



City of Pensacola

Urban Core Redevelopment Board

Agenda

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

January 20, 2026, 3:30 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER

ROLL CALL/DETERMINATION OF QUORUM

ELECTION OF OFFICERS

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 26-96 UCRB MEETING MINUTES 10/21/2025

Attachments: UCRB MEETING MINUTES 10/21/2025

PRESENTATIONS

ACTION ITEMS

2. 26-141 101 W. MAIN UPDATE AND USE RECOMMENDATION

Recommendation:

Sponsors:

Attachments: None

DISCUSSION ITEMS

3. 26-104 REIMAGINE PALAFOX PROJECT UPDATE

Recommendation:

Sponsors:

Attachments: None

4. 26-95 PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

Recommendation:

Sponsors:

Attachments:

UCRB PROJECT STATUS REPORT 01.20.2026
Urban Core RPIP Managers Report January 2026
CPIP Urban Core Revised Map-Final

OPEN FORUM

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 850-436-5640 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-96

Urban Core Redevelopment Board

1/20/2026

ACTION ITEM

SUBJECT:

UCRB MEETING MINUTES 10/21/2025

ATTACHMENTS:

1. UCRB MEETING MINUTES 10/21/2025



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

October 21, 2025

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 3:30 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Michael Carro, Micchelle MacNeil, Eddie Todd, Melanie Nichols, Linda Webb, Kelly Wieczorek (arrived at 3:34: P.M.)

Members Absent: Jared Moore, Shirley Kirchharr Cronley

Quorum was present at 3:30 P.M.

ADMINISTRATOR'S REPORT

None

APPROVAL OF MINUTES

1. 25-1341 UCRB MEETING MINUTES- 07/22/2025

A motion to approve was made by Board Member Carro and seconded by Board Member Todd.

The motion passed by the following vote: (with Board Member Wieczorek not yet in attendance)

Yes: 6 Christopher Satterwhite, Michael Carro, Micchelle MacNeil, Eddie Todd, Melanie Nichols, Linda Webb

No: 0 None

PRESENTATIONS

None

ACTION ITEMS

None

DISCUSSION ITEMS

2. 25-1342 PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

CRA Programs Officer, Hilary Halford, discussed the importance of notifying staff about attendance to ensure there is a quorum. If no response is received to the email request, Board Member Carro requested a follow-up phone call for verification. CRA Programs Officer, Hilary Halford, provided an overview of this item. Discussion ensued. Board Member Wieczorek arrived during this discussion. Ann Teston, Incentives and Land Development Program Manager, provided an update on the Affordable Housing Initiative. Hilary discussed the Pre-development Program and the Small Scale Rental Development Program, both currently under development. CRA Program Coordinator, Amanda Childers, presented an overview of the Residential Property Improvement Program and Resiliency Program. Erica Grancagnolo, Economic Development Director, gave updates on the Grand Hotel project and Palafox Street Improvements within the Hashtag project. The board requested notification of when the MLK Portland Loo will be installed. CRA Program Manager, Shirley Baylis, provided an update on the Commercial Property Improvement Program. Anna Kate Baygents, Assistant Economic Development Director, stated the expanded map of the commercial area for Urban Core and additional information regarding community engagement for Hollis T. Williams Park at The Cobb Center will be shared via email after the meeting. Staff answered questions accordingly.

A motion to Approve was made by Board Member Carro and seconded by Board Member Wieczorek.

To maintain A Street Revitalization on the priority list.

The motion passed by the following vote:

Yes: 7 Christopher Satterwhite, Melanie Nichols, Kelly Wieczorek, Michael

Carro, Michelle MacNeil, Eddie Todd, Linda Webb
No: 0 None

A motion to Approve was made by Board Member Wieczorek and seconded by Board Member Todd.

Remove the Downtown District Initiatives DIB from the priority list as the CRA no longer funds DIB activities.

The motion passed by the following vote:

Yes: 7 Christopher Satterwhite, Melanie Nichols, Kelly Wieczorek, Michael Carro, Michelle MacNeil, Eddie Todd, Linda Webb
No: 0 None

3. 25-1378 GARDEN STREETLIGHT POLE BANNERS

CRA Program Manager, Shirley Baylis, provided an overview of this item. Discussion ensued. Staff answered questions accordingly.

BOARD MEMBER COMMENTS

None

OPEN FORUM

No public comments were received. CRA Programs Officer, Hilary Halford, introduced the concept of a joint workshop for the Urban Core, Eastside, and Westside District Boards to be held in January. The Workshop will cover CRA 101, The Sunshine Law, and Robert's Rules of Order.

ADJOURNMENT

4:23 P.M.

Memorandum

File #: 26-141

Urban Core Redevelopment Board

1/20/2026

DISCUSSION

SPONSOR:

SUBJECT:

101 W. MAIN UPDATE AND USE RECOMMENDATION

RECOMMENDATION:

SUMMARY:

Staff to provide status report on 101 W. Main Street property for redevelopment and requesting the board to make recommendations for desired future use and next steps.

PRIOR ACTION:

N/A

FUNDING:

None

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-104

Urban Core Redevelopment Board

1/20/2026

DISCUSSION

SPONSOR:

SUBJECT:

REIMAGINE PALAFOX PROJECT UPDATE

SUMMARY:

Staff will provide an update on the status of the Reimagine Palafox Project.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-95

Urban Core Redevelopment Board

1/20/2026

DISCUSSION

SPONSOR:

SUBJECT:

PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

SUMMARY:

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

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

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

ATTACHMENTS:

1. UCRB PROJECT STATUS REPORT 01.20.2026
2. Urban Core RPIP Managers Report January 2026
3. CPIP Urban Core Revised Map-Final

PRESENTATION: No

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Affordable Housing Initiatives - Identified as priority #1 on 3/24/25	Urban Core/ Westside/ Eastside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2031	On-going	~The three HBA infill homes at 2300 W. Jackson Street, 113 Spring Street, and 1491 E Street are progressing well through a collaboration between the City, the Community Land Trust (CLT), and the Home Builders Association (HBA). Construction is complete for all 3 homes and are open for application. ~The CRA is drafting an affordable housing pre-development program. The program is proposed to provide funding towards soft costs (design plans, surveys, etc.) to reduce the cost of construction of affordable owner occupied homes serving households at or below 80% AMI. The program is anticipated to be brought forward to the CRA early 2026. ~In addition, staff is developing a new Affordable Housing Small-Scale Rental Development Program (RDP). Staff anticipates bring this to the CRA for approval once all legal questions have been addressed. ~Finally, negotiations with the CLT are nearing completion on the Land Donation and Development Agreement for the former Malcolm Yonge Gym site, which will deliver 6-12 affordable housing units. CRA staff will bring the agreement to the CRA Board and City Council for approval in February. This project will create permanent affordable homeownership opportunities for the community, ensuring the homes remain affordable in perpetuity. Anticipated to bring the Land Donation and Development Agreement to the February CRA and Council meetings.	Hilary Halford; CRA Programs Officer; Ann Teston, Incentives and Land Development Manager	ERB, UCRB (Added 12/2/20) & WRB recommended inclusion in project list.
Residential Property Improvement Program Identified as priority #2 on 3/24/25	Urban Core/ Eastside/ Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the City's adopted CRA districts. Program is available for owner occupied, long term rental and vacant homes. More information available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2031	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	ERB, UCRB (Added 7/21/20) & WRB recommended inclusion in project list.

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPELE NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Bruce Beach Park Improvements (Phases 1-3) Identified as priority #3 on 3/24/25	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE.	Thru FY2031	Phase 1 & 2 - Complete; Phase 3 - Planning	CRA approved a partial budget allocation towards phase 3 of the Bruce Beach project for FY2026. Next steps to be further developed.	Victoria D'Angelo, CRA Administrative Officer	UCRB recommended inclusion in project list (Added 7/21/20).
Wright and Alcaniz Area	Urban Core	Explore development opportunities in accordance with the 2025 Urban Core Redevelopment Plan special demonstration project or as otherwise authorized by the plan.	Thru FY2031	Planning	Bay Center Area Study underway.	Erica Grancagnolo, Economic Development Director, Anna Kate Baygents, Economic Development Assistant director, Victoria D'Angelo, CRA Administrative Officer	UCRB recommended inclusion in project list (Added 7/22/25).
Grand Hotel	Urban Core	Explore development opportunities in accordance with the 2025 Urban Core Redevelopment Plan special demonstration project or as otherwise authorized by the plan.	Thru FY2031	Planning	See above	Erica Grancagnolo, Economic Development Director, Anna Kate Baygents, Economic Development Assistant	UCRB recommended inclusion in project list (Added 7/22/25).
Low Barrier Shelter and Day Use Center	Urban Core	In partnership with homeless organizations advocate for creating a low-barrier shelter and day center in accordance with the 2025 Urban Core Redevelopment Plan.	Thru FY2031	New Project	-	Hilary Halford, CRA Programs Officer	UCRB recommended inclusion in project list (Added 7/22/25).

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPELE NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Public Restrooms	Urban Core	Partner with the City to construct and maintqain public restrooms in accordance with the 2025 Urban Core Redevelopment Plan.	Thru FY2026	Construction	At its August 2025 meeting, the CRA awarded a bid for installation of three Portland Loo restrooms at MLK Plaza, Blake Doyle Skate Park, and Bruce Beach within the Urban Core district. The Bruce Beach facility was subsequently removed from the contract.	Victoria D'Angelo, CRA Administrative Officer; Russell Sweat, Facilities & Fleet Director	UCRB recommended inclusion in project list (Added 7/22/25).
Community Policing	Urban Core	Community policing efforts are on-going. Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD)	Thru FY2031	On-going	Community policing efforts are on-going.	Hilary Halford, CRA Programs Officer; Kristin Brown, Interim Police Chief	UCRB recommended inclusion in project list (Added 7/21/20).
West Main Street Corridor Management	Urban Core/ Westside	Corridor Management of West Main street from Clubbs to Barrancas.	Thru FY2027	Design	Project 100% designed, FDOT will provide funds for construction in summer of 2026 and the project is anticipated to be bid in Fall of 2026.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	URCB recommended inclusion in project list (Added 7/21/20).
Two Way Conversion MLK/Alcaniz & Davis	Urban Core/ Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.	Thru FY2031	Planning	This project is currently ranked #25 on the FL-AL TPO project priorities. It was not funded in the FDOT FY27-31 work program, however, the City has allocated funding towards design in an effort to take advantage of the current resurfacing work by FDOT. The consultant, HDR is tasked with design and will submit 60% plans in spring of 2026. There is no construction funding for the two-way at this time.	Victoria D'Angelo, CRA Administrative Officer; Amy Tootle, Public Works Director; Brad Hinote, City Engineer; Caitlin Cerame, Transportation Planner	ERB & UCRB (Added 7/21/20) recommended inclusion in project list.

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Residential Resiliency Program	Urban Core/ Eastside/ Westside	Improvements to residential property under CRA Residential Resiliency Program within the City’s designated Urban Core, Westside and Eastside community redevelopment areas to repair storm- damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program. More information available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2030	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	ERB, UCRB (Added 12/2/20) & WRB recommended inclusion in project list.

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
CRA Commercial Property Improvement Program	Urban Core/Westside	The Commercial Property Improvement Program (CPIP) is designed to support preservation and enhancement of commercial and non-residential buildings, increased building occupancy and reuse, elimination and prevention of blight and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes. More information and target area maps are available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2030	On-going	Boundaries were recently expanded and program is being monitored for new activity. See attach map for new expanded boundaries.	Shirley Baylis, CRA Program Manager	UCRB (Added 7/21/20) & WRB recommended inclusion in project list.
"A" Street Traffic and Connectivity Strategy (formerly "A" Streetscape Revitalization)	Urban Core/Westside	Conduct a study to analyze traffic and connectivity issues and develop a strategy to address those issues as authorized in the redevelopment plan.	Thru FY2030	Planning	Title and description of project updated to align with Westside Redevelopment Board (WRB) recommendation. Analysis of the intersection at Cervantes and A Street is anticipated to be performed as a component of the Cervantes Street RAISE grant project which will include a PD&E study and design plans for both East and West Cervantes Street. Therefore, staff recommends focusing on connectivity improvements along the southern segment of the corridor, from Garden to Main Street, as the first phase to include sidewalk connectivity, safe crossings, and lighting. Funding for these improvements are being sought.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Caitlin Cerame, Transportation Planner	UCRB (Added 7/21/20) & WRB recommended inclusion in project list. UCRB approved continued inclusion on the list 10/13/2025.

URBAN CORE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

January 20, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
"Hashtag" Streetscape / Continuous Waterfront Trail System	Urban Core	Streetscape and corridor improvements along Main Street, Cedar Street, Palafox Street and Jefferson Street. Project anticipated to be completed in phases - Main Street from Baylen Street to Alcaniz Street (Phase 1); Cedar Street from Alcaniz Street to Community Maritime Park (Phase 2); and Palafox Street and Jefferson Street from Intendencia Street to waterfront (Phase 3).	Thru FY2030	Phase 1 - Design Complete; Phase 2 - Planning; Phase 3 - Palafox Street - Procurement; Jefferson Street (Not started)	Design for phase 1 along Main Street from Baylen to Alcaniz is substantially complete. Funding for design of Phase 2 along Cedar Street from Commendencia St to Spring St has been funded through FDOT SUN Trail. A Notice to Proceed has been issued to AtkinsRealis for the design work and SCAPE Landscape Architecture for consistency review/public engagement with the Waterfront Framework Plan and 2025 Urban Core Redevelopment Plan. The New Palafox/South Palafox Pedestrian Improvements (Garden to Main) projectbegan January 5, 2026. Notice to Proceed was issued for January 5, 2026.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Caitlin Cerame (SunTrail); Adrienne Walker (New Palafox Project)	UCRB recommended inclusion in project list (Added 7/21/20).
Hollice T. Williams Urban Greenway	Urban Core/ Eastside		Thru FY2030	EDFP, Phase I - Complete; Park - Design	90% design plans are in review by the City. Intent to bid the first phase is anticipated in Winter 2026.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Rachel Bennett, Urban Design Planner; Caitlin Cerame, Transportation Planner	UCRC (Added 7/21/20) & ERB recommended inclusion in project list.
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2030	Planning	-	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Daniel Moak, Engineering Design Manager	UCRB recommended inclusion in project list (Added 7/21/20).

City Of Pensacola Community Redevelopment Agency
Urban Core
Programs Status Report
January 2026

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

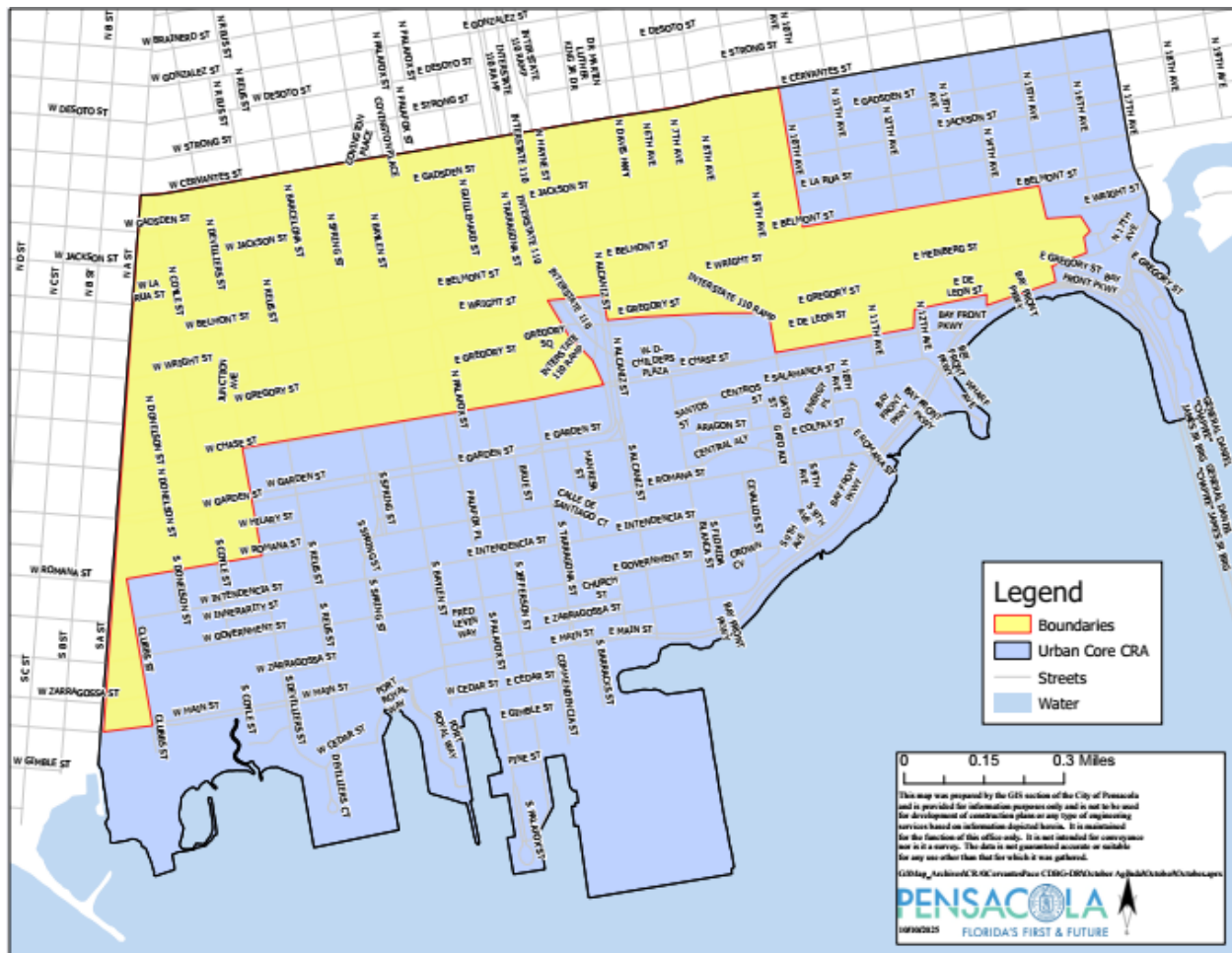
- **Applications in Review: 3**
- **Projects Invited for Full Application: 0**
- **Projects Pending Inspections: 0**
- **Projects Pending Bidding: 1**
- **Projects Under Contract: 1**
- **Projects Completed: 0**

RESILIENCY PROGRAM

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

- **Projects Invited for Full Application: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 0**
- **Projects Completed: 0**

Commercial Property Improvement Target Area: Urban Core CRA



Revised 10/6/2025