City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

MINUTES

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

December 8, 2025, 3:30 PM Hagler-Mason Conference Room, 2nd Floor

CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Vice-Chairperson Wiggins at 4:05 pm.

Members Present: Jennifer Brahier, Allison Patton (leaving at 6:00 pm), Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

Members Absent: None

Absent: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board Members Bare, Jones, Patton, and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

ADMINISTRATOR'S COMMUNICATIONS

1. 25-1609 ADMINISTRATOR'S UPDATES

   None.

APPROVAL OF MINUTES

2. 25-1608 CRA MEETING MINUTES - 11/10/2025

   Recommendation:

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

   The motion passed by the following vote:

   Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

   No: 0 None

DISCUSSION ITEMS

None.

ACTION ITEMS

3. 25-1548 SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-92 CRA - FY 2026 ENCUMBRANCE CARRYOVER RESOLUTION

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2025-92 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE

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

Victoria D'Angelo, CRA Administrative Officer, provided a brief overview of the item. Staff responded to questions accordingly.

The motion passed by the following vote:

Yes: 7	Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

4. 25-1549 AWARD OF CONTRACT - RFP NO 25-042 - DEVELOPMENT ADVISORY SERVICES FOR THE REDEVELOPMENT OF THE BAPTIST HOSPITAL LEGACY CAMPUS

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council award a contract for RFP No. 25-042, Development Advisory Services for the Redevelopment of the Baptist Hospital Legacy Campus to Bayou District Consulting, LLC. Also, that the CRA authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the contracting documents and the Mayor’s Executive Powers as granted in the City Charter.

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

Victoria D’Angelo, CRA Administrative Officer, turned the item over to Erica Grancagnolo, Economic Development Director, who provided an overview of the item. Gerry Barousse Jr., Chairman of the Bayou District Foundation, delivered a presentation. Cliff Collins, Associate City Administrator, and David Stafford, City Administrator, also addressed the item. Travis Peterson, Founder of Impact

Campaigns, provided additional remarks. Board Member Jones requested that staff provide monthly updates on the Baptist Redevelopment, and staff agreed. Staff responded to questions as presented.

Public Speakers

Sam Epstein
Chanson Brummet
Sarah Brummet
Sylvia
Brian Spencer
Leslie Yandle

The motion passed by the following vote:

Yes: 7	Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

5. 25-1545 APPROVAL OF THE EIGHTH AMENDMENT TO THE HAWKSHAW REDEVELOPMENT PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) approve the Eighth Amendment to the Declaration of Conditions, Covenants, and Restrictions for the Hawkshaw Redevelopment Project as enumerated herein. Further, that CRA authorize the CRA Chairperson to take the actions necessary to execute and administer this agreement, consistent with the terms of the agreement.

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

Victoria D'Angelo, CRA Administrative Officer, turned the item over to Ann Teston, Incentives & Land Development Program Manager, who provided a brief presentation of the item. Zac Gibbs of Hawkshaw Development spoke to the item. Erica Grancagnolo, Economic Development Director, also spoke. Board Member Broughton inquired if the agreement had community benefits or bullet points regarding representation from minority subcontractors, and while this was not a part of the Hawkshaw agreement, staff assured the Board that they would try to work with the developer to achieve those goals as well as receive monthly updates regarding the Hawkshaw project. Staff answered questions accordingly.

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

6. 25-1551 SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-93 CRA - CARRYFORWARD AND REALLOCATION OF URBAN CORE AND WESTSIDE FUNDS FOR THE SUNTRAIL COMPONENT OF THE HASHTAG & WATERFRONT DEVELOPMENT AND AMERICAN CREOSOTE WORKS (ACW) SUPERFUND SITE REDEVELOPMENT SPECIAL DEMONSTRATION PROJECTS

Recommendation: That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2025-93 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE. REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

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

Victoria D’Angelo, CRA Administrative Officer, provided an overview of the item. Board Member Wiggins asked whether a workshop or update regarding the American Creosote Works Superfund Site could be provided, noting that many citizens had concerns and questions about the project. Staff agreed to schedule an item, at a minimum, for discussion. Board Member Brahier also stated that she would like to see a workshop. Staff responded to questions accordingly.

The motion passed by the following vote (Board Member Patton left the meeting at 6:00 p.m.):

Yes: 6 Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

7. 25-1553 APPROVAL OF AMENDMENT NO. 6 TO CONTRACT WITH SCAPE LANDSCAPE ARCHITECTURE, DPC UNDER RFQ NO. 20-054

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 6 to the agreement with SCAPE Landscape Architecture, DPC, under RFQ No. 20-054 as enumerated herein and contingent upon City Council's adoption of a supplemental budget resolution reappropriating the required funding. Further, that the CRA authorize the CRA Chairperson to take the actions necessary to execute and administer this contract and complete the work, consistent with the contracting documents.

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

CRA Administrative Officer, Victoria D'Angelo, gave an overview of the item. Staff responded to questions accordingly.

The motion passed by the following vote (Board Member Patton left the meeting at 6:00 p.m.):

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

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

Board Member Bare stated that he would be placing an item on the agenda for the January 2026 meeting for discussion regarding who serves as the Community Redevelopment Agency. CRA Administrative Officer Victoria D’Angelo asked whether the request was intended for a City Council meeting or a CRA meeting, noting that City Council would be the appropriate body to make such a change and recommending that the item be brought before City Council. Board Member Bare agreed to bring the item forth to the City Council.

OPEN FORUM

<u>Public Speakers</u>

Mrs. Sylvia

ADJOURNMENT

6:08 pm.

APPROVED

1/12/2026