City of Pensacola

Eastside Redevelopment Board

Agenda

Wednesday, April 10, 2019, 4:00 PM | **Whibbs Conference Room, 1st Floor**

Call to Order

Determination of Quorum

Approval of Minutes

1. 19-00178 APPROVAL OF MINUTES - JANUARY 9, 2019 & FEBRUARY 6, 2019

Attachments: *DRAFT ERB Minutes - Jan 9, 2019*
DRAFT ERB Minutes - Feb 6, 2019

Old Business

New Business

2. 19-00179 PROJECT UPDATES

Attachments: *Project Status Report - April 2019*

3. 19-00180 FISCAL YEAR 2018 CRA ANNUAL REPORT

Attachments: *CRA Annual Report_Final 032219*

Reports and Announcements

Board Member Comments

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 #: 19-00178 | Eastside Redevelopment Board | 4/10/2019

SUBJECT:

APPROVAL OF MINUTES - JANUARY 9, 2019 & FEBRUARY 6, 2019

Approval of minutes for the Eastside Redevelopment Board regular meeting on January 9, 2019 and special meeting on February 6, 2019.

Eastside Redevelopment Board

Wednesday, January 9, 2019 – 4:00 P.M. Central
222 W. Main Street, 2nd Floor, Pensacola FL 32502
Hagler Mason Conference Room

DRAFT RECORD OF MINUTES

BOARD MEMBERS PRESENT

Jeannie Rhoden ..... Homeowner
Fred D. Young ..... Business Owner
Aretta Anderson ..... Neighborhood Association Representative
Gerald Wingate ..... Council Member Representative

BOARD MEMBERS ABSENT

William Brown ..... Homeowner

STAFF PRESENT

Helen Gibson ..... CRA Administrator
Victoria D'Angelo ..... Asst. CRA Administrator

1. Call to Order

The meeting was called to order at 4:08 p.m. by Chairwoman, Jeannie Rhoden.

The Board's Rules of Order and Decorum were read by Chairwoman Rhoden.

2. Determination of Quorum

A quorum was present.

3. Election of Officers

Chairwoman Rhoden announced that item #3 had been added to the agenda in error and, therefore, proceeded to item #4.

4. Approval of Minutes – October 24, 2018

Councilman Wingate made a motion to approve the October 24, 2018 meeting minutes. Motion seconded by Board Member Young and passed unanimously.

5. Old Business

No old business was discussed.

6. New Business

No new business was discussed.

7. Reports and Announcements

a. <u>Information Item</u>: Update on Residential Property Improvement Program

Assistant CRA Administrator, Victoria D'Angelo provided an update on the Residential Property Improvement Program. She informed the Board that outreach efforts had begun within the first priority

area, and directed the Board to the item's attachment for responses received. Discussion ensued among the Board, Ms. D'Angelo, and CRA Administrator, Helen Gibson, fielding comments and questions. Ms. D'Angelo and Ms. Gibson responded accordingly.

b. <u>Information Item</u>: Update on Proposed CRA Urban Design Overlay District

Ms. D'Angelo provided an update on the CRA Urban Design Overlay District. She informed that Board that the Board's request letter recommending that the CRA and City Council reconsider the overlay ordinance and affirming that the proposed overlay was appropriate for the Eastside redevelopment area, would be presented to the Community Redevelopment Agency during its upcoming meeting on January 14, 2019. Discussion ensued among the Board, Ms. D'Angelo, and CRA Administrator, Helen Gibson, fielding comments and questions. Ms. D'Angelo and Ms. Gibson responded accordingly.

c. <u>Information Item</u>: Update on Chappie James Overflow Parking

Ms. Gibson provided an update on the construction of the Chappie James Overflow Parking Facility. Ms. informed the Board that the project site was a Brownfield site that had required the installation of groundwater monitoring wells to test for contamination. She explained that the Florida Department of Environmental Protection (DEP) had deemed that the groundwater was clean and recommended abandonment of the well. She further stated that due to the age of the former gas station building that an asbestos survey was conducted. She stated that design was substantially complete, and that bidding for construction was anticipated to begin within the next month or two. She asserted, however, that the recent hurricane may delay the project due to the availability of contractors.

d. <u>Information Item</u>: Update on Hollice T. Williams Urban Greenway

Ms. D'Angelo provided an update on the Hollice T. Williams Urban Greenway. She informed the Board that the CRA and Escambia County had recently entered into an Interlocal Agreement to establish the role of the City in the management of the project. She explained that the next steps would be to develop a scope of work and select design and engineering consultants for the design of the greenway and skate park. She reminded the Board that funds had only been identified for design of the greenway, and that additional funds would need to be sought for construction.

Discussion ensued among the Board, Ms. D'Angelo, and Ms. Gibson fielding comments and questions. Ms. D'Angelo and Ms. Gibson responded accordingly.

8. Board Member Comments

No comments were received.

9. Open Forum

Public comments were received by the following person(s):

- Drew Buchanan, 211 S. Florida Blanca Street
- Jewel Cannada-Wynn, 605 W Blount Street
- Ann Hill, 412 W Gregory Street

10. Adjournment

With no further business, the meeting adjourned at 5:20 p.m.

DRAFT

Eastside Redevelopment Board Special Meeting

Wednesday, February 6, 2019 – 4:00 P.M. Central
222 W. Main Street, 1st Floor, Pensacola FL 32502
Vince Whibbs, Sr. Conference Room

DRAFT RECORD OF MINUTES

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
Jeannie Rhoden, Chair	Gerald Wingate
Aretta Anderson, Vice Chair	William Brown
Fred D. Young	

STAFF PRESENT
Helen Gibson ……CRA Administrator
Victoria D'Angelo …… Asst. CRA Administrator

1. Call to Order/Quorum

Meeting was called to order at 4:10 p.m. by Chairwoman Jeannie Rhoden.

The Board's Rules of Order and Decorum were read by Chairwoman Rhoden.

2. Determination of Quorum

A quorum was present.

3. <u>Action Item</u>: Eastside Project Priorities – FY2020

Assistant CRA Administrator, Victoria D'Angelo, advised the Board that the purpose of the special meeting was to establish the Board's project priorities for Fiscal Year 2020. Ms. D'Angelo presented recommended project priorities for consideration. She directed the Board members to an updated recommended project priorities sheet, dated February 4, 2019, for consideration. Discussion ensued among the Board, Ms. D'Angelo and CRA Administrator, Helen Gibson, fielding comments and questions. Ms. D'Angelo and Ms. Gibson responded accordingly.

Motion made by Vice-Chairwoman Aretta Anderson to recommend project priorities for the Eastside redevelopment area for Fiscal Year 2020 as follows:

Priority # 1 – Residential Property Improvement Program;
Priority # 2 – Redevelopment Plan Update;
Priority # 3 – Complete Streets/Sidewalk Repair;
Priority # 4 – Hollice T. Williams Greenway Lights; and
Priority # 5 – Historical Markers.

Motion seconded by Board Member Tederria Puryear.

Public comments were received from:

- Zac Lane, 420 E Brainerd Street, Pensacola FL

Motion carried unanimously.

4. **<u>Information Item</u>: CRA Fiscal Year 2020 Budget Schedule**

Ms. D'Angelo directed the Board members to the Community Redevelopment Agency Fiscal Year 2020 Budget Schedule. She informed the Board that the schedule was preliminary and subject to change.

5. Adjournment

With no further discussion, the meeting adjourned at 4:45 p.m.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00179 | Eastside Redevelopment Board | 4/10/2019

INFORMATION ITEM

SPONSOR: Jeannie Rhoden, Chairperson

TITLE:

PROJECT UPDATES

SUMMARY:

A project status report is attached.

PRIOR ACTION:

March 28, 2018 - The ERB recommended approval of the FY18/19 CRA Work Plan for the Eastside CRA.

May 7, 2018 - The CRA recommended approval of the FY18/19 CRA Work Plan.

FUNDING:

N/A

STAFF CONTACT:

Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

1) Project Status Report

PRESENTATION: No

Eastside Redevelopment Board
Project Status Report
April 2019

Project Name	Description	Prior Action	Status
Residential Property Improvement Program	CRA program targeted primarily toward exterior rehabilitation of residential buildings within targeted districts, and priority areas. Program details available at: http://www.wfrpc.org/programs/community-and-economic-development/housing/rpip	01/8/18 – CRA approved program. 9/10/18 - CRA approved amendments to program guidelines and criteria for prioritization of properties.	Program has launched within priority area #1 along MLK Dr. between Mallory and Blount Streets. An application has been received for two properties within the priority area. Additional property owners have expressed interest but have not yet submitted an application. A workshop was held at the Cobb Resource Center on February 7. Following the workshop CRA and WFRPC staff and Councilwoman Hill conducted a walk around of the priority area to provide outreach to neighborhood residents. One application has been received within the Eastside target area.
CRA Urban Design Overlay District	Proposed design standards to be incorporated into the City's Land Development Code (LDC) as an overlay district. The proposed regulations aim to preserve the traditional urban form of the redevelopment area	07/11/18 – ERB recommended approval of the proposed overlay. 9/18/2018 – Planning Board recommended approval of the proposed overlay.	Standards were approved by the CRA during its January 2019 meeting. The overlay is scheduled to be presented to City Council at its May 16, 2019 meeting for public hearing and approval on first reading of the proposed ordinance. The ordinance is anticipated to be brought back

	neighborhoods, and to preserve and enhance livability.	10/8/2018 – CRA voted not to recommend the proposed overlay to City Council. 10/24/18 – ERB requested that the CRA/City re-consider the proposed overlay. 01/14/19 – CRA approved thle overlay and recommended it to City Council.	during City Council's May 30, 2019 meeting for adoption.
Chappie James Overflow Parking Facility	The development of the General Daniel "Chappie" James Museum and Flight Academy and associated parking was identified as a key redevelopment project and adopted into the Eastside Neighborhood Plan Element of the Urban Infill and Redevelopment Area Plan on August 28, 2014. Funding in support of the project was assembled during 2016 and 2017, and an award of contract issued to Dominguez Design Build, Inc. for construction of the museum and flight academy facilities, and adjoining park grounds on September 12, 2016. Construction of the facilities was completed in early 2018, and a grand opening ceremony held on June 8, 2018.	6/8/17 – CRA approved the purchase of 1700 Dr. MLK Drive. 7/8/17 – City Council approved the purchase of 1700 Dr. MLK Drive.	Design is substantially complete. A solicitation for bids is underway. Construction expected to begin within the next few months.

	To provide for overflow parking for the museum and flight academy, the Community Redevelopment Agency (CRA) purchased the lot located at 1700 Dr. Martin Luther King Jr. Drive, and initiated design in late 2017.		
Hollice T. Williams Greenway and Skate Park	In November 2009, the Community Redevelopment Agency (CRA) contracted with Looney, Ricks Kiss Architects, Inc. and EDSA to develop the Hollice T. Williams Urban Linear Greenway Framework Plan. Several public meetings and workshops were conducting during the development of the plan and incorporated into the final document. The framework plan was finalized in 2010. To further implement the plan and address stormwater, the project was submitted to Escambia County for RESTORE Direct Component funding in 2016. In February 2017, the project was selected as one of ten projects to be included within Escambia County's Multi-Year Implementation Plan (MYIP) for award of the County's RESTORE funds. The MYIP was approved by the United States Department of Treasury on October 20, 2017, and included $1.5 million towards design and permitting of the linear park.	2010: Framework Plan Completed 10/20/17 – Escambia County MYIP approved by U.S. Treasury for administration of RESORE Direct Component funds. 9/10/18 – CRA approved an allocation of $300,000 towards construction of a multi-purpose skate park and amphitheater to be located within the greenway (within the Urban Core). 9/19/18 – City Council approved an additional allocation of $375,000 towards construction of the multi-purpose skate park and amphitheater. 12/13/18 – City Council approved an interlocal agreement with Escambia County for the design of the Hollice T. Williams Urban Greenway and Skate Park.	Under the interlocal approved by City Council, the City will participate in the selection of a firm and provide technical assistance during the design process. The City and County will jointly engage at a public stakeholder meeting, and the City will provide Escambia County with concurrence of the final project design package. Next steps include development of a scope of work for selection of an architecture and engineering firm, and preparation of grant applications to provide supplemental funding to support construction.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00180 | Eastside Redevelopment Board | 4/10/2019

INFORMATION ITEM

SPONSOR: Jeannie Rhoden, Chairperson

TITLE:

FISCAL YEAR 2018 CRA ANNUAL REPORT

SUMMARY:

A copy of the Fiscal Year 2018 CRA Annual Report is attached.

PRIOR ACTION:

None.

FUNDING:

N/A

STAFF CONTACT:

Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

1) FY 2019 CRA Annual Report

PRESENTATION: No

CITY OF

PENSACOLA

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT

FISCAL YEAR 2018 (OCT. 1, 2017 - SEPT. 30, 2018)

Prepared by:

M. Helen Gibson, AICP
CRA Administrator

Victoria D'Angelo
Assistant CRA Administrator

CRA

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT–FISCAL YEAR 2018

REQUIRED REPORT AND RECORDS

Pursuant to Chapter 189 of the Florida Statutes, the Community Redevelopment Agency (CRA) of the City of Pensacola must file with the governing body, on or before March 31st of each year, a report of its activity for the preceding fiscal year, October 1 through September 30. This report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. Once completed, a notice will be published in a newspaper of general circulation which states that the Fiscal Year 2018 CRA Annual Report has been filed and is available for review in the City Clerk's office. The notice of publication will be placed in the Pensacola News Journal newspaper as a legal notice. In addition, the report will be available for review on the City's website (www.cityofpensacola.com).

CRA BACKGROUND

On September 25, 1980, the City Council made the determination that a blighted area existed in the city, and that there was a need for a redevelopment agency to implement the revitalization of this blighted area. Therefore, Resolution 54-80 created the Pensacola Inner City Community Redevelopment Area and Resolution 65-81 reaffirmed it. The Pensacola Inner City Community Redevelopment Area is a 1,237-block, 4,611-acre area that encompasses the entire city from 17th Avenue on the east, Pensacola Bay on the south, Bayou Chico and the city limit line on the west and the city limit line on the north. It accounts for about 31.8% of the city's total land area including the downtown urban core.

Within the Pensacola Inner City Community Redevelopment Area, there exists three redevelopment areas. The Urban Core Community Redevelopment Area created and funded by Ordinance 13-84; the Westside Community Redevelopment Area created by Resolution 04-07 and funded by Ordinance 01-08; and the Urban Infill and Redevelopment Area created by Resolution 41-05 and funded by Ordinance 16-05 (henceforth referred to as the Eastside Community Redevelopment Area). Community redevelopment projects to preserve and enhance the tax base within these redevelopment areas are financed primarily from Tax Increment Financing (TIF) revenues allocated to and deposited in the Redevelopment Trust Fund established for each in accordance with §163.387, Florida Statutes.

The City Council declared itself the Community Redevelopment Agency (CRA) pursuant to the provisions of Chapter 163, Part III, Florida Statutes. This action, adopted by Resolution No. 55-80 and amended by Resolution 22-10, also outlined the rights, powers, duties, privileges and immunities invested in the City Council acting as the CRA.

Although the City Council members and the CRA members are the same, the CRA is a legal entity, separate, distinct and independent from the City Council. Pensacola's redevelopment efforts are guided by the CRA which is comprised of the seven City Council members and a citizenry determined to revitalize the historic waterfront and inner city neighborhoods. The CRA has direct oversight of redevelopment activities in all three redevelopment areas. The CRA, as an agency, exists for up to the maximum number of years allowable under statute.

ADMINISTRATIVE PROCEDURES & STAFFING

The CRA Bylaws establish the CRA Board's composition, purpose and powers, meeting and notice requirements and administrative procedures. The Board amended its Bylaws during Fiscal Year 2015 to adopt the City of Pensacola's policies and procedures for expenditure of funds. Meetings are held on a monthly basis, immediately preceding the Pensacola City Council's Agenda Conference on the first or second Monday of the month.

In Fiscal Year 2016, the CRA moved to hire two permanent full-time staff, the CRA Administrator and Assistant CRA Administrator, to expand the productivity of the agency. An additional part-time administrative assistant position was approved during Fiscal Year 2018 to further improve operations. Through an interlocal agreement, the City of Pensacola provides operational support for the implementation of the CRA's three redevelopment plans, including items such as budget, finance, audit, legal and other ancillary operations. Community policing innovations and maintenance of landscaping and other public assets constructed in the redevelopment areas by the CRA are provided through separate interlocal agreements with the City.

The CRA seeks to further the implementation of its redevelopment plans through the resources and expertise of various partners. Through interlocal agreement, the Downtown Improvement Board (DIB) assists in the implementation of parking strategies and other mutual undertakings in support of a safe, clean and vibrant downtown business district that are consistent with the goals and objectives of the Urban Core Redevelopment Plan.

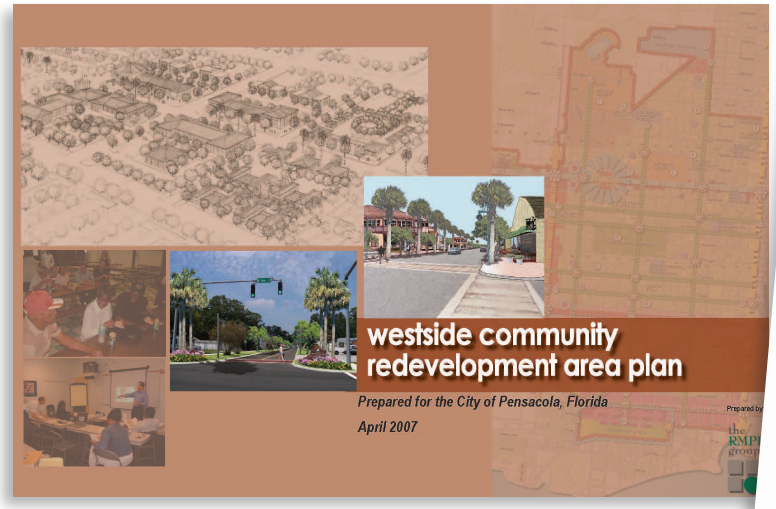
On March 14, 2013, City Council established, by Ordinance 09-13, a neighborhood board known as the Eastside Redevelopment Board, pursuant to Florida Statute 163.2517 (2)(a)(b) to facilitate a neighborhood participation process and provide for the ongoing involvement of stakeholders in the Eastside Urban Infill and Redevelopment Area.

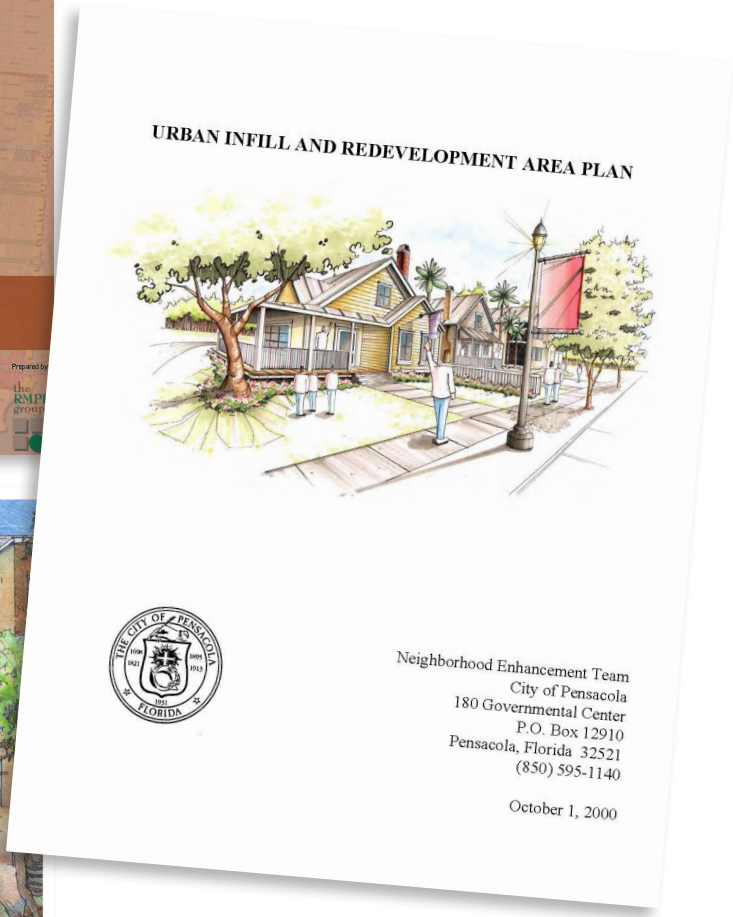
On September 11, 2014, City Council established, by Ordinance 33-14, a neighborhood board known as the Westside Redevelopment Board, pursuant to Florida Statute 163.2517 (2)(a)(b) to facilitate a neighborhood participation process and provide for the ongoing involvement of stakeholder groups in the Westside Community Redevelopment Area.

COMMUNITY REDEVELOPMENT PLAN IMPLEMENTATION

Pursuant to the Community Redevelopment Act (Florida Statutes §163.387(1)(a)), Tax Incremental Financing (TIF) revenues must be expended in accordance with an adopted community redevelopment plan for the specific redevelopment area. Each redevelopment area has its own community redevelopment plan which has been adopted and amended from time to time by the City Council. The purpose of the plans are to identify policies and actions to remedy the conditions of slum and blight that have been determined to exist within the Community Redevelopment Area, including short-term and long-term capital improvements, economic development and housing projects aimed at stimulating the redevelopment of the districts. The following community redevelopment plans are currently in effect:

- **2005 Eastside Urban Infill and Redevelopment Area Plan (Eastside Redevelopment Plan)**
- **2007 Westside Community Redevelopment Area Plan (Westside Redevelopment Plan)**
- **2010 Urban Core Community Redevelopment Plan**





Redevelopment Revenue Bonds, Series 2017

On April 10, 2017, the CRA pursued financing options for eligible Eastside, Westside and Urban Core projects to be repaid from future Tax Increment Financing (TIF) revenues. Resolutions were adopted by the CRA on August 7, 2017 and November 6, 2017, and by City Council on August 10, 2017 and November 9, 2017 which authorized the issuance of the Eastside, Westside and Urban Core Redevelopment Revenue Bonds, Series 2017. These bond funds were used throughout FY2018 to support the furtherance of land acquisition and/or capital redevelopment projects identified within the Eastside, Westside and Urban Core Redevelopment Area Plans.

CRA Urban Design Standard Overlay District

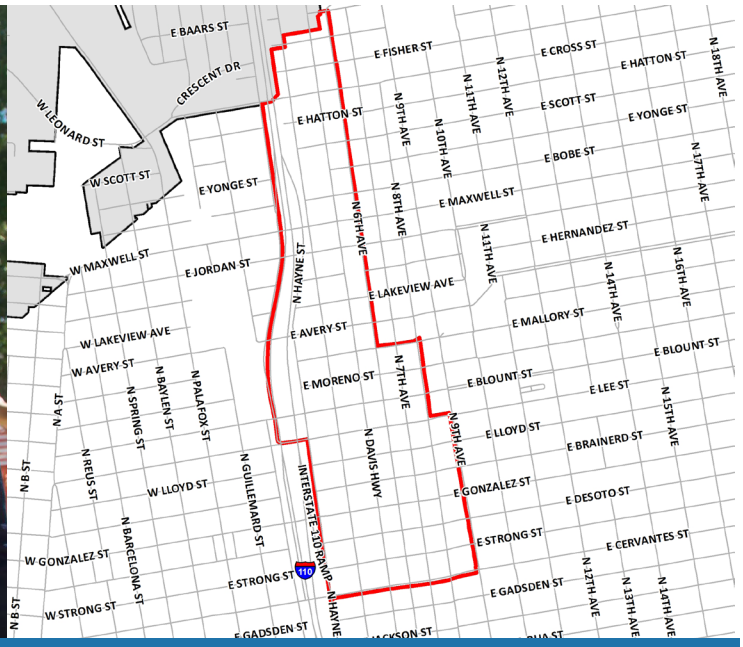
An identified project of the Redevelopment Plans for each of the three areas is the preparation of urban design standards to insure compatibility of new construction with the traditional urban form and walkable character of the area. A single consultant solicitation was issued.

An award of contract was issued to DPZ CoDESIGN for performance of the work. The project, and initial public input campaign officially launched during early 2018, with a four-day public design workshop or "charrette" which included daily open studio hours, topic-specific focus sessions and an interim and final presentation. A draft overlay was released during the spring of 2018 followed by multiple public input sessions. In June and September, the proposed overlay was presented to the City's Planning Board for consideration and public hearings. During its September meeting, the Planning Board recommended approval of the overlay. Adoption of the proposed standards by the City Council will be sought during FY2019.

EASTSIDE/URBAN INFILL & REDEVELOPMENT AREA

The Eastside Urban Infill and Redevelopment Area is a 107-block, 257-acre area, bounded on the south by Cervantes Street, on the west by Hayne Street, on the east by 9th Avenue from Cervantes Street to Lee Street, 8th Avenue from Lee to Mallory and 6th Avenue from Mallory to Baars and the city limit line/ Baars Street on the north. It accounts for about 1.8% of the City's total land area, and is primarily residential in nature.

Eastside is a geographically small and principally residential district, characterized by a very aged and deteriorating housing stock. Eastside Urban Infill and Redevelopment Area Plan implementation costs are expected to be substantial and will require accumulation of the TIF, combined with non-TIF financing and supporting grant funds to fully achieve the redevelopment objectives identified within the plan. The majority of TIF revenues generated in the Eastside district are dedicated to debt service payments on the bond issue and City loan that financed plan projects. Remaining FY 2018 TIF revenues were committed to administration, professional services, and affordable housing improvements.



Chappie James Museum and Flight Academy Grand Opening Ceremony (left) and Eastside CRA Boundaries

Historic General Daniel "Chappie" James, Jr. Museum & Flight Academy

In Fiscal Year 2018, renovations were completed on the historic birth home of America's first African America Four Star General, Daniel "Chappie" James, Jr., in the Eastside district. The James home and site, which are listed on the National Register of Historic Places, were adapted to accommodate a museum and youth flight academy. The Chappie James project contributes to the adaptive reuse of neighborhood historic structures, and achieves the multiple public purposes of blight removal, historic preservation, stormwater mitigation, economic stimulation, cultural tourism and neighborhood revitalization. The project is a partnership with two local non-profit organizations, the General Chappie James Museum of Pensacola, Inc. and the General Chappie James Jr. Flight Academy.

To accommodate parking needs of visitors to the Chappie James museum and flight academy, the CRA acquired and remediated a nearby Brownfield site--the former Walker gas station site located at 1700 Dr. Martin Luther King Jr. Drive--for the development of an overflow parking lot. Planning and design of the parking area was completed in Fiscal Year 2018. Construction is to be completed in the next fiscal year.

Residential Property Improvement Program

In 2018, the CRA approved program guidelines and an agreement with the West Florida Regional Planning Council (WFRPC) for implementation of the Residential Property Improvement Program (RPIP) within targeted districts of the City's three redevelopment areas. The program aims to encourage and support blight removal, affordable housing, neighborhood revitalization and resident retention. Eligible properties may receive up to $35,000 for qualifying improvements secured by a three or five year, zero-percent interest deferred loan.

Program implementation will occur through the next fiscal year, and in future years, as funding is available.

Residential Renovation Project–Government Street

Residential Infill Development

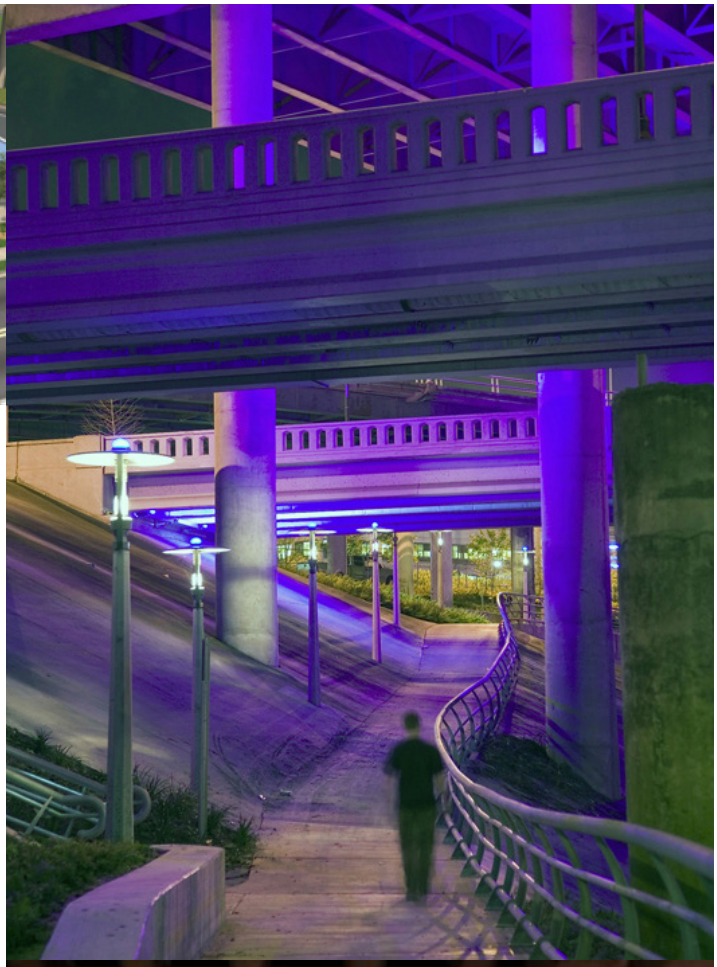
During FY2018, the Eastside experienced a renewed level of development activity in the construction of infill housing. Twelve new residential units were permitted, totaling 16,947 square feet, valued at $1,594,035.

Single Family New Construction-North Davis Highway

NEW RESIDENTIAL BUILDING PERMIT ACTIVITY - EASTSIDE
Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

PROJECT	EST. VALUE	SQ. FT.	# UNITS	UNIT TYPE
415 E GONZALEZ ST	$157,174	1,671	1	Single Family
1004 N 6TH AVE	$132,907	1,413	1	Townhome
1006 N 6TH AVE	$132,907	1,413	1	Townhome
910 N 7TH AVE	$166,204	1,767	1	Single Family
INFILL - 406 E LLOYD ST	$78,634	836	1	Single Family
1102 N 7TH AVE	$154,352	1,641	1	Single Family
811 DR MARTIN LUTHER KING JR DR	$199,219	2,118	1	Single Family
908 N 8TH AVE	$152,659	1,623	1	Single Family
2014 DR MARTIN LUTHER KING JR DR	$64,431	685	1	Single Family
1206 N DAVIS HWY	$118,516	1,260	1	Single Family
1208 N DAVIS HWY	$118,516	1,260	1	Single Family
1210 N DAVIS HWY	$118,516	1,260	1	Single Family
Sub-Total Eastside	**$1,594,035**	**16,947**	**12**	

Estimated value indicated is the declared value of permitted improvements taken from residential building permits filed with the City of Pensacola Inspection Services Department. Unless otherwise noted, value does not include any improvements not requiring a permit and therefore does not reflect the entire value of investment in a given project.

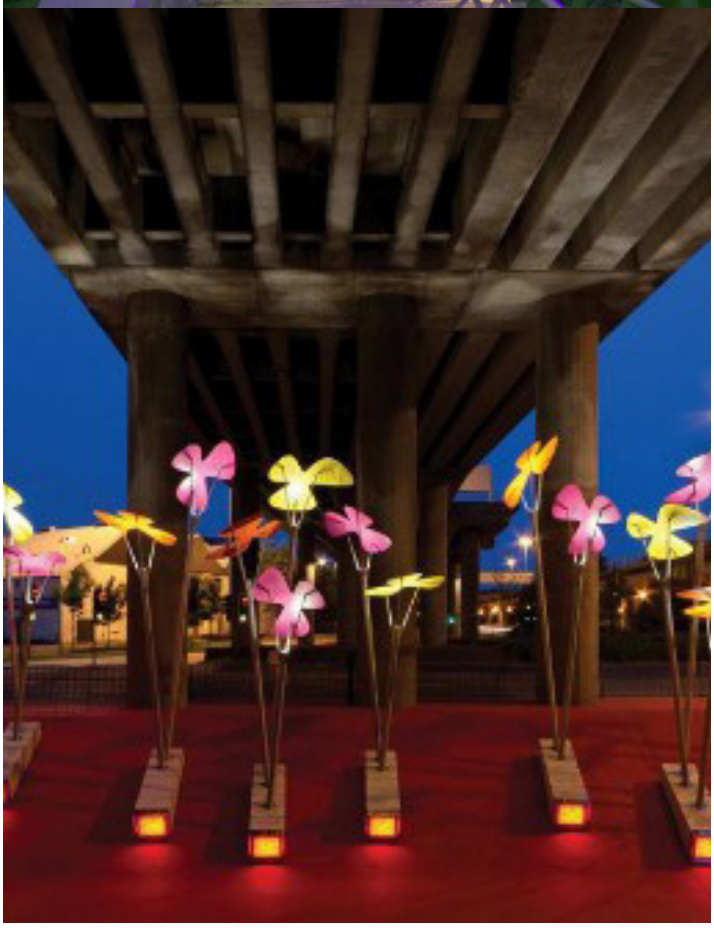


Hollice T. Williams Urban Greenway and Skate Park

The planned Hollice T. Williams Urban Greenway is an adaptive use of underutilized space beneath the elevated Interstate 110 highway, near its southern terminus in downtown Pensacola, adjacent to Pensacola Bay. This project is an effort to mitigate the negative impacts on the Eastside neighborhood that resulted from construction of this highway. Recreation and urban place making, combined with an adaptive approach to stormwater management, will be achieved by this project. Private and non- profit partners are collaborating with the CRA and City of Pensacola on expansion of a community garden and to support the development and operation of, a world class competitive skate park/amphitheater. Early-learning opportunities will also be built into the Greenway.

Taking a note from New York's Highline Park, the CRA looks to transform the dreary hardscape of the highway underpass into a vibrant space supporting community health and wellness, tourism and economic development. Additionally, the Greenway projects seeks to heal the scars on the community split by construction of the highway infrastructure.

The Hollice T. William Urban Greenway project has been submitted for multiple grant opportunities to fund construction. During FY 2017, funding in the amount of $1.5 million was allocated under Escambia County's RESTORE Direct Component grant program for Phase 1 -- planning, design and permitting of the Greenway. An additional $675,000 in public funding was benchmarked towards the skate park development component. Other funding opportunities for the Greenway will continue to be sought throughout the upcoming fiscal year.

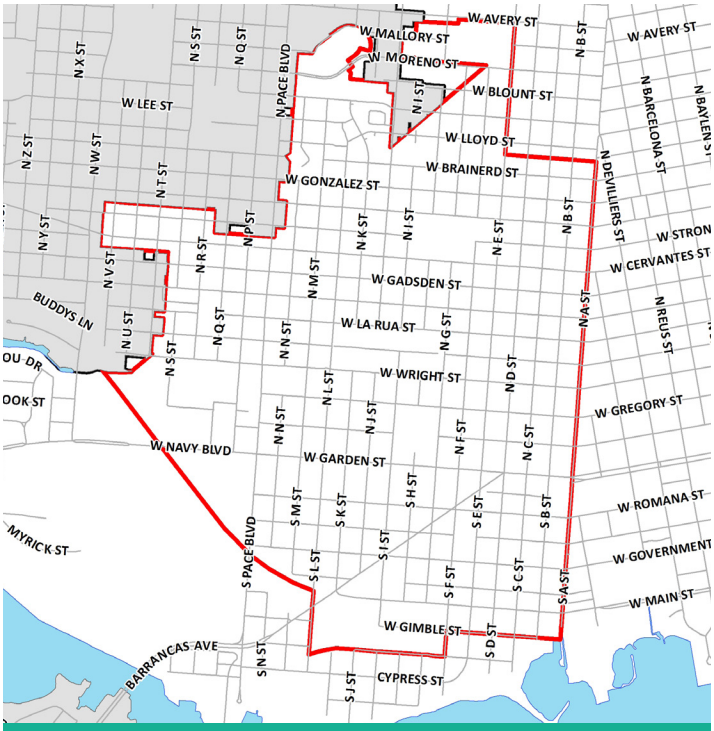


WESTSIDE COMMUNITY REDEVELOPMENT AREA

The Westside Community Redevelopment Area is a 322-block, 1,141-acre area that encompasses the area bounded by A Street, Lloyd Street alley and E Street on the east, Gimble and Pine Streets on the south, the L& N Railroad and the City limit line on the west and the City limit line on the north. It accounts for about 8.0% of the City's total land area.

Costs associated with implementation of the Westside Redevelopment Plan will remain significant over the coming years and will warrant accumulation of TIF, financing and outside grants to provide sufficient funds to continue the removal of widespread blight.

In Fiscal Year 2018 the majority of TIF revenues generated in the Westside were dedicated to debt service payments on the district's recent bond issue. Remaining FY 2018 TIF revenues were committed to community policing innovations, administration, professional services, and commercial façade improvements.



Westside CRA Boundaries

Blues Angel Music Store– Pace Boulevard

FY 2018 Westside Private Reinvestment

The growing vitality of the adjacent downtown Urban Core CRA district is beginning to spark interest westward into the Westside Redevelopment Area. Private sector activity, which has not occurred in many decades, has begun in the Westside community. In 2018, 39,140 square feet of new commercial space was permitted, representing an estimated value of $3,227,729 in private investment.

Commercial Façade Improvement Program

A Commercial Façade Improvement Program has been launched for targeted districts of the Westside Redevelopment Area. This program offers funding for eligible exterior improvements to commercial, historical and culturally significant properties. The program officially launched during FY2018, with implementation anticipated during FY2019, and future fiscal years, as funds are available. This program is also available in the Belmont Devilliers Commercial district of the Urban Core CRA.

West Cervantes Street Corridor Improvements

In FY 2016, the Florida Department of Transportation (FDOT) completed a Corridor Management Plan for the West Cervantes Street Corridor, in the Westside neighborhoods, as a follow up to a traffic safety study which documented numerous pedestrian and cyclist involved crashes and fatalities. During FY 2017, the plan was submitted to the Florida/Alabama Transportation Planning Organization (FL-AL TPO) and was included on the TPO 2018-2022 Project Priority List for consideration of funding in the 2018-2023 FDOT 5-Year Work Program.

A joint partnership between the City of Pensacola and Escambia County has helped position Cervantes Street as a project priority for future FL-AL TPO funding cycles. In addition, the Pensacola City Council authorized an allocation of $1.5 million in Local Option Sales Tax (LOST) funding to address immediate pedestrian safety improvements identified in the Corridor Management Plan. The funds will also support a traffic feasibility study to determine the feasibility of converting the West Cervantes Street Corridor from a four-lane to a two-lane facility.

West Moreno/ Baptist Hospital Area Revitalization

A focus on the area surrounding Baptist Hospital, a world-class anchor institution in the Westside area, and Pensacola's only inner-city hospital, is called for by the Westside Redevelopment Plan to catalyze revitalization. The FY 2017 draft Reconnaissance and Strategic Assessment of the West Moreno/ Baptist Hospital neighborhood identifies several key strategies including the development of a dual purpose stormwater park, streetscape improvements and residential rehabilitation and infill. Progress has been made towards implementation of these strategies during FY 2018 including the development of residential property improvement and infill programs, the issuance of redevelopment bonds to support property acquisition and capital improvements, and the pursuit of supporting outside grant opportunities.

Residential Infill Redevelopment

A new preference for an urban and walkable lifestyle, coupled with the growing vibrancy of the adjacent downtown Urban Core CRA district, is driving development interests westward. Millennial interest in inner city living is resulting in private sector residential reinvestment within the Westside Redevelopment Area.

During FY2018, 74 new residential units were constructed, totaling 123,098 square feet of living space. The total estimated value of this activity was $11,578,598.

Garden District Cottages

The site of the former Blount Middle School located on West Gregory Street, between C and D Streets, will contain approximately twenty-six housing units, ranging in price from workforce housing to market rate. A Request for Proposals (RFP) was issued by the City during FY 2017 and Pensacola-based developer, ParsCo Construction was selected to redevelop the site. The development offers four cottage-style floor plans – the Gadsden, the La Rua, the Belmont and the Baylen. Each home will contain 1,200 square feet or more living space, and list prices will begin at $189,000. Construction is anticipated to be underway throughout Fiscal Year 2019.

Future Delphin Downs Apartments Elevation

Delphin Downs Apartments

The former Town and Country Motel site located at 1717 West Cervantes Street will soon house a new 72 unit family rental community - Delphin Downs. The community will be constructed by Southport Development, Inc., a highly experienced multi-family developer based out of Tampa. Construction costs are estimated at approximately $18,000,000 and will be financed through a combination of 4% Housing Tax Credits ("HTC"), a SAIL loan from Florida Housing Finance Corporation ("FHFC"), and bonds issued by the Escambia County Housing Finance Authority. The development site has additionally been designated as a green reuse area pursuant to Section 376.80(2)(C), Florida Statues. This designation will allow the developer access to state brownfield redevelopment incentives which address perceived contamination related to the demolition of the former motel. *(continued)*

Apartment site under construction

Former Town and Country Motel at apartment site

To ensure compatibility with the traditional urban form of the West Cervantes Street corridor, the CRA provided urban design assistance via a professional services agreement with the Pittsburgh-based urban design firm, Urban Design Associates. The development will provide working families with quality, well managed rental housing convenient to downtown Pensacola and surrounding employment centers. Resident programs, such as computer training, activities, first time homebuyer seminars, on-site afterschool programs, financial counseling and literacy training, will be provided to residents by the developer at no additional cost.

NEW RESIDENTIAL BUILDING PERMIT ACTIVITY - WESTSIDE

Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

PROJECT	EST. VALUE	SQ. FT.	# UNITS	UNIT TYPE
212 S J ST	$115,882	1,232	1	Single Family
216 S J ST	$115,882	1,232	1	Single Family
214 S J ST	$115,882	1,232	1	Single Family
814 W GREGORY ST	$226,873	2,412	1	Single Family
1209 N C ST	$208,343	2,215	1	Single Family
2018 W GREGORY ST	$125,100	1,330	1	Single Family
48 N M ST A	$122,090	1,298	2	Duplex
48 N M ST B	$122,090	1,298	2	Duplex
211 N H ST	$152,189	1,618	1	Single Family
221 N H ST	$152,189	1,618	1	Single Family
100 S J ST	$161,501	1,717	1	Single Family
HALLMARK TOWNHOMES	$7,279,868	77,396	44	Townhomes
2002 W GREGORY ST	$132,813	1,412	1	Single Family
2004 W GREGORY ST	$132,813	1,412	1	Single Family
2006 W GREGORY ST	$132,813	1,412	1	Single Family
1011 W INTENDENCIA ST	$127,169	1,352	1	Single Family
1016 W ROMANA ST	$214,927	2,285	1	Single Family
1014 W ROMANA ST	$214,927	2,285	1	Single Family
804 W BELMONT ST	$99,610	1,059	1	Single Family
1237 W GOVERNMENT ST	$134,130	1,426	1	Single Family
1721 W INTENDENCIA ST	$119,832	1,274	1	Single Family
1723 W INTENDENCIA ST	$119,832	1,274	1	Single Family
139 S I ST	$117,575	1,250	1	Single Family
119 S I ST	$117,575	1,250	1	Single Family
920 W CHASE ST	$220,477	2,344	1	Single Family
1115 W BELMONT ST	$133,283	1,417	1	Single Family
1906 E LLOYD ST	$313,220	3,330	1	Single Family
1681 W ROMANA ST	$222,546	2,366	1	Single Family
1007 W INTENDENCIA ST	$127,169	1,352	1	Single Family
Sub-Total Westside	**$11,578,598**	**123,098**	**74**	

Estimated value indicated is the declared value of permitted improvements taken from residential building permits filed with the City of Pensacola Inspection Services Department. Unless otherwise noted, value does not include any improvements not requiring a permit and therefore does not reflect the entire value of investment in a given project.

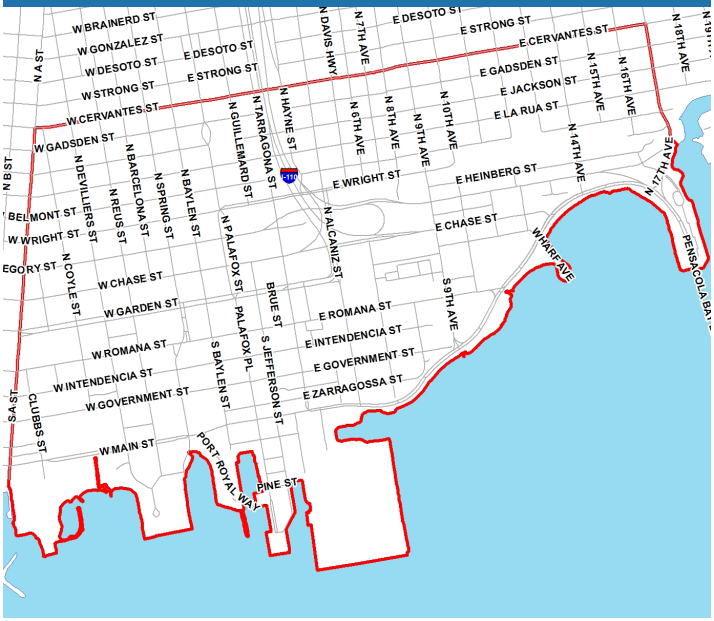
URBAN CORE COMMUNITY REDEVELOPMENT AREA

The Urban Core Community Redevelopment Area is a 256-block, 1,308-acre area that encompasses the portion of the City south of Cervantes Street, bounded on the west by A Street and on the east by 17th Avenue. It accounts for about 8.7% of the City's total land area.

As a result of significant private and public investment, the Urban Core Redevelopment Area continues to be reinvigorated. Additional renovation and new construction projects, are planned or under way.

In Fiscal Year 2018 a majority of TIF revenues generated in the Urban Core continued to be dedicated to debt service payments on Urban Core projects. Remaining FY 2018 TIF revenues were committed to administration, professional services, maintenance of CRA-constructed landscape and infrastructure assets, commercial façade improvements, community policing innovations and affordable housing.

Urban Core Boundaries



Pensacola Bay Ferry Landing

CRA-Owned Property Marketing and Disposition

In the last several years, the CRA moved forward to market available CRA-owned properties for re-development. A Request for Proposals (RFP) was issued for disposition of four CRA-owned properties and a contract executed with commercial real estate firm, NAI Halford, for marketing. The CRA effectively made provisions for the sale and/or redevelopment all each listed property including the Hawkshaw site located at 9th Avenue and Romana Street, 150 South Baylen Street, 120 West Government Street and 216 North "A" Street.

Mixed Use Building Development - 120 West Government Street

Hawkshaw Redevelopment Plan-9th Ave and Romana St

Hawkshaw Redevelopment 9th Avenue and Romana Street

A development agreement was executed in 2018 for the redevelopment of the Hawkshaw site. The mixed use redevelopment project will feature an estimated 38 residential units, 9500 square feet of restaurant/retail space and 6500 square feet of office. The approved development is consistent with the urban design guidelines prepared by the CRA and is complimentary in scale and character to the adjacent historic district, the Aragon neighborhood and the Admiral Mason Stormwater Park.

Urban Core Commercial Reinvestment

Development within the City's downtown core has hit a record high with a wide variety of new construction and redevelopment projects permitted or planting roots in FY2018. A total of 27,239 square feet of new commercial space was permitted in 2018, at a value of $4,442,452. This activity represented a 13:1 Return on Investment for the Urban Core CRA.

Southtowne Mixed Use Redevelopment

The Southtowne Apartments and Shops at Southtowne, a new $52 million mixed use development located between Jefferson, Romana, Tarragona and Intendencia Streets have actively undergone construction throughout FY2018. The Southtowne Apartment complex features approximately 258 rental units ranging from studios to three bedrooms overlooking the City's downtown core. The Shops at Southtowne includes ground floor restaurant and retail within close proximity to the newly built YMCA and a new 57,000 square foot, $14 million mixed use office building at Jefferson and Intendencia.

One Palafox Place

Renovation of the historic Brent, Blount, Moulton and Marston Quina Buildings located along Palafox Place, Garden, Romana and Baylen Street has been underway throughout FY2016 and FY2017, and continued in FY2018. This massive renovation project features 26 new apartment units, 20,000 square feet of office space, an innovative co-work annex, 13,000 square feet retail space, restaurant space, a new breezeway connecting Palafox Place and Jefferson Street, a 4,000 square foot rooftop deck and outdoor gallerias.

Holiday Inn Express

The new five-story, 100-room Downtown Pensacola Holiday Inn Express was completed during FY2018. The new facility, located along Main Street at Jefferson Street, is the first large-scale hotel development to be constructed within the downtown Pensacola central business district in decades. The development features a classic design with rustic brickwork along all frontages and complements the historic character of the City's downtown core.

Garden Gateway Office Building

Construction of the Garden Gateway Office Building located on Garden Street between Tarragona and Manresa Street continued throughout FY2017 and into FY2018. This new 50,000 square foot, 5-story facility houses Servis 1st Bank as the anchor tenant on the ground floor with the remaining floors available for office lease.

SunTrust Building Renovations

The former SunTrust Building located at Garden and Spring Street is undergoing an approximate $4 million renovation. The property, owned by Quint and Mary Studer, is intended to provide accommodations for community engagement and education, in addition to office and work space. Renovations include a lecture auditorium on the first floor, lobby improvements and cafe, small group meeting and work space, and an outdoor plaza with water features, green space and lighting improvements. Existing office and work space will remain on the upper floors of the nine-story building, with an indoor public observation deck constructed on the ninth floor.

Studer Community Institute Building Under Construction

Residential Infill Redevelopment

During FY2018, 70 new residential dwelling units were constructed in the Urban Core CRA. This represented 161,213 square feet of new living space, at a permitted value of $15,764,078.

Historic Belmont-DeVilliers welcomed a new 32-unit gated townhome community to be situated within a single City-block bound by DeVilliers, Reus, Gregory and Wright Streets. Located adjacent to the historic Belmont-DeVilliers Commercial Core, the development boasts a walkable, pedestrian-oriented environment and seeks partnerships to leverage complimentary neighborhood-scale commercial within the historic, four-block commercial district. The community offers workforce housing units with two and three bedroom floor plans. List prices begin at under $200,000.

Junction at West Hill

The historic Tanyard community welcomed the long-anticipated completion of the Corrine Jones Stormwater Park. The new stormwater park serves a dual purpose of managing and treating surrounding stormwater runoff, and providing a key community amenity. The facility includes a multi-use trail and park seating surrounding the decorative stormwater pond with water fountain, as well as a playground. The completion of the park has sparked an influx of re-investment in the historic neighborhood. In FY 2018, ten (10) new residential construction permits were issued within proximity of the park, totaling a valuation of $1,651,976.

Single Family New Construction– Intendencia Street

Single Family New Construction–Historic District

NEW RESIDENTIAL BUILDING PERMIT ACTIVITY – URBAN CORE

Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

PROJECT	EST. VALUE	SQ. FT.	# UNITS	UNIT TYPE
1503 E LA RUA ST	$513,000	4,296	1	Single Family
207 E INTENDENCIA ST	$615,435	7,133	3	Apartments
407 N COYLE ST	$199,689	2,123	1	Single Family
606 W INTENDENCIA ST	$237,125	2,521	1	Single Family
413 E BELMONT ST	$200,442	2,131	1	Single Family
417 E BELMONT ST	$200,442	2,131	1	Single Family
704 W INTENDENCIA ST	$123,407	1,312	1	Single Family
191 9TH AVE	$612,895	6,516	1	Single Family
517 W WRIGHT ST	$184,546	1,962	1	Single Family
INFILL - 418 W GADSDEN ST	$114,001	1,212	1	Single Family
518 N COYLE ST	$191,506	2,036	1	Single Family
520 W BELMONT ST	$129,615	1,378	1	Single Family
529 N COYLE ST	$139,209	1,480	1	Single Family
420 W LARUA ST	$134,600	1,431	1	Single Family
831 E DE LEON ST	$451,488	4,800	2	Duplex
714 E BELMONT ST	$256,502	2,727	1	Single Family
1201 E GADSDEN ST	$488,924	5,198	1	Single Family
JUNCTION AT WEST HILL TOWNHOMES	$3,619,335	38,479	25	Townhome
416 W JACKSON ST	$144,086	1,380	1	Single Family
1100 E BELMONT AVE	$418,661	4,451	1	Single Family
430 E INTENDENCIA ST	$292,484	2,931	1	Single Family
626 E GOVERNMENT ST	$285,566	3,036	1	Single Family

(continued on p. 22)

199 S 9TH AVE	$599,821	6,377	1	Single Family
616 W INTENDENCIA ST	$252,551	2,685	1	Single Family
1625 E CERVANTES ST	$192,259	2,044	1	Single Family
1621 E CERVANTES ST	$204,669	2,051	1	Single Family
132 S DONELSON ST	$169,308	1,800	1	Single Family
708 INTENDENCIA ST	$123,407	1,312	1	Single Family
712 INTENDENCIA ST	$123,407	1,312	1	Single Family
716 W INTENDENCIA ST	$123,407	1,312	1	Single Family
240 S DEVILLIERS ST	$123,407	1,312	1	Townhome
250 S DEVILLIERS ST	$123,407	1,312	1	Townhome
260 S DEVILLIERS ST	$123,407	1,312	1	Townhome
57 NORTH 9TH AVE	$341,062	3,626	1	Single Family
417 W BELMONT ST	$227,813	2,422	1	Single Family
601 E ROMANA ST	$432,676	4,600	1	Single Family
598 E ROMANA ST	$1,100,000	6,335	1	Single Family
413 W JACKSON ST	$134,694	1,432	1	Single Family
181 9TH AVE	$595,964	6,336	1	Single Family
616 W INTENDENCIA ST	$252,551	2,685	1	Single Family
321 W JACKSON ST	$268,353	2,853	1	Single Family
1620 E HEINBERG ST	$495,226	5,265	1	Single Family
410 E LA RUA ST	$203,734	2,166	1	Single Family
Sub-Total Urban Core	**$15,764,078**	**161,213**	**70**	

Estimated value indicated is the declared value of permitted improvements taken from residential building permits filed with the City of Pensacola Inspection Services Department. Unless otherwise noted, value does not include any improvements not requiring a permit and therefore does not reflect the entire value of investment in a given project.

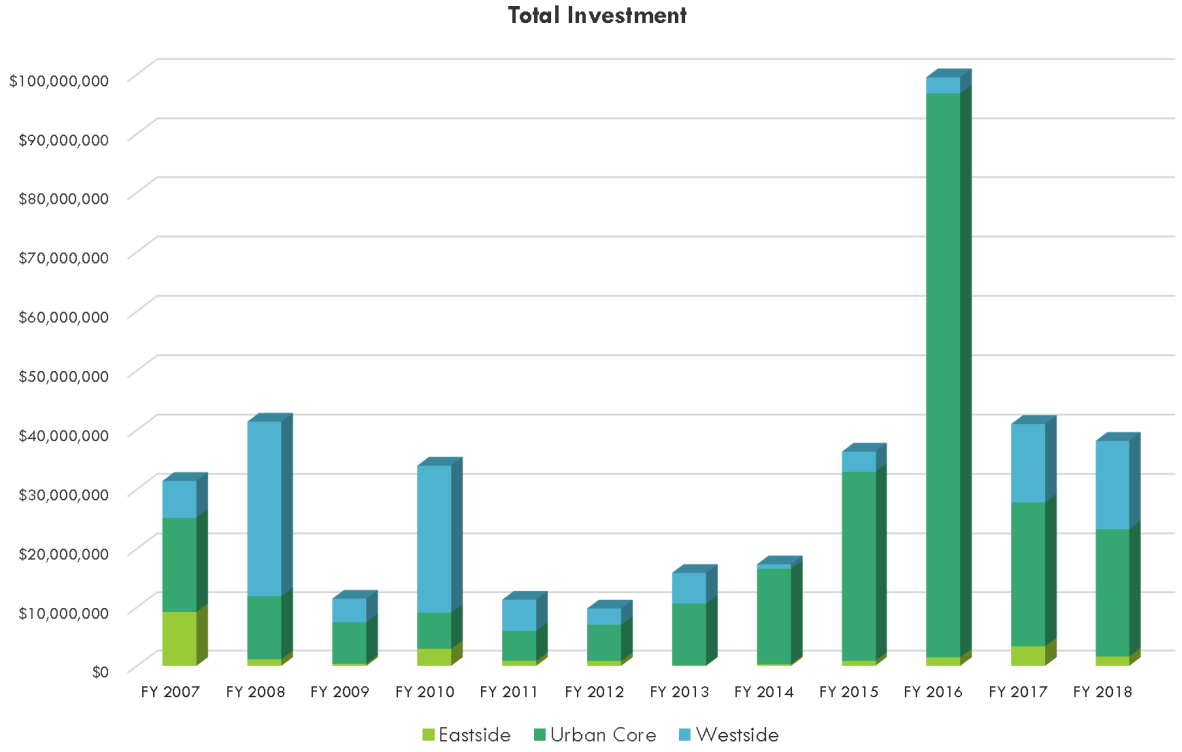
INVESTMENT IN THE COMMUNITY REDEVELOPMENT AREAS

Return on Investment

The permitted value of investment in the three redevelopment areas in Fiscal Year 2018 is $38,162,158. For Fiscal Year 2018, $603,405 in public investment leveraged $37,558,752 in private investment at a ratio of approximately 62 to 1.

PUBLIC/PRIVATE INVESTMENT IN THE CRA
Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

FISCAL YEAR	EASTSIDE	URBAN CORE	WESTSIDE	CRA COMBINED
FY 2007	$9,192,865	$16,010,601	$6,209,179	$31,412,645
FY 2008	$1,121,480	$10,776,000	$29,510,750	$41,408,230
FY 2009	$348,352	$7,118,193	$4,015,692	$11,482,238
FY 2010	$2,926,774	$6,152,973	$24,906,368	$33,986,115
FY 2011	$855,410	$5,128,743	$5,314,168	$11,298,321
FY 2012	$837,076	$6,189,363	$2,779,775	$9,806,214
FY 2013	$67,723	$10,582,974	$5,234,819	$15,885,516
FY 2014	$279,945	$16,306,712	$772,416	$17,359,072
FY 2015	$839,814	$32,106,048	$3,408,778	$36,354,639
FY 2016	$1,436,051	$95,373,612	$2,711,437	$99,521,100
FY 2017	$3,346,337	$24,432,683	$13,215,749	$40,994,769
FY 2018	$1,601,560	$21,684,267	$14,876,331	$38,162,158



COMMERCIAL BUILDING PERMIT ACTIVITY FOR MAJOR NEW DEVELOPMENT/ REDEVELOPMENT PROJECTS(GREATER THAN $100,000) URBAN CORE/WESTSIDE/EASTSIDE**

Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

PROJECT	PRIVATE INVESTMENT	PUBLIC INVESTMENT
Pns Bay Ferry Facilities - NC*		$355,515
Mixed Use Bldg - 120 W Gov't (CRA Incentive)	$2,500,000	
Taco Bell @ E. Cervantes & 12th - NC*	$927,491	
The District - Seville Steak & Seafood (Build Out)	$574,227	
Graffiti Pizza (Build Out/Addition)	$109,788	
Maria's Seafood (Expansion)	$330,946	
Sub Total - Urban Core	**$4,442,452**	**$355,515**
A+ Mini Storage of Dtwn Pensacola - NC/Reno*	$2,334,633	
Guitar Shop - 250 S Pace - NC*	$212,996	
ONDRA Home Building LLC Office & Warehouse-50 S Pace - NC*	$680,100	
Sub Total - Westside	**$3,227,729**	**0**
TOTAL (ALL DISTRICTS)	**$7,670,182**	**$355,515**

**NC = New Construction, Reno = Renovation*
***No known major commercial development/redevelopment within Eastside during this period.*

Investment value indicated is the declared value of permitted improvements taken from commercial building permits filed with the City of Pensacola Inspection Services Department. Unless otherwise noted, value does not include any improvements not requiring a permit and therefore does not reflect the entire value of private or public investment in a given project. "Public Investment" includes permits issued to the Community Redevelopment Agency (CRA), as well as all levels of local, state or federal government, and public agencies. "Private Investment" includes all non-public entities, firms and organizations, including non-profits.

RESIDENTIAL BUILDING PERMIT ACTIVITY FOR NEW RESIDENTIAL CONSTRUCTION AND MAJOR (GREATER THAN $25K) AND MINOR (LESS THAN $25K) IMPROVEMENT PROJECTS–URBAN CORE/WESTSIDE/EASTSIDE

Fiscal Year 2018 (Oct. 1, 2017 - Sept. 30, 2018)

	NEW CONSTRUCTION*			RESIDENTIAL IMPROVEMENTS**	
	Est. Value	# Units	Sq. Ft.	Major ($25K+) Est. Value	Minor (Less than $25K) Est. Value
Urban Core	$15,764,078	70	161,213	$262,804	$0
Eastside	$1,594,035	12	16,947	$0	$7,525
Westside	$11,578,598	74	123,098	$17,119	$15,050
ALL DISTRICTS	**$28,936,711**	**156**	**301,258**	**$279,923**	**$22,574**

** New construction includes new residential dwellings.*

***Residential improvements include residential alterations and additions.*

Estimated value indicated is the declared value of permitted improvements taken from residential building permits filed with the City of Pensacola Inspection Services Department. Unless otherwise noted, value does not include any improvements not requiring a permit and therefore does not reflect the entire value of investment in a given project.

TAX BASE GROWTH

The continuing goal of the CRA is to remove and prevent blight, support the growth of property values and improve the physical quality of life for the residents and businesses of the redevelopment areas, consistent with the adopted Community Redevelopment Plans.

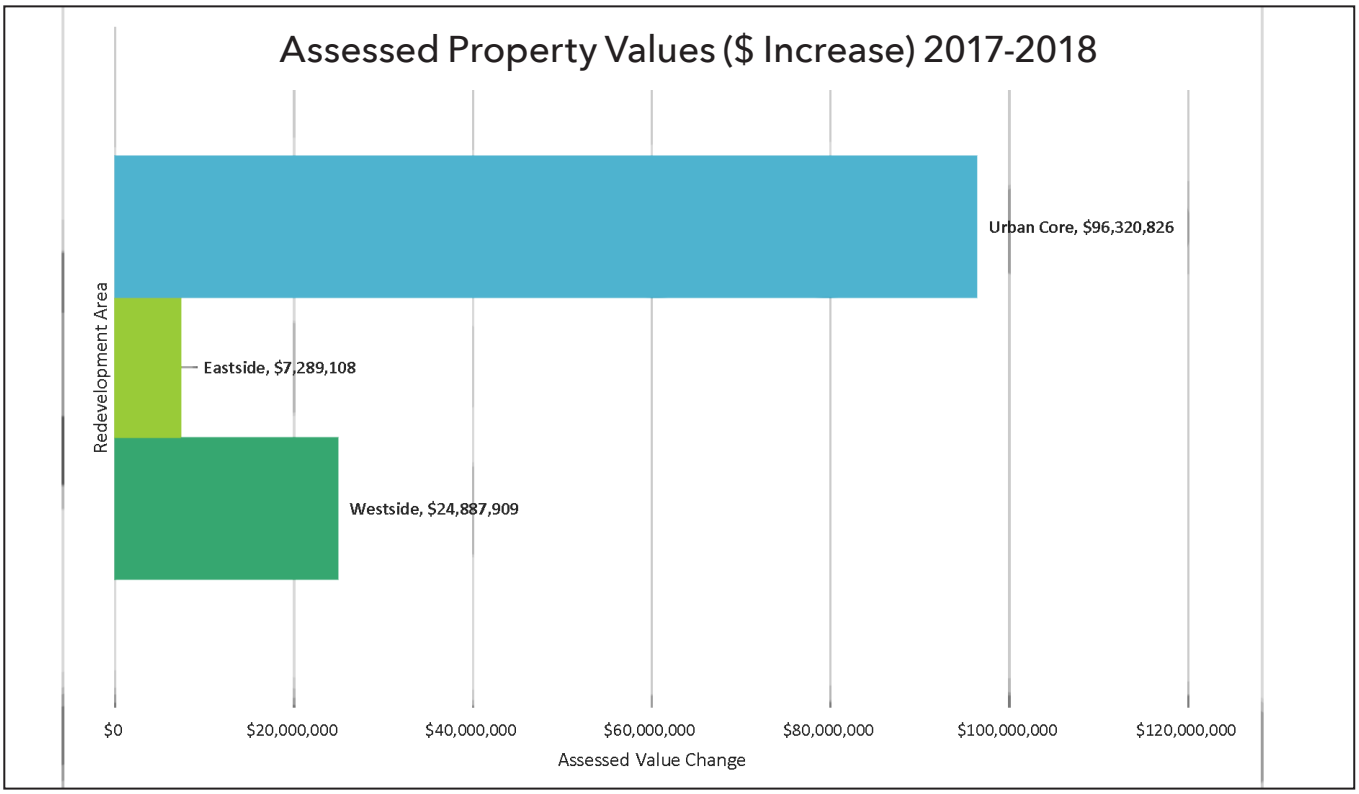
After consecutive years of declining values due to the "Great Recession", the Urban Core tax base grew to its 2018 value of $ 1,014,258,099, an increase of 9.5% over 2017. The Eastside Area grew to $58,262,461, an increase of 12.5% from the previous year, and the tax base of the Westside Area was $ 313,346,054, a 7.9% increase compared to 2017.

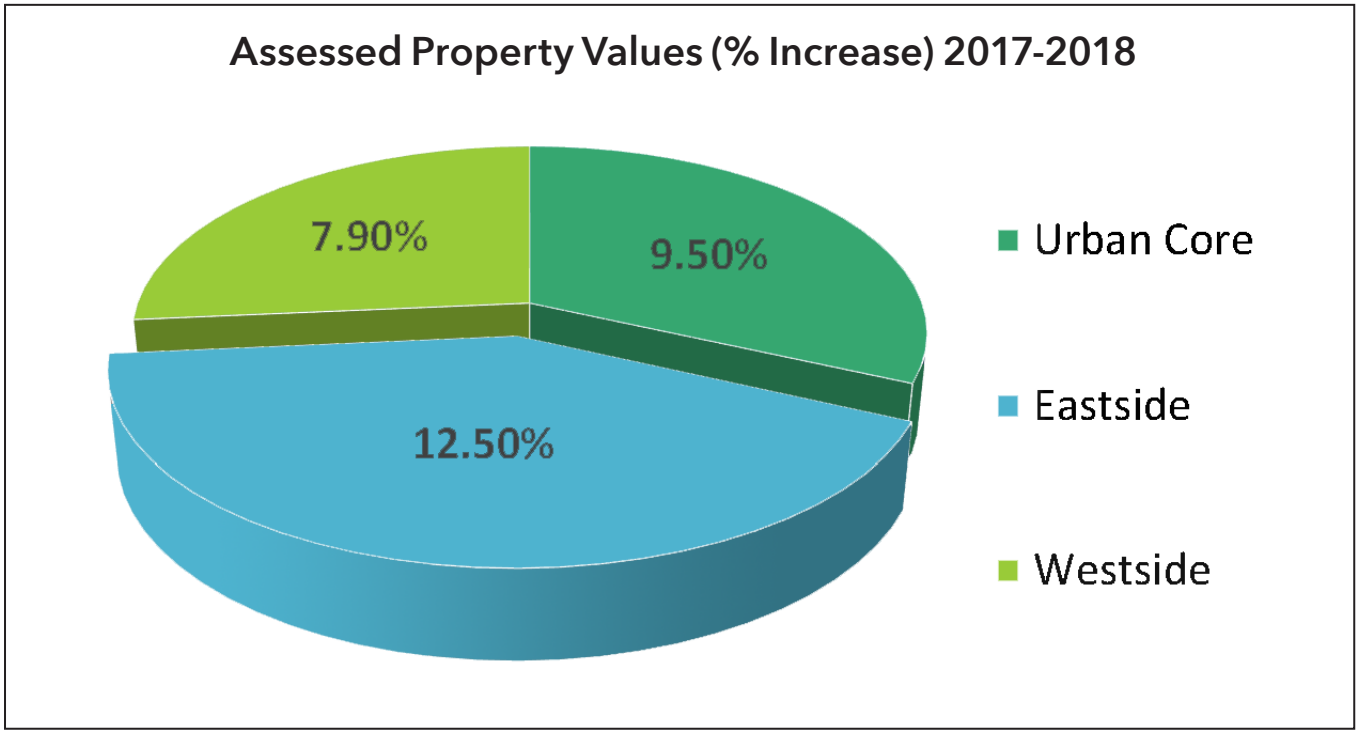
CRA DISTRICT ASSESSED VALUES (2007-2018)

FISCAL YEAR	WESTSIDE	EASTSIDE	URBAN CORE
2007	$275,609,740	$53,998,860	$731,842,900
2008	$262,519,210	$51,194,260	$723,823,520
2009	$255,784,519	$48,832,032	$706,423,913
2010	$246,150,499	$47,704,828	$674,859,510
2011	$239,215,337	$44,687,869	$664,449,542
2012	$239,310,904	$44,933,109	$663,058,724
2013	$231,221,235	$42,355,935	$716,623,880
2014	$230,640,737	$42,140,461	$669,127,240
2015	$259,669,000	$46,242,130	$797,693,428
2016	$271,294,241	$49,920,089	$849,285,988
2017	$288,458,145	$50,973,353	$917,937,273
2018	$313,346,054	$58,262,461	$1,014,258,099

CHANGE IN ASSESSED VALUE 2017-2018

	ASSESSED VALUE		CHANGE	
	2017	2018	($) Incr.	(%) Incr.
URBAN CORE	$917,937,273	$1,014,258,099	$96,320,826	9.50%
EASTSIDE	$50,973,353	$58,262,461	$7,289,108	12.50%
WESTSIDE	$288,458,145	$313,346,054	$24,887,909	7.90%





CRA FINANCIAL INFORMATION FY 2018

Florida Statute Section 163.387(8) requires an independent audit of the CRA each fiscal year, and submission of a report of such audit. The City has presented the CRA as a major fund in the City of Pensacola's Comprehensive Annual Financial Report (CAFR) to satisfy this requirement. The Comprehensive Annual Financial Report (CAFR) is the City's official financial document and should be read in conjunction with this document. An electronic copy of the CAFR can be accessed on the City's web site (www.cityofpensacola.com), under Government, Department Listing, Financial Services, Annual Financial Reports.

CITY OF PENSACOLA, FLORIDA
BALANCE SHEET
COMMUNITY REDEVELOPMENT AGENCY FUNDS
September 30, 2018
(unaudited)

	Community Redevelopment Agency	Urban Core Redevelopment Trust	Eastside Tax Increment Financing District	Westside Tax Increment Financing District
ASSETS				
Cash and cash equivalents	$ 1,126,677	$	$	$
Investments	2,790,385			
Accounts receivable	629			
Prepaids and deposits	107			
Restricted assets				
Cash and cash equivalents	285,557		188,624	23,994
Investments	707,226		467,155	59,426
Total assets	$ 4,910,581	$ 0	$ 655,779	$ 83,420
LIABILITIES				
Accounts payable	$ 215,168	$	$ 652	$ 99
Contracts payable	6,402			
Due to other funds	8,069		564	2,417
Unearned revenue				
Deposits	1,000			
Total liabilities	230,639	0	1,216	2,516
FUND BALANCE (DEFICITS)				
Non-spendable	107			
Restricted				
Community development projects	4,679,835		654,563	80,904
Debt service payments				
Committed				
Assigned				
Unassigned				
Total fund balances	4,679,942	0	654,563	80,904
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 4,910,581	$ -	$ 655,779	$ 83,420

(continued)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA, FLORIDA
BALANCE SHEET
COMMUNITY REDEVELOPMENT AGENCY FUNDS
September 30, 2018
(unaudited)

	CRA Debt Service	CRA Project Fund	Total CRA Funds
ASSETS			
Cash and cash equivalents	$	$	$ 1,126,677
Investments			2,790,385
Accounts receivable			629
Prepaids and deposits			107
Restricted assets			
Cash and cash equivalents	1,173,286	3,473,848	5,145,309
Investments	2,905,824	8,603,523	12,743,154
Total assets	$ 4,079,110	$ 12,077,371	$ 21,806,261
LIABILITIES			
Accounts payable	$	$ 300	$ 216,219
Contracts payable		39,694	46,096
Due to other funds			11,050
Unearned revenue	456,837		456,837
Deposits			1,000
Total liabilities	456,837	39,994	731,202
FUND BALANCE (DEFICITS)			
Non-spendable			107
Restricted			
Community development projects		12,037,377	17,452,679
Debt service payments	3,622,273		3,622,273
Committed			
Assigned			-
Unassigned			-
Total fund balances	3,622,273	12,037,377	21,075,059
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 4,079,110	$ 12,077,371	$ 21,806,261

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMMUNITY REDEVELOPMENT AGENCY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018
(unaudited)

	Community Redevelopment Agency	Urban Core Redevelopment Trust	Eastside Tax Increment Financing District	Westside Tax Increment Financing District
Revenues:				
Intergovernmental	$	$ 3,276,393	$ 73,103	$ 186,278
Charges for services	16,157			
Interest income	60,491		7,881	1,173
Total revenues	76,648	3,276,393	80,984	187,451
Expenditures:				
Current -				
General government	2,694,352		73,577	70,703
Capital outlay				
Debt service -				
Principal retirement				
Interest			15,000	
Issuance Cost				
Total expenditures	2,694,352	0	88,577	70,703
Excess (deficiency) of revenues over (under) expenditures	(2,617,704)	3,276,393	(7,593)	116,748
Other financing sources (uses):				
Transfers in	1,917,081	1,983,688	47,393	120,764
Transfers (out)		(5,260,081)		(280,000)
Sale of capital assets	2,222,907			
Bonds issued				
Total other financing sources (uses)	4,139,988	(3,276,393)	47,393	(159,236)
Net Change in fund balances	1,522,284	0	39,800	(42,488)
Fund balances at beginning of year	3,157,658	0	614,763	123,392
Fund balances at end of year	$ 4,679,942	$ 0	$ 654,563	$ 80,904

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMMUNITY REDEVELOPMENT AGENCY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018
(unaudited)

	CRA Debt Service	CRA Project Fund	Total CRA Funds
Revenues:			
Intergovernmental	$ 912,208	$	$ 4,447,982
Charges for services			16,157
Interest income	47,688	144,473	261,706
Total revenues	959,896	144,473	4,725,845
Expenditures:			
Current -			
General government			2,838,632
Capital outlay		883,269	883,269
Debt service -			
Principal retirement	1,466,000		1,466,000
Interest	3,154,963		3,169,963
Issuance Cost		67,862	67,862
Total expenditures	4,620,963	951,131	8,425,726
Excess (deficiency) of revenues over (under) expenditures	(3,661,067)	(806,658)	(3,699,881)
Other financing sources (uses):			
Transfers in	3,623,000		7,691,926
Transfers (out)			(5,540,081)
Sale of capital assets			2,222,907
Bonds issued		8,000,000	8,000,000
Total other financing sources (uses)	3,623,000	8,000,000	12,374,752
Net Change in fund balances	(38,067)	7,193,342	8,674,871
Fund balances at beginning of year	3,660,340	4,844,035	12,400,188
Fund balances at end of year	$ 3,622,273	$ 12,037,377	$ 21,075,059

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY

ELECTED OFFICIALS
FY 2018 CRA BOARD MEMBERS

P.C. Wu, *Chair*

Jewel Cannada-Wynn, *Vice-Chair*

Andy Terhaar

Sherri F. Myers

Gerald Wingate

Brian Spencer

Larry B Johnson

APPOINTED OFFICIALS
FY 2018 EASTSIDE REDEVELOPMENT BOARD MEMBERS

Gerald Wingate

Aretta Anderson

Jeannie Rhoden

Fred D. Young, III

William O. Brown

APPOINTED OFFICIALS
FY 2018 WESTSIDE REDEVELOPMENT BOARD MEMBERS

Jewel Cannada-Wynn

Douglas Brown, Sr.

James L. Gulley

C. Marcel Davis

Dianne Robinson

Tederria Puryear

Anny Shepard

CITY OF PENSACOLA, FLORIDA
LISTING OF ELECTED OFFICIALS

FY 2018 MAYOR AND CITY COUNCIL

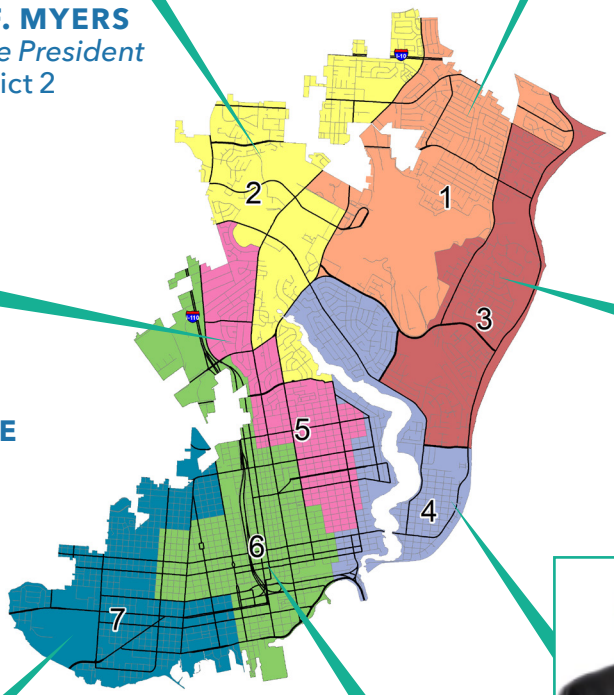
ASHTON J. HAYWARD, III
Mayor

SHERRI F. MYERS
Council Vice President
District 2

P.C. WU, PH. D
District 1

GERALD WINGATE
Council President
District 5

ANDY TERHAAR
District 3



LARRY B. JOHNSON
District 4

JEWEL CANNADA-WYNN
District 7

BRIAN SPENCER
District 6

CRA