# City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

MINUTES

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

February 9, 2026, 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 Chairperson Wiggins at 4:59 p.m.

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

**Members Absent:** None

**Also Present:** Mayor D.C. Reeves (leaving at 6:50 p.m.)

BOARD MEMBER DISCLOSURE

CRA Board Members 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. 26-136 UPDATES

Recommendation:

CRA Administrative Officer Victoria D’Angelo updated the board on the initial meetings for the Sun Trail Project. The first public hearing is scheduled for February 24, 2026, followed by meetings in March with the Westside and Urban Core Redevelopment Boards to provide feedback on the draft concept plans.

APPROVAL OF MINUTES

2. 26-187 CRA MEETING MINUTES - 1/12/2026

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 (leaving at 6:00 p.m.), Jared Moore, Delarian Wiggins |
| No: 0 | None |

PRESENTATIONS

3. 26-164 UPDATE ON DEMOLITION OF FORMER BAPTIST HOSPITAL

Recommendation: N/A

CRA Administrative Officer Victoria D’Angelo and Associate City Administrator Cliff Collins provided a brief overview of the item. Joshua Wallace, Project Manager with Jacobs Project Management Group, the owner’s representative for the former Baptist Hospital Legacy Campus, presented an update to the Board. Mayor Reeves thanked Mr. Wallace for his presentation. Deputy City Administrator Amy Miller stated that the City is working with nonprofit organizations to identify opportunities to promote and salvage items remaining at the site so they may be returned to the community for reuse. Mr. Wallace also announced that a public forum will be held at the Fricker Center on March 5, 2026, from 5:00 p.m. to 7:00 p.m.

DISCUSSION ITEMS

4. 26-82 DISCUSSION ON AMERICAN CREOSOTE WORKS (ACW) SITE ACQUISITION AND REDEVELOPMENT

Recommendation: N/A

CRA Administrative Officer Victoria D’Angelo gave a presentation on the item. Katherine Alexander, City of Pensacola Environmental Coordinator, and Mayor Reeves addressed property acquisition issues. Peter Thorpe, Remedial Project Manager with the U.S. Environmental Protection Agency, responded to questions regarding site remediation.

5. 26-151 DISCUSSION ON THE DEFENSE INFRASTRUCTURE GRANT POTENTIAL PROPERTY ACQUISITION OF 639 W GREGORY STREET AND 1ST BLOCK OF NORTH DONELSON STREET

Recommendation: N/A

CRA Administrative Officer Victoria D’Angelo introduced Anna Kate Baygents, Assistant Economic Development Director, who provided a formal overview and presentation of the item. Mayor Reeves, Associate City Administrator Cliff Collins, and City Attorney Adam Cobb engaged in discussion with the board members regarding the potential acquisition of the property.

6. 26-183 REDEVELOPMENT BOARDS UPDATE

Recommendation: N/A

Assistant Economic Development Director Anna Kate Baygents provided an overview of the item and an update from the January 2026 Urban Core Redevelopment Board (UCRB) meeting. At that meeting, the UCRB reviewed the 101 W. Main Street proposal previously presented at the January 2026 CRA meeting. The UCRB recommended proceeding with the sale of the property for mixed-use development with ground-floor activation, with the proceeds specifically earmarked for affordable housing initiatives.

Ms. Baygents also reported that the City received a letter of interest from Mr. and Mrs. Quint Studer proposing a long-term ground lease for the property. Board Member Moore, the City Council representative to the UCRB, expressed appreciation to Board Member Patton for her efforts in assisting with filling vacancies on the UCRB and for requesting that the 101 W. Main Street proposal be brought before the UCRB. Ms. Baygents further stated that CRA staff is in the early preliminary stages of soliciting lease terms for the property, and anyone can submit interest for 101 W. Main Street.

ACTION ITEMS

7. 26-89 APPROVAL OF THE LAND DONATION AND DEVELOPMENT AGREEMENT WITH THE COMMUNITY LAND TRUST FOR 925 E JACKSON ST

Recommendation: That the Community Redevelopment Agency (CRA) approve the Land Donation and Development Agreement with the Northwest Florida Community Land Trust for the redevelopment of 925 E. Jackson Street (Parcel ID 000S009025005082) for long-term affordable workforce housing. Further, that the CRA request the City Council conduct the required public hearing for donation of property within the CRA in accordance with Chapter 163, Part III, Florida Statutes. Finally, that the CRA authorize the CRA Chairperson to take all 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 Brahier and seconded by Board Member Moore.**

CRA Administrative Officer Victoria D’Angelo provided a brief overview of the item. Assistant Economic Development Director Anna Kate Baygents delivered a presentation. Sam Young, President and CEO of Pensacola Habitat for Humanity, discussed Habitat’s approval criteria for qualified homebuyers.

Board Member Patton requested the opportunity to provide input during the design and approval process for the homes. Mayor Reeves stated he had no objection to Board Member Patton providing such input, provided there was a clear understanding that it would not impede the timely completion of the project. Board Member Brahier formally expressed support for Board Member Patton's request. Board Member Bare stated that he could not support the item due to concerns regarding the process that led to redevelopment of the property, however, he expressed appreciation for the work performed by Pensacola Habitat for Humanity.

**The motion passed by the following vote:**

Yes:5 Jennifer Brahier, Allison Patton, Teniade Broughton, Jared Moore, Delarian Wiggins

No: 1 Charles Bare

8. 26-81 SUPPLEMENTAL BUDGET RESOLUTION NO. 2026-06 CRA NON-ENCUMBERED CARRYOVER

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No.
2026-06 CRA.

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

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

Associate City Administrator Cliff Collins provided a brief overview of the item and turned it over to CRA Administrative Officer Victoria D'Angelo. Ms. D'Angelo delivered a presentation to the Board. Board Member Brahier made a motion, seconded by Board Member Bare, that funding originally allocated for the Crystal Icehouse Planning & Analysis be redirected to support housing rehabilitations, rent relief, or repairs that stabilize homes. Assistant Economic Development Director Anna Kate Baygents clarified that staff's goal is to deposit the funding into broader project categories to allow for input from the smaller redevelopment boards and CRA Board Members before making project-specific funding decisions. Board Member Brahier suggested that the carryforward be brought to the smaller boards first. City Administrator David Stafford noted that, per City Council direction communicated to Board Member Patton, positive news regarding CDBG grant housing funds would be forthcoming. CRA Administrative Officer D'Angelo asked if the Board would be comfortable approving the carry forward, with the understanding that funds could be reallocated and that each fund would go before the appropriate advisory board for their input. After further discussion, the CRA Board approved the item as presented.

Public Speakers

James Gulley

**The motion passed by the following vote:**

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Jared Moore, Delarian Wiggins

No: 0 None

BOARD MEMBER COMMENTS

Board Member Brahier discussed the purchase of the Pensacola Motor Lodge, noting that several competent redevelopers have indicated the structure is restorable and expressed a desire for this option to be reconsidered.

OPEN FORUM

Public Speakers

James Gulley

ADJOURNMENT

7:40 p.m.

APPROVED

3/09/2026