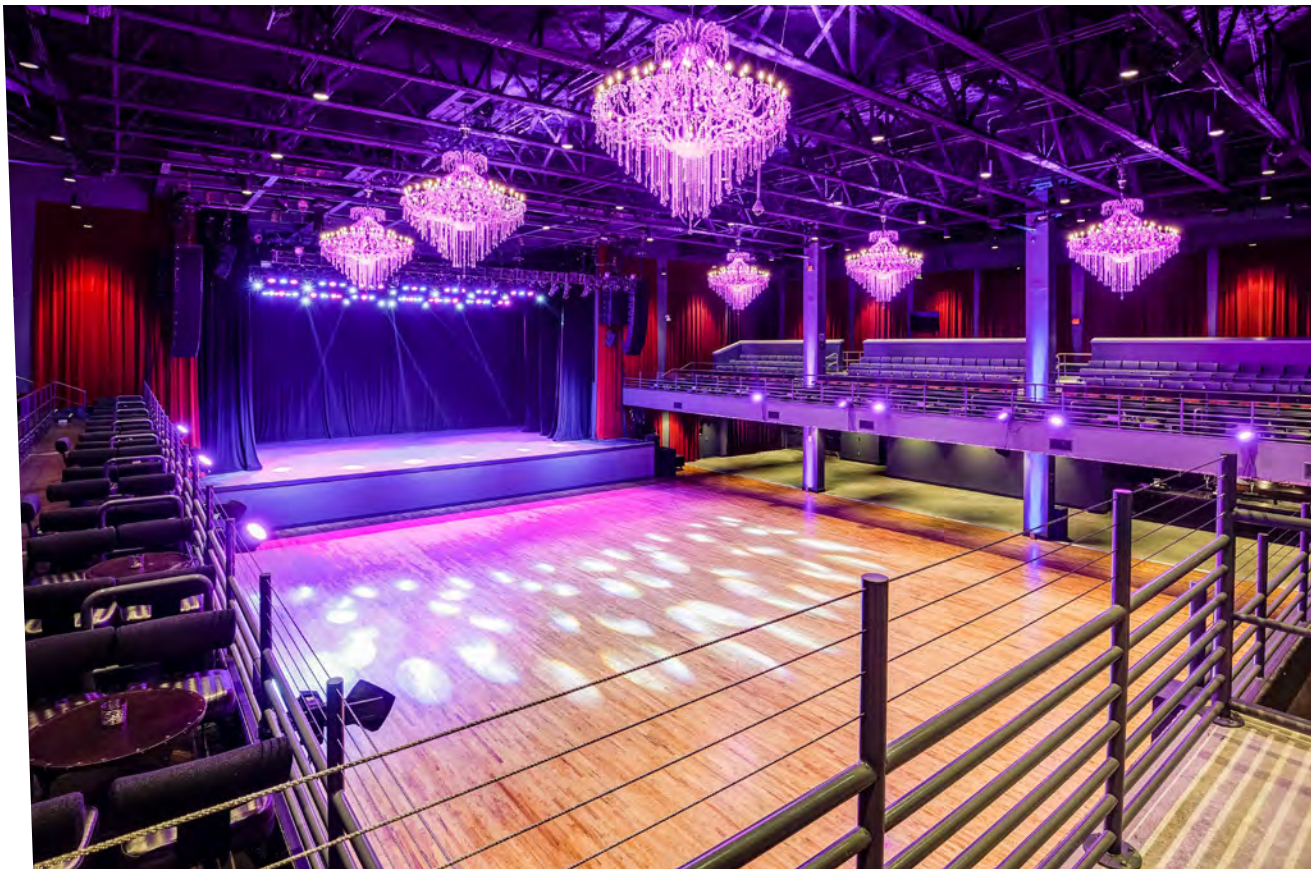
CLIENT:
Live Nation Entertainment

SCOPE:
53,000 SF

SERVICES:
Architecture
Interior Design

The brand new Coca-Cola Roxy is aptly named after its predecessor that closed in Buckhead in 2008 with symbolic nods to the original design found in the music venue now located at Battery Park in Atlanta, a mixed-use development next to SunTrust Park, home of the Atlanta Braves.

The 53,000 SF site has the capability to host multiple kinds of events including live music, corporate meetings, and private events. COOPER CARRY designed the interiors including the Lobby, Concert Hall bars, and VIP Lounge. The Lobby is vibrant with hand-painted murals and a strong use of the color red as well as a musical connection throughout the design. There are Elvis and Elton John- themed bars located in the concert hall inspired by memorabilia from the previous Roxy. This plethora of memorabilia covers the deep purple walls in the VIP lounge including posters, records, and autographed clothing. Ambient light is provided by eccentric chandeliers at the entry and around the perimeter.






Lite
Lite


Lite
Lite
Lite
Miller





60 MARKET STREET

ASHEVILLE, NORTH CAROLINA



Located in downtown Asheville, 60 Market Street is a mixed-use development within a short walk to an eclectic mix of shopping and dining nearby. The residences in the building affords fine views of the Blue Ridge mountains to the north and northeast of town.

The site spans through mid-block, connecting Market and Woodfin Streets, and shares a landscaped alley with the historic Thomas Wolfe Home and Visitor's Center. Ground floor retail space is available on both street fronts with dedicated sidewalk entrances and access to parking in the building.

The building is comprised of nine floors and seventy-five units in studio, one, and two bedroom configurations with two separate penthouse wings. The entry lobby is on Market Street, and nine ground floor town home units enjoy private entrances along the landscaped alley.

Private and public parking is provided in a two-story garage under the building with an elevator connecting the residential parking areas to every occupied floor.

CLIENT

HALLIDAY PROPERTIES

SCOPE

88,000 SF

75 CONDO UNITS

SERVICES

ARCHITECTURE

INTERIOR DESIGN

LANDSCAPE ARCHITECTURE

COOPER CARRY

60 MARKET STREET

ASHEVILLE, NORTH CAROLINA










60 north market



60 MARKET STREET

ASHEVILLE, NORTH CAROLINA

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CLIENT

HALLIDAY PROPERTIES

SCOPE

88,000 SF

75 CONDO UNITS

SERVICES

ARCHITECTURE

INTERIOR DESIGN

LANDSCAPE ARCHITECTURE

COOPER CARRY


BUS
LOADING
AND
UNLOADING
ONLY

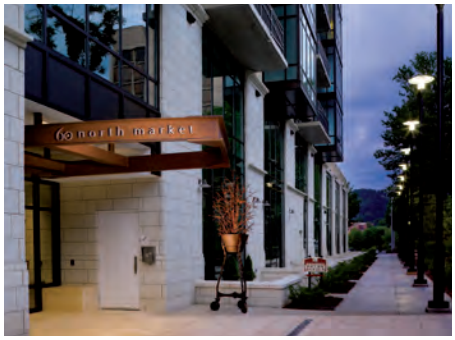




60 MARKET STREET

ASHEVILLE, NORTH CAROLINA







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CLIENT

HALLIDAY PROPERTIES

SCOPE

88,000 SF

75 CONDO UNITS

SERVICES

ARCHITECTURE

INTERIOR DESIGN

LANDSCAPE ARCHITECTURE

COOPER CARRY

60 MARKET STREET

ASHEVILLE, NORTH CAROLINA

CLIENT
HALLIDAY PROPERTIES

SCOPE
88,000 SF
75 CONDO UNITS

SERVICES
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE





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60 MARKET STREET

ASHEVILLE, NORTH CAROLINA

CLIENT
HALLIDAY PROPERTIES

SCOPE
88,000 SF
75 CONDO UNITS

SERVICES
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE



HILTON GRANDE HOTEL & MARINA RENOVATION

FORT LAUDERDALE, FL

CLIENT
THE BLACKSTONE GROUP

SCOPE
589 GUEST ROOMS

SERVICES
ARCHITECTURE





Formerly the Fort Lauderdale Marina Marriott, this beautifully renovated hotel is poised at the edge of Florida's Intracoastal Waterway. This luxurious hotel offers options for both business and pleasure, located across from the Broward County Convention Center and only 1.5 miles from the beautiful Fort Lauderdale Beach.

The hotel offers 589 guest rooms with various beautiful views of the waterway and the marina as well as 20,000 square feet of flexible meeting and event space, which includes 16 spacious rooms.

Recreational facilities include a swimming pool, jacuzzi, whirlpool, various water sports, fitness center, access to several nearby championship-style golf courses, and three restaurants serving delicious seafood cuisine.

HILTON GRANDE HOTEL & MARINA RENOVATION

FORT LAUDERDALE, FL

CLIENT
THE BLACKSTONE GROUP

SCOPE
589 GUEST ROOMS

SERVICES
ARCHITECTURE



Village at Alys Beach

ALYS BEACH, FL

CLIENT NAME

EBSCO

CLIENT CONTACT

Jason Comer, President of Alys Beach (departed in 2012)

OUR ROLE

Subconsultant

CAPITAL COST

$68,000,000 (est. in 2006)

END DATE

Ongoing

SIZE

175,000 SF

RELEVANT SERVICES

Planning & Design

Design Management



Porphyrios

Project Description/Services Provided

Working in collaboration with Porphyrios Associates (London) and Merrill Pastor and Colgan, Jacobs provided: technical design development, building code review, and underground parking garage design during the design development and construction document phases for 16 buildings (3 mixed-use), a parking garage, and a pedestrian plaza. With their white stucco walls and ridged roofs, the architecture of the Village at Alys Beach was influenced by Bermuda, Antigua, and Guatemala.

Alys Beach is a traditional neighborhood development nestled on 158 acres along the Florida panhandle. With a master plan led by Khoury Vogt Architects and the internationally acclaimed town planners Duany-Plater-Zyberk & Company, Alys Beach was planned as a showcase for the implementation of new urbanism principles making this a pedestrian-friendly environment created with respect for the natural habitat.

Resiliency and Green Infrastructure Integrated Water Management Plan

CITY OF MIAMI BEACH, FL

CLIENT NAME

City of Miami Beach

CLIENT CONTACT

Roy Coley, MBA
305-673-7380
roycoley@miamibeachfl.gov

OUR ROLE

Prime

CAPITAL COST

$600M – $800M

END DATE

Ongoing (est. 2022 plus optional extensions)

SIZE

City of Miami Beach area:15. 2 square miles

RELEVANT SERVICES

Planning & Design

Civil Engineering

Landscape Architecture / Public Realm Design

Coastal Resiliency and Sustainability

Coastal/Seawall Engineering



Project Description/Services Provided

This resiliency plan for the City of Miami Beach is to develop blue-green infrastructure, road raising guidelines and neighborhood prioritization to implement, and be the framework for, policies to be included in sustainable flood mitigation projects. Our services include development of design criteria packages and owner's representative services during the implementation phase through construction. This project is a multi-disciplinary flood mitigation project focused on reducing flood risk through a comprehensive and integrated approach to managing water resources. Building on the previous surface water, groundwater management modeling and the City's Sustainability and Resilience programs, this project will develop an integrated water model that addresses flood pathways and adapts to increasing threats from sea level rise, extreme tides, extreme rainfall, and surge events.

Our team of leading international subject matter experts (SME) are utilizing an integrated approach which maximizes the value of every dollar invested through the capture of environmental and social co-benefits aligned with other City initiatives, while being tailored to meet the local neighborhood needs. The project will develop a community-based flood mitigation and sea level rise adaptation plan which will guide capital investment for immediate needs, near term activities and longer-term strategies to enhance the resilience of the City.

Each design criteria package project will incorporate a complete street approach including enhancements to pedestrian, bicycle and vehicular access, blue-green infrastructure for managing stormwater quantity and quality, water and sewer infrastructure, streetscape aesthetics, traffic calming, urban forestation, and dry and wet utility replacement while improving the road surface durability, elevation and resilience to flooding.

This 5- to 10-year program will set the industry standard for integrated approaches to mitigate current flood risk and adapt to future flood risk in coastal communities.

Innovation District

HOUSTON, TX

CLIENT NAME

Confidential

CLIENT CONTACT

Confidential

OUR ROLE

Prime

CAPITAL COST

Under development

END DATE

Ongoing

SIZE

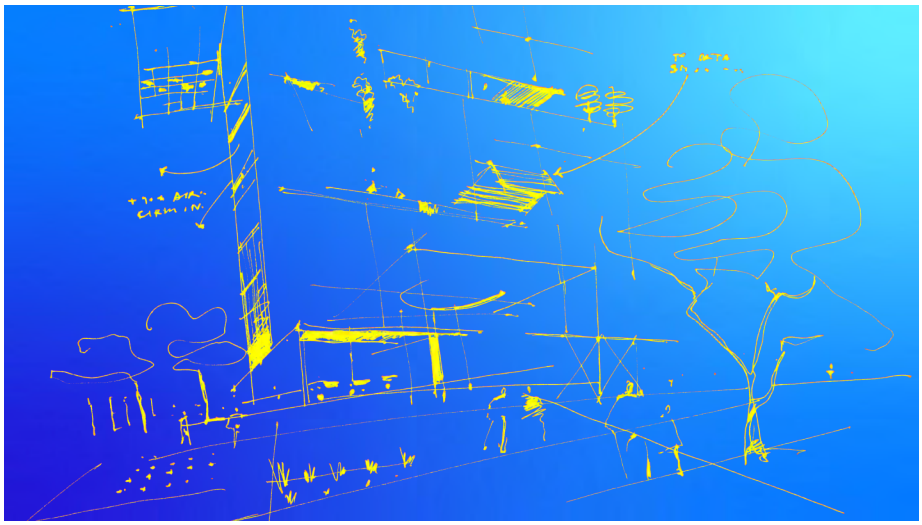
16 acres

RELEVANT SERVICES

Smart & Secure Places

Planning

Sustainability & Resiliency



Project Description/Services Provided

The vision for the 16-acres site, mixed-use innovation district includes commercial space, housing, active ground floor uses, and iconic public spaces. The project is centrally located at the intersection of innovation activity in Houston --within two miles of both Downtown and the Texas Medical Center. Midtown is adjacent to both the Montrose District and the Museum district, two of Houston's most desirable and lively neighborhoods.

Jacobs is providing strategic planning services. Realizing the vision for the site requires an ambitious strategy for integrated infrastructure that sets new standards for neighborhood and district scale development in terms of digital connectivity, sustainability, and resilience. The objectives of the project include:

- Facilitate a process for to begin to envision an Integrated and Connected Infrastructure strategy that aligns infrastructure investment planning with business vision, technology goals, sustainability values, operations targets and resilience needs.
- Identify benchmarks for innovative, forward thinking, cost-effective strategies, for development KPIs.
- Set the initial, high-level strategic framework and key performance metrics to guide and evaluate the subsequent detailed building and infrastructure project plans and RFPs.
- Provide recommendations for integration with overall Master Planning and a Roadmap for next steps in implementation, operations and maintenance.

Miami Mixed-Use Development

MIAMI, FL

CLIENT NAME

Confidential

CLIENT CONTACT

Confidential

OUR ROLE

Prime

CAPITAL COST

TBD

END DATE

2019

SIZE

15.22 acres (site)

11.7M SF (development)

RELEVANT SERVICES

Planning

Civil Engineering

Landscape Architecture / Public Realm Design

Coastal Resiliency and Sustainability

Transportation Planning & AVs CVs



Project Description/Services Provided

The vacant Miami Herald site along Biscayne Bay has plans to transform into a Transit-Oriented Development (TOD) with luxury condominiums, hotels, offices, retail, and supporting parking. The 15.22-acre site is located on Biscayne Bay across the causeway from Miami Beach and adjacent to the Arts District and American Airlines Arena. The TOD concept includes a new transit station accommodating the Metromover and proposed Monorail, a relocated bus terminal, and a development program of 11.7 million SF. The proposed baseline scenario supports over 3,200 residential units; 926,000 SF of office; 270,000 SF of retail; over 900 hotel keys; and 7,700 parking spaces.

The extension of the existing Metromover to this site and the proposed new Monorail to Miami Beach are intended to revitalize this area and encourage live-work-play activity while alleviating traffic congestion by providing a convenient transit alternative.

The development plan follows the City of Miami form-based code with the creation of right sized, urban walkable blocks and provides access to the waterfront. The waterfront will be enhanced with a boardwalk connecting the site to downtown Miami. In addition, the waterfront will be enhanced with a marina and restaurants.

Navy Federal Credit Union, Recreational Facility

PENSACOLA, FL

CLIENT NAME

Navy Federal Credit Union

CLIENT CONTACT

Elizabeth Snyder
850.912.0111

OUR ROLE

Subconsultant

CAPITAL COST

$15M

END DATE

Ongoing

SIZE

100 acres

RELEVANT SERVICES

Civil Engineering

Construction Management

Transportation Planning



Project Description/Services Provided

Navy Federal Credit Union (NFCU) has invested over $1B in infrastructure in northwest Pensacola since the early 2000's, developing a campus that will house several thousand employees. As the campus has grown, new amenities have been planned to benefit the employees and the local community. The latest proposed development by NFCU is a recreational facility that will also provide additional parking for the campus.

Members of the Jacobs team have been assisting with this development since the construction of the original building and the team continues to support NFCU through our partnership with ASD|SKY on this latest project. The recreational facility includes multi-purpose fields, softball fields, playground areas, pavilion space, walking trails, and parking. The facility also includes parking that can be used by employees at the campus. The project is estimated at $15M and project responsibilities included planning assistance, infrastructure design, and permitting.

Pensacola East Bay Oyster Habitat Restoration

PENSACOLA, FL

CLIENT NAME

The Nature Conservancy

CLIENT CONTACT

Anne Birch
321.610.3892
abirch@TNC.org

OUR ROLE

Prime
(Design/Engineering Services)

CAPITAL COST

$10M

END DATE

Ongoing

SIZE

6.5 miles

RELEVANT SERVICES

Design Mgmt / Project Mgmt or Construction Mgmt

Resiliency and Sustainability

Coastal/Seawall Engineering



Project Description/Services Provided

The Nature Conservancy (TNC) and Jacobs forged a collaborative agreement to improve the resilience of coastal and inland habitats, protect and restore freshwater supplies, and promote urban conservation efforts. This collaboration brings together a global nonprofit leader in science and conservation with a global leader in innovative engineering design. Together, TNC and Jacobs invest in projects and thought leadership opportunities, partnering with innovative public and private entities.

Our team is assisting in planning, permitting, modeling, engineering, design, bid and construction services for a 6.5-mi. long oyster habitat restoration and living shoreline project. TNC identified this area of the bay for restoration due to years of decline in oyster production and coastal seagrass beds. Oysters and seagrass beds once flourished in this area of Pensacola Bay but have declined due to sedimentation, water quality changes, and other factors.

Due to potential material availability challenges, our team provided alternative bid options and designs to allow for flexibility during bid phase and construction. The design was completed on schedule and under-budget allowing the client to utilize the savings for additional out-of-scope work.

The project involves coordination with a wide variety of stakeholders including local environmental groups, state and federal permitting and oversight agencies, local government official, local fishermen and oystermen, and the funding agency. In order to include and incorporate input from the various agencies, a technical working group was established, and review meetings were held throughout the design process to provide information on the design and gain feedback on the path forward.

Township 9 Master Plan

SACRAMENTO, CA

CLIENT NAME

Confidential

CLIENT CONTACT

Confidential

OUR ROLE

Prime

CAPITAL COST

Confidential

END DATE

Ongoing

SIZE

65 acres

RELEVANT SERVICES

Planning & Design

Civil Engineering

Project Management and Construction Management

Entitlements and Land Use Advisory

Landscape Architecture / Public Realm Design

Transportation Planning & AVs CVs



Project Description/Services Provided

Township 9 is a mixed-use, urban infill development located on the south bank of the American River in the River District of Sacramento, California. The site is generally bounded by the American River to the north, North 5th Street to the west, Richards Boulevard to the south, and North 7th Street to the east. Access to the region is provided via Interstate 5 (a half-mile to the west) State Route 160, (a half-mile to the east) and a future light rail line between downtown Sacramento and the Sacramento International Airport. Not only is the CBD within walking distance, alternatives to automobile also include future light rail and bus service and regional bicycle network access via Two Rivers Trail along the American River.

The plan transforms a 65-acre blighted cannery and warehouse brownfield site into a walkable, urban neighborhood that will include up to 3,000 housing units, 800,000 square feet of office space and 150,000 square feet of ground floor retail and more than 20 acres of public open space.

The vision for Township 9 is a vibrant mixed-use neighborhood developed to a human scale in accordance with principles of the New Urbanism and smart growth. Neighborhood parks, paseos, and tree-lined streets encourage walking and neighborhood interaction. The pedestrian environment and activated streets will be enhanced by tree-lined streets, on-street parking, a unified lighting concept, attractive site furnishings and pedestrian-scaled architecture.

Township 9 was selected to participate in the Leadership in Energy and Environmental Design (LEED) Neighborhood Development pilot program in 2007. LEED-ND integrates the principles of smart growth, new urbanism, and green building into the design and development of the community.

- APPENDIX C -

LETTERS OF REFERENCE

ESCAMBIA COUNTY
HOUSING FINANCE AUTHORITY
WWW.ESCAMBIAHFA.COM

700 South Palafox Street, Suite 310
Pensacola, Florida 32502-5958

Phone: (850) 432-7077
Fax: (850) 438-5205
Toll Free: (800) 388-1970

Serving 1st Time Homebuyers throughout Florida since 1982

June 25, 2020

To Whom It May Concern,

Inspired Communities of Florida, LLC (an affiliate of The Dawson Company) (the "Developer") has advised the Escambia County Housing Finance Authority (the "Authority") that it is responding to a development RFP on West Main Street in downtown Pensacola, Florida. We understand that the Developer is submitting a proposal that may include, among other product types, workforce, affordable, and age-restricted multi-family housing.

The Developer has discussed its proposed development program consisting of approximately 500 total units of mixed income multi-family rental housing, including 100 units of inclusionary housing across three projects on the western half of the old ECUA water treatment plant site. The development projects tentatively include a 200-unit age-restricted development (62 or 55 and over), a 200-unit three-story stacked apartment development, and a 100-unit family-oriented townhome development. Each proposed development would be best-in-class, as evidenced by Dawson's other projects in Escambia County, with the same finishes and access to amenities for the income-qualified residents as any other resident.

The Authority has statutory authorization to issue bonds to finance multi-family residential projects in Escambia County, including those located within the incorporated limits of the City of Pensacola, and would be pleased to accept an application for Multifamily Mortgage Revenue Bonds with 4% Low-Income Housing Tax Credits (LIHTC) to finance all or a portion of the above-mentioned projects. To qualify for tax-exemption, either 20% of the tax-exempt bond financed units must be set aside for residents making no more than 50% of the Area Median Income or 40% of such units must be set aside for residents making no more than 60% of the Area Median Income. Area Median Income is established annually based on current data and is adjusted for family size. Currently, the Authority has $70 MM to $80 MM of available private activity bond

allocation and, historically, has had annual allocation available to carry forward into the following year. The Authority also has the ability to apply for additional allocation through the Florida Division of Bond Finance to accommodate individual projects if necessary.

The opportunity to participate in the financing of a mixed-income intergenerational development would further the mission of the Authority to help alleviate the shortage of affordable homes available to persons of moderate, middle, and low income. We would be pleased to participate in this type of development and are confident that it could have a significant a multigenerational socioeconomic impact on our city, county, and region.

Thank you. Please feel free to contact us if you have any questions or desire any further information.

ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY

Patricia D. Lott

Patricia D. Lott
Executive Director

Multi-Family\Dawson (Former ECUA Site)\Dawson LOI 6.25.20

June 26, 2020
VIA ELECTRONIC MAIL

Mr. Dennis E. Pemberton, Jr.
Inspired Communities of Florida, LLC
(an affiliate of The Dawson Company)
223 W. Gregory Street
Pensacola, FL 32502

Re: West Main District RFP

Dear Mr. Pemberton:

Citibank, N.A. ("Citi") is providing this letter in support of Inspired Communities of Florida, LLC ("Inspired Communities" or "Sponsor") response to the Studer Properties ("Studer") solicitation for West Main District ("RFP").

Citi Community Capital, a line of business within Citi, finances both flow project finance and highly structured transactions for non-profit and for-profit affordable and workforce housing developers, Community Development Financial Institutions, and state and local government agencies.

Based on Citi's preliminary review of the RFP and discussions with the Sponsor, Citi supports its submission under the RFP and may be interested in providing debt financing to the project (the "Project"), subject to Citi's internal loan review, underwriting and credit approval process.

This letter is not intended to be, and shall not constitute, a commitment to lend, syndicate a financing, underwrite or purchase securities, commit capital, or provide or arrange any portion of the financing for the Project. Such obligations would arise only under separate written agreements acceptable to Citi in its sole discretion. Furthermore, any such commitments would be subject to, among other things, (a) the satisfactory completion of Citi's customary due diligence review; (b) approval by Citi internal committees; (c) the receipt of any necessary governmental, contractual and regulatory consents or approvals in connection with the Project and the related financing; (d) the negotiation and documentation of the financing referred to above, including the terms and conditions of the financing, in form and substance satisfactory to Citi and its counsel; and (e) there not having occurred any disruption of or change in financial, banking or capital market conditions that, in Citi's judgment, could make it inadvisable or impractical to proceed with any portion of the financing of the Project.

Neither Citi nor any of its affiliates shall have any liability (whether direct or indirect, or in contract, tort or otherwise) to the Sponsor, the Project or any other person, claiming through the Sponsor or the Project, as the case may be, for or in connection with the delivery of this letter.

In connection with this transaction, Citi will be acting solely as a principal and not as your agent, advisor or fiduciary. Citi has not assumed a fiduciary responsibility with respect to this transaction, and nothing in this transaction or in any prior relationship between you and Citi will be deemed to create an advisory, fiduciary or agency relationship between us in respect of the Project. You should consider carefully whether you would like to engage an independent advisor to represent or otherwise advise you in connection with the Project, if you have not already done so.

Citi acknowledges that Inspired Communities may utilize this letter in connection with the submission of the Studer RFP.

Please feel free to contact Barry Krinsky at (561) 347-3254 / barry.krinsky@citi.com with any specific questions or concerns.

Sincerely,
Citibank, N.A.



Barry Krinsky
Vice President

BANK OF AMERICA PRIVATE BANK

June 30, 2020

Mr. Dennis Pemberton
Executive Managing Director
The Dawson Company
223 W. Gregory Street
Pensacola, FL 32502

Re: 52 VENTURES I, LLC – line of Credit – account ending in …869

Dear Mr. Pemberton:

Per you request, I am providing you, as Executive Managing Director of The Dawson Company, (the "Client") with this confidential letter of reference from Bank of America, N.A. (the "Bank).

The Bank provided a $43,600,000.00 construction loan to your affiliate, 52 Ventures I, LLC, in March 2019. Currently, the outstanding amount is $20,932,046.38. Loan payments have been made in a timely fashion and this account has been handled as agreed.

If you have any additional questions, please do not hesitate to contact me at 303.575.5806.

Sincerely,

Frederick A. Fischer

Frederick Fischer
Senior Vice President and Private Client Manager

This verification is being delivered to you, our Client. Please note that the information set forth in this letter is subject to change without notice, and is provided in strict confidence to you for your own use only, without any responsibility, guarantee, commitment or liability on the part of the Bank, its affiliates or any of its or its affiliates' directors, officers or employees. In no event will the Bank be liable for any special, indirect, exemplary or consequential damages, including but not limited to lost profits. To the extent that you hold any amounts referenced above in joint accounts, the Bank and its affiliates make no representation as to your legal rights with respect to the joint accounts in the event of death, divorce or otherwise. The Bank cannot provide you with any credit ratings or opinions of the creditworthiness of you or any of your affiliates, and the above information does not constitute an opinion of the Bank of America or your affiliates' ability to successfully perform your or their obligations under any agreement you or they may enter into with the Bank or any other entity. Finally, the Bank undertakes no responsibility to update the information set forth in this letter.

PURPOSE BUILT COMMUNITIES

June 29, 2020

Studer Properties
Andrew Rothfeder
321 North Devilliers Street; Suite 103
Pensacola, FL 32501

Dear Mr. Rothfeder:

I am writing to express our interest in learning more about the opportunity for holistic community development as part of the West Main District Waterfront Development Opportunity. We recognize the Studer Companies' longstanding commitment to investing in the Pensacola community, including early learning programs and the Covenant for the Community. Further, we have worked with Brinshore Development, one of the potential partners in the Dawson-led team, in several of our Network Member neighborhoods including Omaha and Kansas City, and know their product and customer service to be outstanding. Therefore, we believe that the Waterfront development has the potential to take shape in a way that is in alignment with the Purpose Built Communities model.

Purpose Built Communities is a philanthropically-funded nonprofit offering pro bono consulting services to local leaders engaged in long-term neighborhood transformation. We support local leaders as they implement the Purpose Built model of neighborhood revitalization in over 60 neighborhoods. The model includes "at scale" investments in three areas: a cradle-to-college education pipeline; mixed-income housing; and community health and wellness services and facilities. These investments are made under the guidance of a nonprofit "community quarterback" organization (CQB). The CQB, unique and central to our model, develops and maintains the trust of residents and institutionalizes local leadership to ensure all partners are focused on excellent outcomes over the long-term for both the neighborhood and the people who live there. We believe successful implementation of our model largely eliminates the sources of toxic stress in neighborhoods that impede the healthy development of children and creates the conditions out of which healthy, productive young adults can emerge.
As the development plans evolve, if using the development as a catalyst to break the intergenerational cycle of poverty in surrounding communities emerges as a core objective, then our team would be interested in learning more about the opportunity and ways that we might share our experience from similar efforts around the country.

Please feel free to contact us if you have any questions. Thank you for your consideration.

Carol Naughton
President

Anthony Orso
President | Capital Markets Strategies
125 Park Avenue, 9th Floor New York, NY 10017
T: 212-610-3622
AOrso@ngkf.com
www.ngkf.com

Dennis Pemberton
The Dawson Company
223 W. Gregory Street
Pensacola, FL 32502

June 26, 2020

Dear Mr. Pemberton,

As a President of Newmark Knight Frank Capital Market Strategies, I am endorsing the Smith-Dawson team in the redevelopment of the former Emerald Coast Utility Authority (ECUA) in Pensacola, Florida. In my role as president Newmark Knight Franks' liaison with Cantor Fitzgerald's commercial-backed mortgage securities (CMBS) business and advises the firm on its third-party debt business.

NKF Capital Markets is owned by Newmark Group, Inc., one of the world's leading commercial real estate advisory firms. Newmark Group, Inc., London-based partner Knight Frank, and independently-owned offices, together have 15,000 professionals and operate from more than 400 offices in established and emerging property markets on six continents. With roots dating back to 1929, Newmark Group, Inc.'s strong foundation makes it one of the most trusted names in commercial real estate.

NKF Capital Markets provides access to a wide range of services, including asset sales, sale leasebacks, mortgage and entity-level financing, equity raising, underwriting and due diligence. The transactions we broker involve vacant land, new real estate developments and existing buildings. We specialize in arranging financing for most types of value-added commercial real estate, including land, condominium conversions, subdivisions, office, retail, industrial, multifamily, student housing, hotels, data center, healthcare, self-storage and special use.

Sincerely,

Anthony Orso

Anthony Orso

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00595 City Council 7/15/2021

DISCUSSION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

MAINTENANCE OF THE COMMUNITY MARITIME PARK

SUMMARY:

This item seeks to discuss the maintenance of the Community Maritime Park, to include income and expenses, the irrigation system operation and expense, children's playground repairs and drainage/erosion issues.

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) 2019 Breakdown - Stadium vs Other 19 and 20

PRESENTATION: No

CITY OF PENSACOLA

COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND

SCHEDULE OF REVENUES AND EXPENDITURES

For the Fiscal Years Ended September 30, 2019 and 2020

(Unaudited)

NFPB STADIUM REVENUES	2019	2020
Concessions	$ 27,454.16	16,499.35
Use Fee	175,000.00	175,000.00
Attendance Surcharge	262,803.50	125,000.00
Naming Rights	112,500.00	112,500.00
Office Rent	9,000.00	9,000.00
Subtotal	586,757.66	437,999.35
R&R		
	106,973.50	
	14,265.99	
	121,239.49	-
Sub-Total Stadium	**707,997.15**	**437,999.35**

STADIUM EXPENDITURES	2019	2020
Insurance	$ 78,835.58	64,027.08
Property Tax	102,738.14	104,125.17
Stormwater Fee	1,048.58	1,047.68
Game Day Security	38,944.80	-
Repairs	26,339.18	14,437.66
Alarm Monitoring	360.00	14,358.30
Utilities	247,213.50	194,052.12
Subtotal	495,479.78	392,048.02
R&R		
Stadium Netting	-	201,947.99
Speaker System Repairs	6,352.25	46.70
Elevator Repairs	(357.54)	18,559.25
Irrigation Pump	-	27,180.00
Interior Stadium Painting	15,117.00	-
Subtotal	21,111.71	247,733.94
Sub-Total Stadium	**516,591.49**	**639,781.96**

NON-NFPB STADIUM REVENUES		
Parking	129,041.70	-
Rentals	34,420.00	6,700.00
Kiosk Sales	3,733.00	(300.00)
UWF	25,000.00	16,666.68
Leases	146,467.20	153,484.32
CAM Fees	14,341.92	15,067.80
Miscellaneous	619.32	162.83
Interest	18,160.70	16,585.69
Donations	18,300.00	3,500.00
Subtotal	390,083.84	211,867.32
R&R		
	7,974.00	(1,992.00)
	7,974.00	(1,992.00)
Sub-Total Non-Stadium	**398,057.84**	**209,875.32**
TOTAL CMP REVENUE	$ **1,106,054.99**	**647,874.67**

NON-STADIUM EXPENDITURES		
Insurance *	31,900.76	36,015.24
Stormwater Fee	1,783.00	1,783.90
Amphitheatre	2,821.37	3,716.81
Parks & Plaza Maintenance and Utilities	206,155.37	185,287.22
Bulkhead	4,970.00	-
Events	75,962.47	19,804.30
Parking	25,590.80	2,295.62
Private Parcel (professional Svs)	11,706.88	4,457.00
Marina	6,000.00	-
Scoreboard repayment	20,000.00	20,000.00
Park Repairs	2,069.46	-
Subtotal	388,960.11	273,360.08
R&R		
Amphitheatre Repairs	3,353.90	-
Subtotal	3,353.90	-
Sub-Total Non-Stadium	**392,314.01**	**273,360.08**
TOTAL CMP EXPENDITURES	$ **908,905.50**	**913,142.04**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00594 City Council 7/15/2021

DISCUSSION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

TURNING CITY OWNED STORMWATER PONDS INTO GREEN SPACES AND/OR MAKING THEM AESTHETICALLY PLEASING SO AS NOT TO HAVE A NEGATIVE IMPACT ON BUSINESSES AND NEIGHBORHOODS.

SUMMARY:

The City has many city owned and maintained stormwater ponds. This item seeks to discuss the possibility of turning these ponds into green spaces or in the alternative, making them aesthetically pleasing so they do not have a negative impact on the businesses and neighborhoods around them.

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

None

PRESENTATION: No

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00593 City Council 7/15/2021

DISCUSSION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

FLOODING AND DRAINAGE ISSUES ON SOUTH DEVILLIERS

SUMMARY:

This item seeks to discuss the issue of flooding and draining on South DeVilliers in and around property owned by Dr. Gloria Horning.

As Council and administration has heard and been made aware of, even during minor rain events, this area floods.

As part of this discussion, topics to include:

a) LOST & Stormwater fee usage to address this issue
b) Updates on engineering studies on how to fix South DeVilliers
c) Are BP or ARPA funds available to address this issue
d) Potential for a traffic study and possible measures to discourage the use of DeVilliers as a “cut through”

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Picture - 20210619_114731
2) Picture - 20210619_114657
3) Picture - 20210619_120553

PRESENTATION: No



