



City of Pensacola

Community Redevelopment Agency

Agenda

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

March 4, 2024, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

BOARD MEMBER DISCLOSURE

CHAIRPERSON'S REPORT

APPROVAL OF MINUTES

1. 24-104 CRA MEETING MINUTES - 2/05/2024

Attachments: *CRA Meeting Minutes - 02/05/2024*

DISCUSSION ITEMS

2. 24-205 DISCUSSION OF PLANS FOR REDEVELOPMENT OF 925 E JACKSON STREET

Recommendation:

Sponsors: Jennifer Brahier - Chairperson

Attachments: *None*

3. 24-223 RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP) UPDATE

Recommendation:

Sponsors: Jennifer Brahier - Chairperson

Attachments: *None*

ACTION ITEMS

4. 24-211 CONSTRUCTION COMMENCEMENT EXTENSION REQUEST - 150 SOUTH BAYLEN STREET REDEVELOPMENT PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to negotiate a one (1) year extension of the construction commencement and repurchase deadlines pertaining to the redevelopment project at 150 South Baylen Street. Further, that staff bring back the negotiated terms for consideration at its April 2024 meeting.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *Location Map - 150 S Baylen*
Letter of Understanding - March 2021
Letter of Understanding- October 2021
Letter of Understanding - September 2022
Letter of Understanding - March 2023
Extension Request - 02/06/24

5. 24-207 APPROVAL TO REALLOCATE FUNDING FOR WEST MAIN STREET CORRIDOR IMPROVEMENTS

Recommendation: That the Community Redevelopment Agency (CRA) reallocate \$38,240 from the 2017 Westside bond fund proceeds to the design of the West Main Corridor Improvement project.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *None*

PRESENTATIONS

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 (or TDD 850-435-1666) 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.

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.

Memorandum

File #: 24-104

Community Redevelopment Agency

3/4/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

CRA Meeting Minutes - 2/05/2024

RECOMMENDATION:

SUMMARY:

PRIOR ACTION:

FUNDING:

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

ATTACHMENTS:

1. CRA Meeting Minutes - 02/05/2024

PRESENTATION: No



City of Pensacola

Community Redevelopment Agency

Agenda

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

February 5, 2024, 3:30 PM

Hagler Mason Conference Room, 2nd floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Brahier at 4:44 P.M.(Immediately following the 3:30 P.M. City Council Agenda Conference).

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

Members Absent: Teniade Broughton

Also Present: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

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

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 24-98 CRA MEETING MINUTES 01/16/2024

Recommendation:

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

The motion passed by the following vote:

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

PRESENTATIONS

2. 24-90 COMMUNITY POLICING UPDATE

Recommendation: That the Community Redevelopment Agency (CRA) receive an update regarding community policing activities within the Urban Core Community Redevelopment Area.

CRA Division Manager Victoria D'Angelo provided an overview of the item. Pensacola Police Officers Justin Roedel and Kevin Christman spoke to the item. Staff responded accordingly to questions.

DISCUSSION ITEMS

None.

ACTION ITEMS

3. 23-1119 CRA COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP) AWARD - MAGNOLIA HISTORIC CEMETERY

Recommendation: That the Community Redevelopment Agency (CRA) award a contract under the Commercial Property Improvement Program (CPIP) to AME Zion Burial Association Trustees, owners of the Magnolia Historic Cemetery, for hazardous tree removal and pruning and for preservation work on specified historic monuments located within the Magnolia Historic Cemetery, total not to exceed \$100,000. Further, the CRA

authorize the CRA Chairperson to take all actions necessary to complete the project pursuant to the program documents.

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

CRA Division Manager Victoria D'Angelo introduced the item. Asst. CRA Division Manager Hilary Halford gave a brief presentation of the item. Donald Harris of the Historic Burial Association and Mayor Reeves spoke to the item and staff answered questions accordingly.

The motion passed by the following vote:

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

4. 23-1117 CRA COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP) AWARD
- AME ZION HISTORIC CEMETERY

Recommendation: That the Community Redevelopment Agency (CRA) award a contract under the Commercial Property Improvement Program (CPIP) to AME Zion Burial Association Trustees, owners of the AME Zion Historic Cemetery, for hazardous tree removal and pruning and for preservation work on specified historic monuments located within the AME Zion Historic Cemetery, total not to exceed \$100,000. Further, the CRA authorize the CRA Chairperson to take all actions necessary to complete the project pursuant to the program documents.

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

CRA Division Manager Victoria D'Angelo introduced the item. Asst. CRA Division Manager Hilary Halford gave a brief presentation of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

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

5. 23-1114 AWARD OF BID #24-003 -BELMONT & DEVILLIERS COMMERCIAL CORE STREETScape RESTORATION

Recommendation: That the Community Redevelopment Agency (CRA) award bid No. 24-003 for Belmont & DeVilliers Commercial Core Streetscape Restoration to Gulf Coast Building Contractor, Inc., the lowest and most responsive bidder in the amount of \$241,375 plus a 10% contingency in the amount of \$24,137.50 for a total amount of \$265,512.50. Further, that the CRA authorize the Chairperson to take all actions necessary to execute the contract.

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

CRA Division Manager Victoria D'Angelo gave an overview of the item. Mayor Reeves spoke to the item and staff answered questions accordingly.

The motion passed by the following vote:

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

6. 23-1108 AWARD OF CONTRACT - RFQ NO. 23-014 FOR UPDATE OF PENSACOLA COMMUNITY REDEVELOPMENT PLANS

Recommendation: That the Community Redevelopment Agency (CRA) award a contract under Request of Qualifications (RFQ) No. 23-014 Urban Planning, Design, Research, Analysis and Plan Amendment Services for Update of the Pensacola Community Redevelopment Plans to Urban Design Associates, Ltd. Further, that the CRA authorize the Chairperson to negotiate, execute and administer the contract, consistent with the CRA Chairperson's Powers, as granted in the CRA Bylaws.

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

CRA Division Manager Victoria D'Angelo gave an overview of the item. Mayor Reeves spoke to the item. Staff responded accordingly to questions.

The motion passed by the following vote:

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

7. 24-94 APPROVAL TO PLEDGE CRA FUNDING TO SUPPORT THE ACQUISITION OF THE BAPTIST HOSPITAL/MEDICAL TOWERS SITE

Recommendation: That the Community Redevelopment Agency approve the pledge of 2017 Westside CRA bond proceeds to the Baptist Hospital Site Acquisition/Demolition project in the amount of \$1,000,000.

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

CRA Division Manager Victoria D'Angelo introduced the item. Mayor Reeves spoke to the item. Staff responded accordingly to questions.

The motion passed by the following vote:

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

8. 24-95 APPROVAL TO DONATE A PORTION OF CRA PROPERTY LOCATED AT 101 W MAIN STREET TO PUBLIC RIGHT OF WAY

Recommendation: That the Community Redevelopment Agency (CRA) convey a portion of its property at 101 W Main Street, parcel ID number 00-0S-00-9100-080-026, which encroaches into the adjacent Main Street streetscape, to public right-of-way as described in the attached Special Warranty Deed.

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

CRA Division Manager Victoria D'Angelo gave an overview of the item. Staff responded accordingly to questions.

The motion passed by the following vote:

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

9. 24-120 RESOLUTION NO. 2024-15 CRA - ACQUISITION OF REAL PROPERTY - 710-712 NORTH C STREET (JOHN A. GIBSON SCHOOL)

Recommendation: That the Community Redevelopment Agency (CRA) adopt Resolution No. 2024-15 CRA:

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CITY AND CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 710-712 NORTH C STREET IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

CRA Division Manager Victoria D'Angelo introduced the item gave a brief overview. Mayor Reeves spoke to the item as well.

Public Speakers:

Robin Reshard

The motion passed by the following vote:

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

OPEN FORUM

Public Speakers:

John Ellis discussed the CRA Commercial Property Improvement Program and the Residential Property Improvement Program and the guidelines regarding multi-family use for both programs.

ADJOURNMENT

5:39 P.M.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-436-5640 (or TDD 850-435-1666) for further information. 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.

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Memorandum

File #: 24-205

Community Redevelopment Agency

3/4/2024

DISCUSSION

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

DISCUSSION OF PLANS FOR REDEVELOPMENT OF 925 E JACKSON STREET

RECOMMENDATION:

SUMMARY:

The Community Redevelopment Agency (CRA) is asked to discuss its preferences for redevelopment of 925 East Jackson Street. A presentation with a location map will be provided outlining options to be considered for affordable housing redevelopment.

PRIOR ACTION:

September 11, 2023 - CRA discussed redevelopment of 925 E Jackson Street.

December 11, 2023 - CRA discussed the future redevelopment of 925 E Jackson Street and received a presentation on the results of a zoning analysis and building massing and height study performed by staff.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

2/21/2024

STAFF CONTACT:

David Forte, Deputy City Administrator

Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, Asst. CRA Division Manager

ATTACHMENTS:

None

PRESENTATION: Yes

Memorandum

File #: 24-223

Community Redevelopment Agency

3/4/2024

DISCUSSION**SPONSOR:** Jennifer Brahier - Chairperson**SUBJECT:**

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP) UPDATE

RECOMMENDATION:**SUMMARY:**

The Community Redevelopment Agency (CRA) RPIP program saw a substantial increase in activity since March 2022 when the program policy was updated to include expanded target areas and with the addition of dedicated program staff beginning in April 2022. Due to the large influx of applications, in November 2023, the Community Redevelopment Agency (CRA) agreed to temporarily pause the acceptance of new applications for the RPIP due to excessive wait times, and to allow time for the installation of Neighborly, a new software system used to manage all aspects of the program more effectively.

Staff advised the CRA that it would provide quarterly reports to the CRA on the status of the RPIP. The following are based on activity since the November 6, 2023, report.

PROJECT STATUS	URBAN CORE	WESTSIDE	EASTSIDE
Completed	2	2	2
In Progress	4	3	1
On Waitlist	9	21	17
Est. Wait time	1.78 years	4 years	9 years

Staff is targeting April 1, 2024 to re-open the acceptance of new applications within the Urban Core community redevelopment area. Due to the estimated wait times for those in the Westside and Eastside districts, these waitlists will remain closed until the wait time falls below 2 years.

PRIOR ACTION:

January 8, 2018 - The CRA approved the Residential Property Improvement Program.

September 10, 2018 - The CRA approved revisions to the Residential Property Improvement Program.

March 3, 2019 - The CRA approved revisions to the Residential Property Improvement Program.

March 7, 2022 – The CRA approved the Residential Property Improvement Program policy.

November 6, 2023 - The CRA received an update on the Residential Property Improvement Program.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

2/21/2024

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

None

PRESENTATION: No

Memorandum

File #: 24-211

Community Redevelopment Agency

3/4/2024

ACTION ITEM**SPONSOR:** Jennifer Brahier - Chairperson**SUBJECT:**

CONSTRUCTION COMMENCEMENT EXTENSION REQUEST - 150 SOUTH BAYLEN STREET REDEVELOPMENT PROJECT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) authorize staff to negotiate a one (1) year extension of the construction commencement and repurchase deadlines pertaining to the redevelopment project at 150 South Baylen Street. Further, that staff bring back the negotiated terms for consideration at its April 2024 meeting.

SUMMARY:

On April 10, 2017, the CRA approved an award of contract for the sale of surplus property at 150 South Baylen Street (an underutilized parking lot) to Studer Properties, LLP. The property sold at its appraised value of \$510,000. The special warranty deed required that construction on the property begin by April 4, 2021. On March 8, 2021, the CRA approved and was notified that the property was under contract to Red Feather Developers, LLC. On that date, the CRA approved a request by Red Feather to extend the construction deadline to September 30, 2021.

On August 12, 2021, Red Feather submitted notification to CRA that a title encumbrance had been placed on the property. The pending litigation to resolve the encumbrance issue would not likely be resolved prior to the end of September. Due to the litigation, the CRA approved an extension of the date to commence construction through September 30, 2022.

At the CRA's September 12, 2022 meeting, it approved the developer's request for an additional extension of the construction commencement deadline through March 31, 2023, as well as the notice of intent to repurchase deadline through May 30, 2023 and the repurchase deadline through September 27, 2023. An additional one-year extension request to the construction commencement and repurchase deadlines were also approved on March 6, 2023.

At this time, the construction commencement and repurchase deadlines are as follows:

- Construction Commencement: March 31, 2024
- Intent to Repurchase Deadline: May 30, 2024

- Repurchase Deadline: September 27, 2024

The developer is requesting an additional one-year extension to the construction commencement deadline to March 31, 2025. The full request and status overview is attached.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 150 S. Baylen Street surplus.

December 23, 2016 - A 30-day Notice of Property Disposition/RFP was published.

January 22, 2017 - A purchase offer of \$510,000 was received from Studer Properties, LLP.

April 10, 2017 - The CRA awarded a contract for the sale of 150 S. Baylen Street to Studer Properties, LLP.

April 13, 2017 - City Council approved the contract for the sale of 150 S. Baylen St to Studer Properties, LLP.

August 31, 2017 - The property was conveyed by Special Warranty Deed.

August 5, 2019 - the CRA approved a partial extension to the plan submittal deadline through February 29, 2020.

April 20, 2020 - The CRA approved a full extension of the plan submittal deadline through August 31, 2020.

October 5, 2020 - The CRA reviewed and accepted the developer's design plans for the site.

March 8, 2021 - The CRA approved extension of the construction start deadline to September 30, 2021.

October 11, 2021 - The CRA approved extension of the construction start deadline to September 30, 2022.

September 12, 2022 - The CRA approved extension of the deadline to commence construction through March 31, 2023, as well as, the repurchase deadline through September 27, 2023 and the notice of intent to repurchase deadline through May 30, 2023.

March 6, 2023 - The CRA approved extension of the construction commencement deadline for a period of one year, through March 31, 2024, as well as the repurchase deadline through September 27, 2024 and the notice of intent to repurchase deadline through May 30, 2024.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

2/26/2024

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

1. Location Map - 150 S Baylen
2. Letter of Understanding - March 2021
3. Letter of Understanding- October 2021
4. Letter of Understanding - September 2022
5. Letter of Understanding - March 2023
6. Extension Request - 02/06/24

PRESENTATION: No

Location Map – 150 South Baylen Street, Pensacola FL



OFFICE of the CITY ATTORNEY
Susan A. Woolf, City Attorney

March 17, 2021

Via email only (andrew@rothfeder.com)

Mr. Andrew Rothfeder
Red Feather Developers, LLC
321 N. Devilliers St., Suite 103
Pensacola, Florida 32501

Re: 150 S. Baylen Street

Dear Andrew:

It is my understanding that Studer Properties, LLP, the current owner of the property located at 150 S. Baylen Street, may be conveying the property to Red Feather Developers, LLC, in the near future. The purpose of this letter is to confirm that the Community Redevelopment Agency of the City, Studer Properties, LLP, and your company are in agreement on the basis in which Red Feather Developers would receive the subject property.

The special warranty deed transferring the subject property from the CRA to Studer Properties includes a number of contingencies that must be satisfied before clear title is conveyed ("the Special Warranty Deed", which is recorded in the official records of Escambia County at book 7770, page 1928). The first of those contingencies – the plan submittal deadline – has been met insofar as the plans were submitted and approved at the CRA's regular meeting on October 5, 2020. At the CRA meeting on March 8, 2021, the CRA approved an extension of the construction **commencement deadline** to **September 30, 2021**.

The Special Warranty Deed describes two bases for the repurchase period, one based on the plan submittal deadline and one based on the construction commencement deadline. Because the deadline for the plan submission was met, the only remaining basis that is relevant is the construction commencement deadline. Using the commencement deadline, the **repurchase period deadline** expires at midnight on **March 29, 2022** (September 30, 2021 + 180 days).

Before the CRA can repurchase the property, it must provide written notice of its intent to repurchase within a 60-day period. Again, the notice period is based on either the plan submittal deadline or the construction commencement deadline. Using the commencement deadline, the **written notice period deadline** is midnight on **November 29, 2021** (September 30, 2021 + 60 days).

Andrew Rothfeder
Red Feather Developers, LLC
March 17, 2021
Page two

The remaining contingencies and deadlines described in the Special Warranty Deed remain in effect, and this letter does not nullify or void any of the contingencies or deadlines in the Special Warranty Deed.

The CRA asks that Red Feather Developers, by signing this letter and returning it to the undersigned no later than March 31, 2021, acknowledge that it understands that if it chooses to receive conveyance of the property located at 150 S. Baylen Street, it does so subject to all contingencies in the Special Warranty Deed, including but not limited to the contingencies described above.

If you have any questions, please contact Helen Gibson, CRA Administrator, or me.

Sincerely,


Susan A. Woolf
City Attorney
2021-03-17 11:
51:46

Susan A. Woolf
City Attorney

/saw

Cc: Helen Gibson, CRA Administrator
Delarian Wiggins, CRA Chairperson
Grover C. Robinson, IV, Mayor
Kerrith Fiddler, Deputy City Administrator
(all via email only)

Acknowledgment:

We, Andrew Rothfeder and _____, as managers of Red Feather Developers, LLC, do hereby acknowledge and agree that, if Red Feather Developers chooses to purchase the property located at 150 S. Baylen Street, it will do such subject to all of the contingencies described in the Special Warranty Deed, including but not limited to the contingencies and the deadlines described above.

3/26/21
Date

RED FEATHER DEVELOPERS, LLC


Andrew Rothfeder, Manager

Date

_____, Manager

OFFICE of the CITY ATTORNEY
Charles V. Peppler, City Attorney

October 22, 2021

Via email only (andrew@rothfeder.com)

Mr. Andrew Rothfeder
Red Feather Developers, LLC
321 N. Devilliers St., Suite 103
Pensacola, Florida 32501

Re: 150 S. Baylen Street

Dear Andrew:

It is my understanding that Studer Properties, LLP, the current owner of the property located at 150 S. Baylen Street, may be conveying the property to Red Feather Developers, LLC, in the near future. The purpose of this letter is to confirm that the Community Redevelopment Agency of the City, Studer Properties, LLP, and your company are in agreement on the bases in which Red Feather Developers would receive the subject property.

The special warranty deed transferring the subject property from the CRA to Studer Properties includes a number of contingencies that must be satisfied before clear title is conveyed ("the Special Warranty Deed", which is recorded in the official records of Escambia County at book 7770, page 1928). The first of those contingencies - the plan submittal deadline - has been met insofar as the plans were submitted and approved at the CRA's regular meeting on October 5, 2020. At the CRA meeting on October 11, 2021, the CRA approved an extension of the construction **commencement deadline** to **September 30, 2022**.

The Special Warranty Deed describes two bases for the repurchase period, one based on the plan submittal deadline, and one based on the construction commencement deadline. Because the deadline for the plan submission was met, the only remaining basis that is relevant is the construction commencement deadline. Using the commencement deadline, the **repurchase period deadline** expires at midnight on **March 29, 2023** (September 30, 2022 + 180 days).

Before the CRA can repurchase the property, it must provide written notice of its intent to repurchase within a 60-day period. Again, the notice period is based on either the plan submittal deadline or the construction commencement deadline. Using the commencement deadline, the **written notice period deadline** is midnight on **November 29, 2022** (September 30, 2022 + 60 days).

The remaining contingencies and deadlines described in the Special Warranty Deed remain in effect, and this letter does not nullify or void any of the contingencies or deadlines in the Special Warranty Deed.

The CRA asks that Red Feather Developers, by signing this letter and returning it to the undersigned no later than **November 1, 2021**, acknowledge that it understands that if it chooses to receive conveyance of the property located at 150 S. Baylen Street, it does so subject to all contingencies in the Special Warranty Deed, including but not limited to the contingencies described above.

If you have any questions, please contact Helen Gibson, CRA Administrator, or me.

Sincerely,


Charles V. Peppler
City Attorney

CVP/vo

Cc: Helen Gibson, CRA Administrator
Delarian Wiggins, CRA Chairperson
Grover C. Robinson, IV, Mayor
Kerrith Fiddler, City Administrator

Acknowledgement:

We, Andrew Rothfeder and _____, as managers of Red Feather Developers, LLC, do hereby acknowledge and agree that, if Red Feather Developers chooses to purchase the property located at 150 S. Baylen Street, it will do such subject to all of the contingencies described in the Special Warranty Deed, including but not limited to the contingencies and the deadlines described above.

RED FEATHER DEVELOPERS, LLC

10/25/21
Date


Andrew Rothfeder, Manager

Date

_____, Manager

OFFICE of the CITY ATTORNEY
Charles V. Pepler, City Attorney

VIA EMAIL
September 13, 2022

Mr. Andrew Rothfeder
Red Feather Developers, LLC
321 N. Devilliers St., Suite 103
Pensacola, Florida 32501
andrew@rothfeder.com

Re: 150 S. Baylen Street

Dear Andrew:

The purpose of this letter is to confirm that the Community Redevelopment Agency of the City and your company are in agreement that Red Feather Developers, LLC has title to the subject property pursuant to a special warranty deed given by Studer Properties, LLP.

The special warranty deed transferring the subject property from the CRA to Studer Properties includes a number of conditions and restrictions that must be satisfied before clear title is conveyed ("the Special Warranty Deed", which is recorded in the official records of Escambia County at book 7770, page 1928). The first of those conditions, the plan submittal deadline, has been met insofar as the plans were submitted and approved at the CRA's regular meeting on October 5, 2020. Further, at the CRA meeting on September 12, 2022, the CRA approved an extension of the construction **commencement deadline to March 31, 2023.**

The Special Warranty Deed describes two bases for the repurchase period: one based on the plan submittal deadline, and one based on the construction commencement deadline. Because the deadline for the plan submission was met, the only remaining basis is the construction commencement deadline. Using the commencement deadline, as above, the **repurchase period deadline** expires at midnight on **September 27, 2023** (March 31, 2023 + 180 days).

Before the CRA can repurchase the property, it must provide written notice of its intent to repurchase within a 60-day period. Again, the notice period is based on either the plan submittal deadline or the construction commencement deadline. Using the commencement deadline, the **written notice period deadline** is midnight on **May 30, 2023** (March 31, 2023 + 60 days).

The remaining conditions and deadlines described in the Special Warranty Deed remain in effect. This letter does not nullify or void any of these conditions, restrictions, or deadlines in the Special Warranty Deed.

The CRA requests that Red Feather Developers, LLC, sign this letter and return it to the undersigned no later than **September 30, 2022**. By signing, Red Feather Developers, LLC acknowledges that it understands that it has received conveyance of the property located at 150 S. Baylen Street, subject to all conditions and restrictions in the Special Warranty Deed, including but not limited to those contingencies and conditions described above.

If you have any questions, please contact Victoria D'Angelo, Asst. CRA Manager, or me.

Sincerely,


Charles V. Peppler
City Attorney

CVP/kb

Cc:
Teniade Broughton, CRA Chairperson
Victoria D'Angelo, Asst. CRA Manager

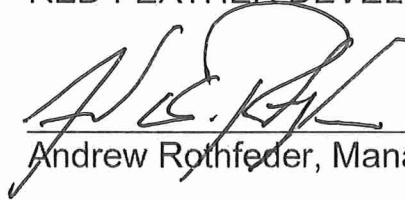
Acknowledgment:

We, Andrew Rothfeder, and _____, as managers of Red Feather Developers, LLC, do hereby acknowledge and agree that, Red Feather Developers purchased the property at 150 S. Baylen Street, and is subject to all of the contingencies and conditions described in the Special

Warranty Deed, including but not limited to, the contingencies, restrictions, and the deadlines described above.

RED FEATHER DEVELOPERS, LLC

9/14/22
Date



Andrew Rothfeder, Manager

Date

_____, Manager

OFFICE of the CITY ATTORNEY
Charles V. Peppler, City Attorney

VIA EMAIL
March 7, 2023

Mr. Andrew Rothfeder
Red Feather Developers, LLC
321 N. Devilliers St., Suite 103
Pensacola, Florida 32501
andrew@rothfeder.com

Re: 150 S. Baylen Street

Dear Andrew:

The purpose of this letter is to confirm that the Community Redevelopment Agency of the City and your company are in agreement that Red Feather Developers, LLC has title to the subject property pursuant to a special warranty deed given by Studer Properties, LLP.

The special warranty deed transferring the subject property from the CRA to Studer Properties includes a number of conditions and restrictions that must be satisfied before clear title is conveyed ("the Special Warranty Deed", which is recorded in the official records of Escambia County at book 7770, page 1928). The first of those conditions, the plan submittal deadline, has been met insofar as the plans were submitted and approved at the CRA's regular meeting on October 5, 2020. Further, at the CRA meeting on March 6, 2023, the CRA approved an extension of the construction **commencement deadline to March 31, 2024.**

The Special Warranty Deed describes two bases for the repurchase period: one based on the plan submittal deadline, and one based on the construction commencement deadline. Because the deadline for the plan submission was met, the only remaining basis is the construction commencement deadline. Using the commencement deadline, as above, the **repurchase period deadline** expires at midnight on **September 27, 2024** (March 31, 2024 + 180 days).

Before the CRA can repurchase the property, it must provide written notice of its intent to repurchase within a 60-day period. Again, the notice period is based on either the plan submittal deadline or the construction commencement deadline. Using the commencement deadline, the **written notice period deadline** is midnight on **May 30, 2024** (March 31, 2024 + 60 days).

The remaining conditions and deadlines described in the Special Warranty Deed remain in effect. This letter does not nullify or void any of these conditions, restrictions, or deadlines in the Special Warranty Deed.

The CRA requests that Red Feather Developers, LLC, sign this letter and return it to the undersigned no later than **March 24, 2023**. By signing, Red Feather Developers, LLC acknowledges that it understands that it has received conveyance of the property located at 150 S. Baylen Street, subject to all conditions and restrictions in the Special Warranty Deed, including but not limited to those contingencies and conditions described above.

If you have any questions, please contact Victoria D'Angelo, Asst. CRA Manager, or me.

Sincerely,

 Charles V. Peppler
2023.03.07 16:19:
14-06'00'

Charles V. Peppler
City Attorney

CVP/kb

Cc:

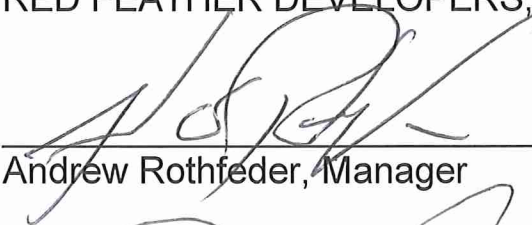
Teniade Broughton, CRA Chairperson
Victoria D'Angelo, Asst. CRA Manager

Acknowledgment:

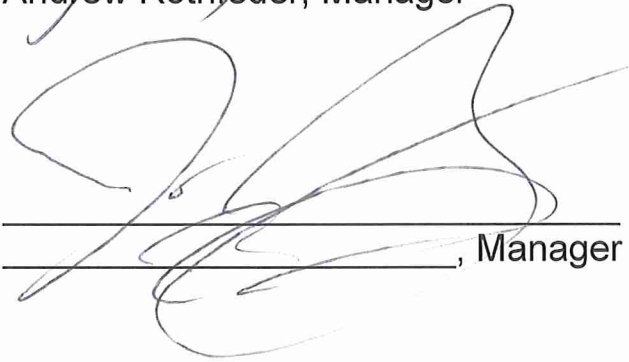
We, Andrew Rothfeder, and JOSE SATTON, as managers of Red Feather Developers, LLC, do hereby acknowledge and agree that, Red Feather Developers purchased the property at 150 S. Baylen Street, and is subject to all of the contingencies and conditions described in the Special Warranty Deed, including but not limited to, the contingencies, restrictions, and the deadlines described above.

RED FEATHER DEVELOPERS, LLC

3/10/23
Date


Andrew Rothfeder, Manager

3/7/ 23
Date

, Manager

Victoria D'Angelo

From: Andrew Rothfeder <andrew@rothfeder.com>
Sent: Tuesday, February 6, 2024 4:40 PM
To: Victoria D'Angelo
Cc: Tiffany Whiting; Heather Lindsay; David Forte; Sherry Morris; Hilary Halford
Subject: Re: [EXTERNAL] 150 S Baylen Street
Attachments: 150 S Baylen Street.eml

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Victoria - thank you for this reminder! I attached my email from last year when we received the most recent 1-year extension. Some updates:

1. We are currently finishing our design development phase of architecture, and are well into construction drawings with the key subs (mechanical, electrical, plumbing). We are3 hoping to have full CD's to submit for permit in the next 120 days.
2. We have conducted two geotechnical studies.
3. We have been before ARB twice (most recently 8/22) for preliminary (unanimous approval w/ comments both times), and will be coming back to ARB for final approval in the next 2-3 months.
<https://pensacola.legistar.com/View.ashx?M=M&ID=991454&GUID=D2534FDA-E8AE-4563-8225-2CC3A56D195A>
4. We have been before Planning Board twice for conceptual (most recent also 8/22 – both times unanimous approval), and will be coming back for final in the next 2-3 months (unless we must do conceptual again – it has been over 1 year. In that case we will do preliminary and final in consecutive months).
<https://pensacola.legistar.com/View.ashx?M=M&ID=917127&GUID=208E2CBA-4FEF-4F40-AF11-DD87E1EB926B>
5. We are working with FP&L and the neighboring buildings to relocate the electrical infrastructure on the backs of their buildings.
6. We are working to finalize 2 easements with adjacent property owners needed for the project.
7. We recently re-priced the entire project, and have seen decreases from the incredibly high prices from a year ago.
8. We are back in conversation with multiple lenders regarding a construction loan.
9. We still have the 8 pre-construction reservations described in last year's email – we have lost none of these potential buyers.

As you are probably aware, the construction lending environment continues to be challenging. In addition to the significant cost increase in construction period interest, for those lenders that are even doing commercial construction lending at all (many are not), the underwriting criteria has tightened, requiring more equity and other less project-friendly terms. The recent re-pricing of our plans, combined with signs from lenders that we will be able to get a construction loan, have us hard at work to finalize all the pre-development activities described above. While the cost increases in materials, labor, interest, and soft cost service providers - combined with flat real estate prices - have squeezed margins considerably – we are committed to this project.

We now have over \$1mm invested in Red Feather, and counting. I am hopeful that we will have completed plans, executed easements, a finalized FP&L plan, ARB and Planning Board approval, a construction contract, and a loan – by this summer. We would then submit for permit, and hope to be under construction mid to late summer.

While we do not know the City's appetite for re-purchasing the site, we are hopeful that the City will see the amount of progress and investment, and agree to another 1 year extension.

Thank you very much Victoria. Please let me know if you need any additional information or have questions.

Andrew Rothfeder
850 232 3003
andrew@rothfeder.com



ROTHFEDER
REAL ESTATE

From: Victoria D'Angelo <VDangelo@cityofpensacola.com>
Date: Tuesday, January 30, 2024 at 11:39 AM
To: Andrew Rothfeder <andrew@rothfeder.com>
Cc: Tiffany Whiting <TWhiting@cityofpensacola.com>, Heather Lindsay <HLindsay@cityofpensacola.com>, David Forte <DForte@cityofpensacola.com>, Sherry Morris <SMorris@cityofpensacola.com>, Hilary Halford <HHalford@cityofpensacola.com>
Subject: RE: [EXTERNAL] 150 S Baylen Street

Good Afternoon, Andrew:

I am following up with you to check on the status of the project at 150 South Baylen Street.

This email serves as a courtesy reminder that the construction commencement deadline is **March 31, 2024**. A copy of the most recent letter of understanding dated March 7, 2023 is attached.

Please provide kindly response no later than COB on Friday, February 2nd.

Victoria D'Angelo
CRA Division Manager
Visit us at <https://www.cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435.1695
Cell: 850.530.0346
vdangelo@cityofpensacola.com

PENSACOLA

To receive text and/or email notifications on CRA projects, please register at [cityofpensacola/NotifyMe](https://www.cityofpensacola.com/NotifyMe) and select "CRA Projects".

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

Memorandum

File #: 24-207

Community Redevelopment Agency

3/4/2024

ACTION ITEM**SPONSOR:** Jennifer Brahier - Chairperson**SUBJECT:**APPROVAL TO REALLOCATE FUNDING FOR WEST MAIN STREET CORRIDOR
IMPROVEMENTS**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) reallocate \$38,240 from the 2017 Westside bond fund proceeds to the design of the West Main Corridor Improvement project.

SUMMARY:

Improvements to West Main Street are identified as priorities in the 2007 Westside Redevelopment Plan and the 2010 Urban Core Redevelopment Plan. In furtherance of the plans, the City sought grant funding from the Florida Department of Transportation (FDOT) to support the design of corridor improvements to West Main Street from Clubbs Street to Barrancas Avenue. The City was awarded the funding in the amount of \$249,000.

On February 9, 2023, the Pensacola City Council awarded a contract for engineering design services under RFQ No. 23-001 and authorized the Mayor to negotiate the contract. The City terminated negotiations with CPH, Inc on October 26, 2023 because of an inability to resolve differences in man-hour estimates which resulted in a design fee that is not commensurate with the expected design effort for this project's scope. The City then proceeded with negotiating a contract with the second ranked firm, AtkinsRéalis. The negotiated cost of the design work is \$287,240, leaving a \$38,240 gap in funding. It is recommended that the 2017 Westside bond proceeds be utilized to fill the funding gap.

PRIOR ACTION:

February 9, 2023 - City Council awarded a contract under RFQ No. 23-001 for engineering design services for West Main Street Corridor Improvements

FUNDING:

Budget: \$249,000

38,240

FDOT funding

2017 Westside Bonds

\$287,240

Actual: \$287,240

FINANCIAL IMPACT:

Approval will reallocate \$38,240 from the 2017 Westside Bonds from the Acquisition and Redevelopment line item to the West Main Street Corridor Improvement project.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

2/26/2024

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Brad Hinote, City Engineer
Caitlin Cerame, Transportation Planner

ATTACHMENTS:

None

PRESENTATION: No