



City of Pensacola

Urban Core Redevelopment Board

Agenda

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

March 24, 2026, 3:30 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER

ROLL CALL/DETERMINATION OF QUORUM

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 26-241 UCRB MEETING MINUTES 01/20/2026
Attachments: UCRB MEETING MINUTES 01/20/2026
2. 26-347 UCRB MEETING MINUTES 02/11/2025
Attachments: UCRB MEETING MINUTES 02/11/2025

PRESENTATIONS

ACTION ITEMS

3. 26-387 CONCEPT DESIGN RECOMMENDATIONS - FLORIDA SUNTRAIL
DOWNTOWN WATERFRONT CONNECTOR PROJECT (URBAN CORE
SEGMENT)

Request: That the Urban Core Redevelopment Board (UCRB) provide feedback
and recommendations related to the proposed concept design for the
urban core segment of the Florida SUN Trail Downtown Waterfront
Connector project as described herein.

Sponsors:

Attachments: *Orientation Maps*
Exhibit Boards
Look and Feel Boards
SUN Trail Survey
4. 26-364 CARRYOVER

Recommendation: That the Urban Core Redevelopment Board approve or make recommendations to the Community Redevelopment Board (CRA) on the appropriate allocation of the FY2025 Non-Encumbered Carryover.

Sponsors:

Attachments: *UC TAX INCREMENT FINANCING DISTRICT FUND
CARRYOVER RECOMMENDATION*

5. 26-365 FY2027 URBAN CORE PROJECT PRIORITIES

Recommendation: That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2027.

Sponsors:

Attachments: *UCRB Project List and Implementation Plan*

DISCUSSION ITEMS

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. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-241

Urban Core Redevelopment Board

3/24/2026

ACTION ITEM

SUBJECT:

UCRB MEETING MINUTES 01/20/2026

ATTACHMENTS:

1. UCRB MEETING MINUTES 01/20/2026



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

January 20, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

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

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Michael Carro, Eddie Todd, Linda Webb, Kelly Wieczorek, Jared Moore

Members Absent: Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols

Quorum was present at 3:30 P.M.

ELECTION OF OFFICERS

Chairperson Satterwhite called for nominations for Chairperson of the Urban Core Redevelopment Board.

Board Member Wieczorek nominated Chairperson Satterwhite. With no further nominations. A vote was called.

The nomination vote passed by the following vote:

Yes: 5 Michael Carro, Eddie Todd, Linda Webb, Kelly Wieczorek, Christopher Satterwhite

No: 0 None

Christopher Satterwhite was elected as Chariperson of the Urban Core Redevelopment Board.

Chairperson Satterwhite called for nominations for Vice- Chairperson of the Urban Core Redevelopment Board.

Board Member Wieczorek nominated Board Member Carro. With no further nominations. A vote was called.

The nomination vote passed by the following vote:

Yes: 5 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek,
Michael Carro
No: 0 None

Board Member Carro was elected as Vice-Chairperson of the Urban Core Redevelopment Board.

(Board Members Nichols, Crumley, and MacNeil were not present.)

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

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

A motion to approve was made by vice-chairperson Carro and seconded by Board Member Wieczorek.

The motion passed by the following vote:

Yes: 5 Christopher Satterwhite, Michael Carro, Eddie Todd, Linda Webb, Kelly
Wieczorek
No: 0 None

(Board Members Nichols, Crumley, and MacNeil were not present.)

PRESENTATIONS

None

ACTION ITEMS

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

This item was published as an action item. The chair moved the item to a discussion item. Anna Kate Baygents, Assistant Economic Development Director, provided an overview of this item. The intent of this discussion was to receive guidance or a recommendation for potential uses of the property located at 101 West Main Street. Discussion ensued. Staff answered questions accordingly.

A motion to recommend was made by Vice- Chairperson Carro and seconded by Board Member Wieczorek.

"That the CRA considers selling the piece of land at fair market value. The money provided would be earmarked for affordable housing within the CRA to purchase and/or make something more developable for a affordable housing project. The first floor retail, restaurant use and anything above the first floor could be used for office, multifamily, condos but there is a provision for a timeline for this development to take place and if a developer does not do that, then the property would revert back to the CRA at some substantial penalty."

The motion passed by the following vote:

Yes: 5 Christopher Satterwhite, Michael Carro, Eddie Todd, Linda Webb, Kelly
Wieczorek
No: 0 None

(Board Members Nichols, Crumley, and MacNeil were not present.)

DISCUSSION ITEMS

3. 26-104 REIMAGINE PALAFOX PROJECT UPDATE

CRA Programs Officer, Hilary Halford, introduced Adrienne Walker, Strategic Initiatives Project Officer, who provided an update on the progress of the Reimagine Palafox project. Discussion ensued. Staff answered questions accordingly.

4. 26-95 PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

CRA Programs Officer, Hilary Halford, advised the Board that an item had been omitted from the administrators' communication and requested discussion. She

reported that consultants for the Waterfront Connector Trail are developing concept designs and will seek input. Due to timing, the Board agreed to hold a special meeting on March 24, 2026, at 3:30 p.m.

Ms. Halford then introduced Incentives and Land Development Program Manager, Ann Teston, who provided a status update on the affordable housing incentives. Anna Kate Baygents, Assistant Economic Development Director, provided updates on the Bay Center's feasibility study and Ms. Halford provided status updates on the remaining projects. Staff responded accordingly to questions.

OPEN FORUM

None

ADJOURNMENT

4:47 P.M.

DRAFT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-347

Urban Core Redevelopment Board

3/24/2026

ACTION ITEM

SUBJECT:

UCRB MEETING MINUTES 02/11/2025

ATTACHMENTS:

1. UCRB MEETING MINUTES 02/11/2025



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD MEETING MINUTES

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

February 11, 2025,

3:30 PM

Whibbs Room, 1st Floor

CALL TO ORDER

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

Members Present: Christopher Satterwhite, Melanie Nichols, Kelly Wieczorek

Members Absent: Jared Moore

DETERMINATION OF QUORUM

Quorum not present at 3:31 pm.

ADMINISTRATION OF OATH

City Clerk Ericka Burnett administered the oath of office and swore in Melanie Nichols and Kelly Wieczorek.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS AND ANNOUNCEMENTS

1. 25-94 PROJECT UPDATES

CRA Division Manager Victoria D'Angelo provided an overview of the item. Shirley Baylis, CRA Program Manager, updated the Board on the CRA Property Improvement Programs. Rachel Bennett, CRA Urban Design Planner, presented the Hollice T. Williams Greenway & Skatepark Project. Staff responded to Board questions accordingly.

2. 25-112 REDEVELOPMENT PLAN UPDATE

CRA Division Manager Victoria D'Angelo presented the item and advised the Board that draft plans are expected to be received by March 3. The Board thanked staff for the consolidated update of the plans. Chairperson Satterwhite asked whether homeless shelters would be incorporated into the redevelopment plans, and staff stated that they would raise this issue with the consultant, Urban Design Associates (UDA).

BOARD MEMBER COMMENTS

Board Member Nichols thanked staff for the updates.

OPEN FORUM

None.

ADJOURNMENT

4:48 p.m.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-387

Urban Core Redevelopment Board

3/24/2026

ACTION ITEM

SPONSOR:

SUBJECT:

CONCEPT DESIGN RECOMMENDATIONS - FLORIDA SUNTRAIL DOWNTOWN
WATERFRONT CONNECTOR PROJECT (URBAN CORE SEGMENT)

REQUEST:

That the Urban Core Redevelopment Board (UCRB) provide feedback and recommendations related to the proposed concept design for the urban core segment of the Florida SUN Trail Downtown Waterfront Connector project as described herein.

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goal #1: Attainable Housing for All Income Levels, Goal #4: Resilient Waterfronts & Neighborhoods, Goal #5: More Walkable, Mixed-Use Districts, Goal #6: Public Spaces that Connect Communities, Goal #7: Thriving Innovation & Businesses, and Goal #8: Neighborhoods that Celebrate Culture and Honor Legacy. The action will also advance the 2025 Urban Core Redevelopment Plan's SunTrail project.

On April 24, 2025, the City of Pensacola executed a grant agreement with the Florida Department of Transportation under the Shared-Use Nonmotorized (SUN) Trail Program to support development of two multiuse trail segments that will connect neighborhoods, downtown, and the waterfront.

The eastern segment, identified in the Urban Core Redevelopment Plan, will run along Pine and Cypress Streets in the Sanders Beach neighborhood and is planned as an early component of the future park associated with the American Creosote Works Superfund Site. The eastern segment, identified in the SCAPE Waterfront Framework Plan as the "Hashtag Connector," will run along Cedar Street, linking Main Street, surrounding neighborhoods, and the Community Maritime Park. Together, these segments will become part of the statewide Florida SUN Trail Network, improving connectivity and safety for walking and cycling between neighborhoods, downtown, parks, and local businesses.

The City has retained AtkinsRéalis and SCAPE Landscape Architecture to design the project.

A public meeting was held on February 24, 2025, followed by a public survey that closed March 10, 2025. Community input from these efforts informed the proposed concept design. The design team will present the proposed concept design and summarize public feedback. A copy of the materials presented at the meeting and the survey is attached for reference.

The Urban Core Redevelopment Board (UCRB) is asked to review the concept plan and provide feedback and recommendations. This meeting represents a key opportunity for the Board to influence the project's design before it advances to final design. Input from the UCRB will be shared with the CRA Board at its next meeting and will help guide design decisions moving forward. To ensure full incorporation of feedback from the survey, the concept plan will be presented at the meeting.

PRIOR ACTION:

October 5, 2020 - The CRA awarded a contract under RFQ No. 20-054 for design consistency review services for the Hashtag and Bruce Beach Waterfront connectivity projects with SCAPE Landscape Architecture, DPC.

July 12, 2021 - The CRA approved an Amendment No. 1 to the contract with SCAPE Landscape Architecture, DPC under RFQ No. 20-054.

September 20, 2021 - The CRA approved Amendment No. 2 to the contract with SCAPE Landscape Architecture, DPC under RFQ No. 20-054.

July 18, 2022 - The CRA approved Amendment No. 3 to the contract with SCAPE Landscape Architecture, DPC under RFQ No. 20-054.

May 10, 2023 - The CRA approved Amendment No. 4 to the contract with SCAPE Landscape Architecture, DPC under RFQ No. 20-054.

November 9, 2023 - City Council adopted Resolution No. 2023-88 supporting a grant application to FDOT for Suntrail funding.

January 16, 2024 - The CRA approved Amendment No. 5 to the contract with SCAPE Landscape Architecture, DPC under RFQ No. 20-054.

April 24, 2025 - City Council authorized the acceptance of Florida Department of Transportation grant no. 453476-2-34-01, Florida Shared-Use Non-Motorized (Sun) Trail Network Program and adopted Supplement Budget Resolution No. 2025-20, appropriating the grant proceeds.

December 8, 2025 - The CRA approved Supplemental Budget Resolution No. 2025-93 CRA carrying forward and reallocating funding within the Urban Core and Westside funds for the Suntrail component of the Hashtag & Waterfront Development and American Creostoe Works (ACW) Superfund Site Redevelopment Special Demonstration Projects and approved Amendment No. 6 to the contract with SCAPE Landscape Architecture, DPC under RFQ No.

20-054.

December 11, 2025 - City Council approved Supplemental Budget Resolution No. 2025-94 carrying forward and reallocating funding within the Urban Core and Westside funds for the Suntrail component of the Hashtag & Waterfront Development and American Creostoe Works (ACW) Superfund Site Redevelopment Special Demonstration Projects

FUNDING:

Budget:	\$441,023.00	SunTrail Grant Funds
	\$15,000.00	2019 Urban Core Bonds - Hashtag
	\$59,330.00	CRA Fund - Acquisition and Redevelopment (FY2025)
	<u>\$127,230.00</u>	2017 Westside Bonds - Westside Infrastructure
	\$642,485.00	TOTAL

Actual:	\$642,485.00	Design
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FINANCIAL IMPACT:

N/A

STAFF CONTACT:

Anna Kate Baygents, Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford, CRA Programs Officer
Brad Hinote, City Engineer
Caitlin Cerame, Transportation Planner

ATTACHMENTS:

1. Orientation Maps
2. Exhibit Boards
3. Look and Feel Boards
4. SUN Trail Survey

PRESENTATION: Yes

*** WHICH STREET DO YOU PREFER?**

The SUN Trail was initially planned for South K Street. Further site analysis revealed fewer constraints on South J Street. Which street do you prefer for the SUN Trail alignment?

SOUTH K ST



IF YOU PREFER THIS OPTION,
LEAVE A STICKER HERE!

SOUTH J ST



IF YOU PREFER THIS OPTION,
LEAVE A STICKER HERE!

FLORIDA SUN TRAIL

The pink line represents a draft SUN Trail alignment based on initial site analysis. Design considerations and constraints are noted along the trail.

- WHAT DO YOU THINK ABOUT THIS ALIGNMENT?
- ARE THERE ANY CHANGES YOU WOULD MAKE?

LEGEND

- APPROXIMATE RIGHT-OF-WAY LINE
- OPPORTUNITIES
- MODERATE CONSTRAINTS
- MAJOR CONSTRAINTS

FLORIDA SUN TRAIL - DRAFT WESTSIDE SEGMENT



4-WAY STOP

HAWK SIGNAL

PED. YIELD SIGNS

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

FLORIDA SUN TRAIL - DRAFT CEDAR STREET SEGMENT

060120240

SCAPE

AtkinsRéalis

THE CITY OF

PENSACOLA

Page 15 of 19

4-WAY STOP

HAWK SIGNAL

PED. YIELD SIGNS

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

IF YOU PREFER THIS OPTION, LEAVE A STICKER HERE!

FLORIDA SUN TRAIL

The pink line represents a draft SUN Trail alignment based on initial site analysis. Design considerations and constraints are noted along the trail.

- WHAT DO YOU THINK ABOUT THIS ALIGNMENT?
- ARE THERE ANY CHANGES YOU WOULD MAKE?

EXHIBIT D

- MATURE PEAR TREE
- LIGHT POLES
- SECURITY GATE
- PALM TREES
- CREPE MYRTLE CORRIDOR
- UTILITIES
- STEEP DRIVEWAY
- UTILITY CABINET
- CURB INLET
- FIRE HYDRANT
- DECORATIVE FENCE
- SMALL TREES
- LARGE UTILITY BOXES (FPL & ATT)
- HEAVY FOOT TRAFFIC
- CONSIDER WOONERF OR RAISED ROADWAY/TRAIL HERE GOING EAST

EXHIBIT E

- FIRE HYDRANT, LIGHT POLES, & TREES
- MATURE PEAR TREE
- STAIRS & WALL
- FIRE HYDRANT, STANDPIPE, & UTILITY VAULT
- CURB INLET
- LARGE UTILITY BOXES (FPL & ATT)
- MATURE SAND LIVE OAK TREE PROVIDES OFFSET FOR TRAIL ALIGNMENT
- CONSIDER WOONERF OR RAISED ROADWAY/TRAIL
- CURB INLET
- POTENTIAL SIDEWALK SPUR TO FUTURE DEVELOPMENT

EXHIBIT F

- UTILITY BOX & VENT
- USE EXISTING INFRASTRUCTURE FOR TRAIL & REPLACE PERP. PARKING WITH PARALLEL PARKING
- PARKING SPACES
- POWER POLE & GUY WIRE
- PARKING SPACES
- HOLLY BUSHES
- REMOVE RIGHT TURN LANE & PROVIDE TRAIL WITH SHADE TREES AND LIGHT POLES
- PERP. PARKING COULD BE REPLACED WITH ANGLED OR PARALLEL PARKING
- DRIVEWAY GRADING INLET

LEGEND

- APPROXIMATE RIGHT-OF-WAY LINE
- OPPORTUNITIES
- MODERATE CONSTRAINTS
- MAJOR CONSTRAINTS

FLORIDA SUN TRAIL - DRAFT CEDAR STREET SEGMENT

060120240

SCAPE

AtkinsRéalis

THE CITY OF

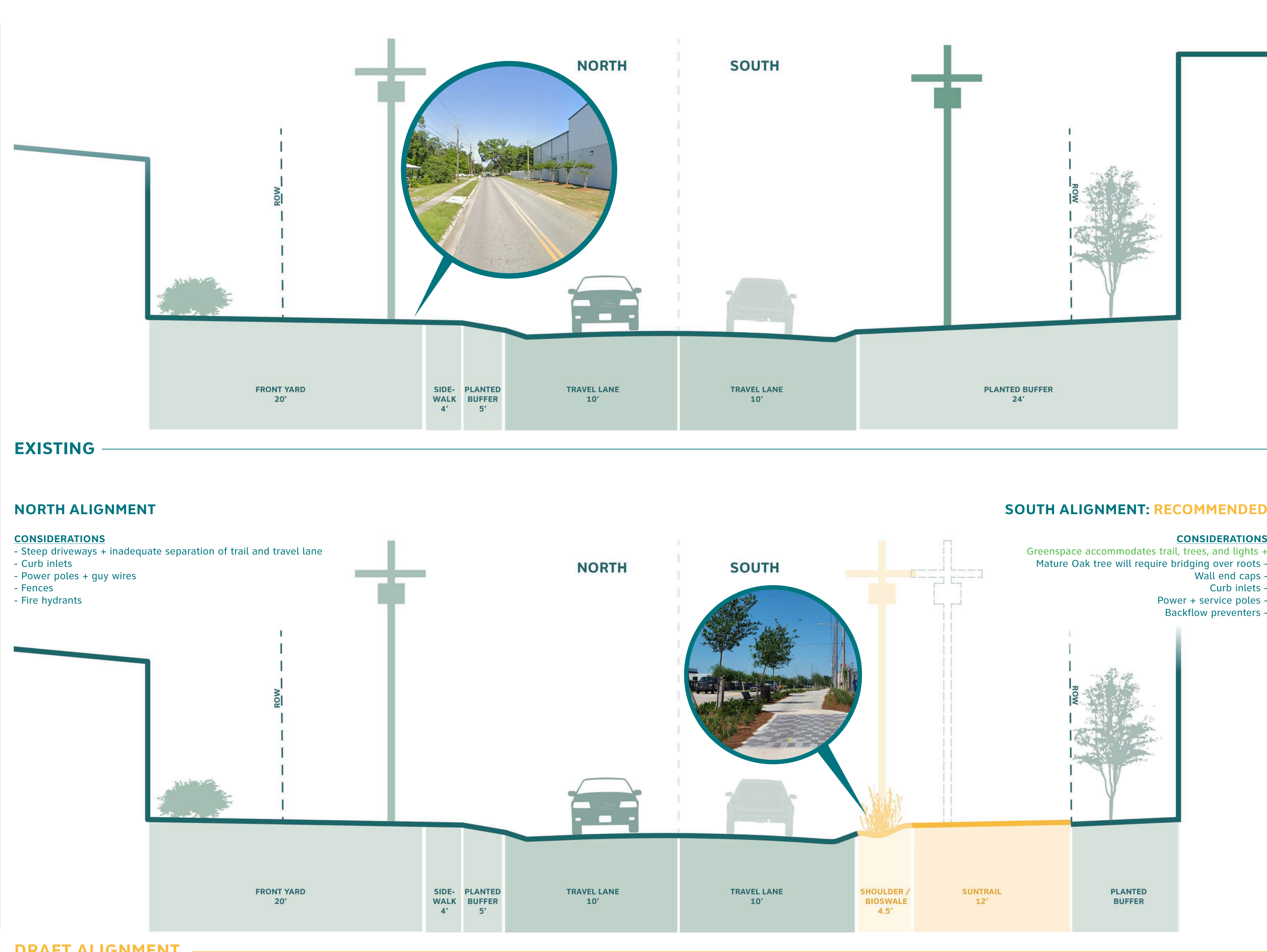
PENSACOLA

Page 15 of 19

EXHIBIT A: CYPRESS STREET

Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

VOTE OR LEAVE
COMMENTS HERE!



VOTE OR LEAVE
COMMENTS HERE!

EXHIBIT B: PINE STREET

Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

VOTE OR LEAVE
COMMENTS HERE!



EXISTING

CONSIDERATIONS
- Maintain vehicular access to driveways on Pine Street



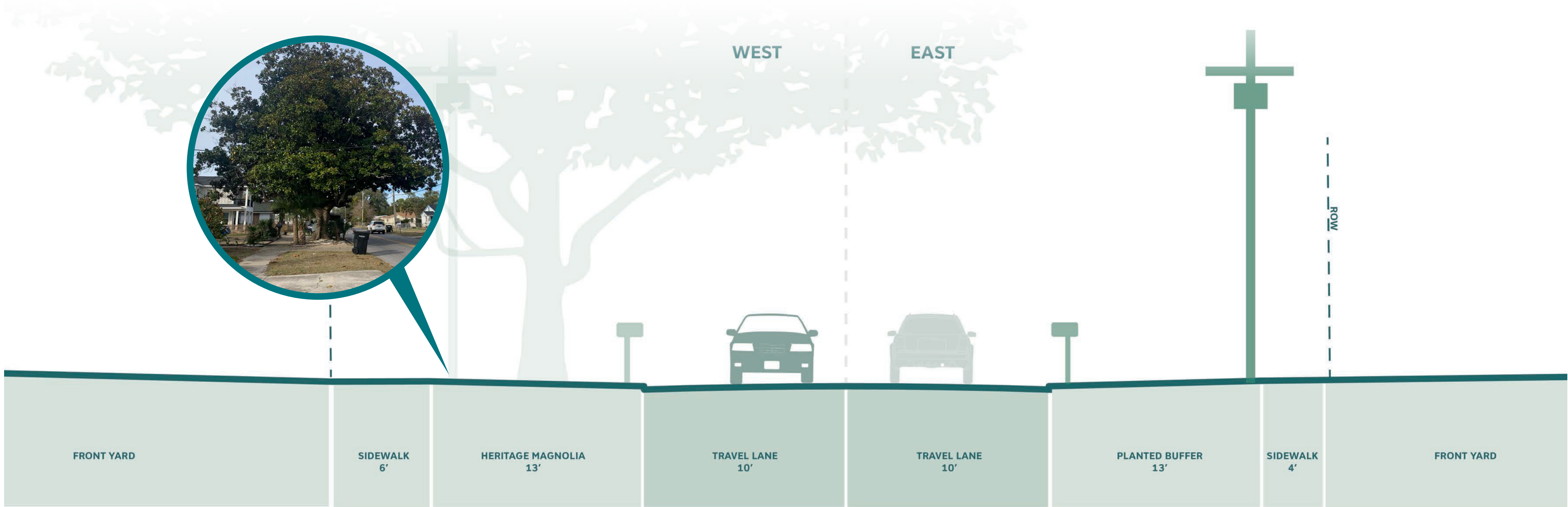
DRAFT ALIGNMENT

VOTE OR LEAVE
COMMENTS HERE!

EXHIBIT C: SOUTH E STREET

Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

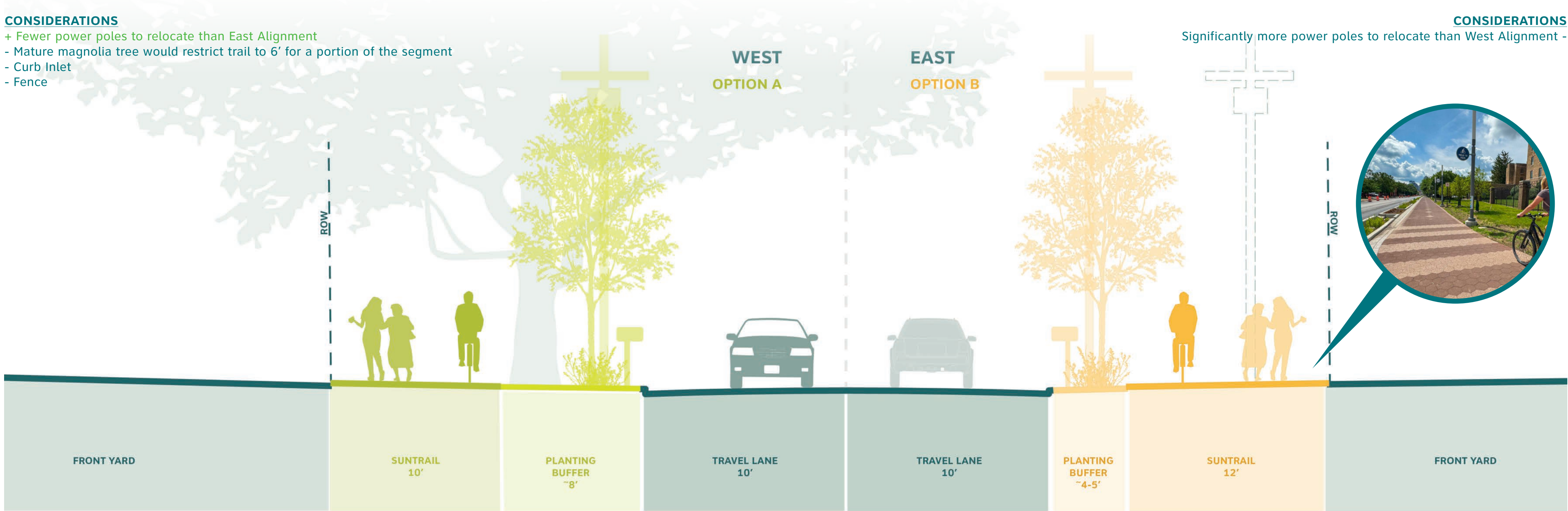
VOTE OR LEAVE
COMMENTS HERE!



EXISTING

WEST ALIGNMENT: **OPTION A**

- CONSIDERATIONS**
- + Fewer power poles to relocate than East Alignment
 - Mature magnolia tree would restrict trail to 6' for a portion of the segment
 - Curb Inlet
 - Fence



EAST ALIGNMENT: **OPTION B**

- CONSIDERATIONS**
- Significantly more power poles to relocate than West Alignment -

DRAFT ALIGNMENT

VOTE OR LEAVE
COMMENTS HERE!

EXHIBIT D: W CEDAR STREET PEDESTRIAN EASEMENT

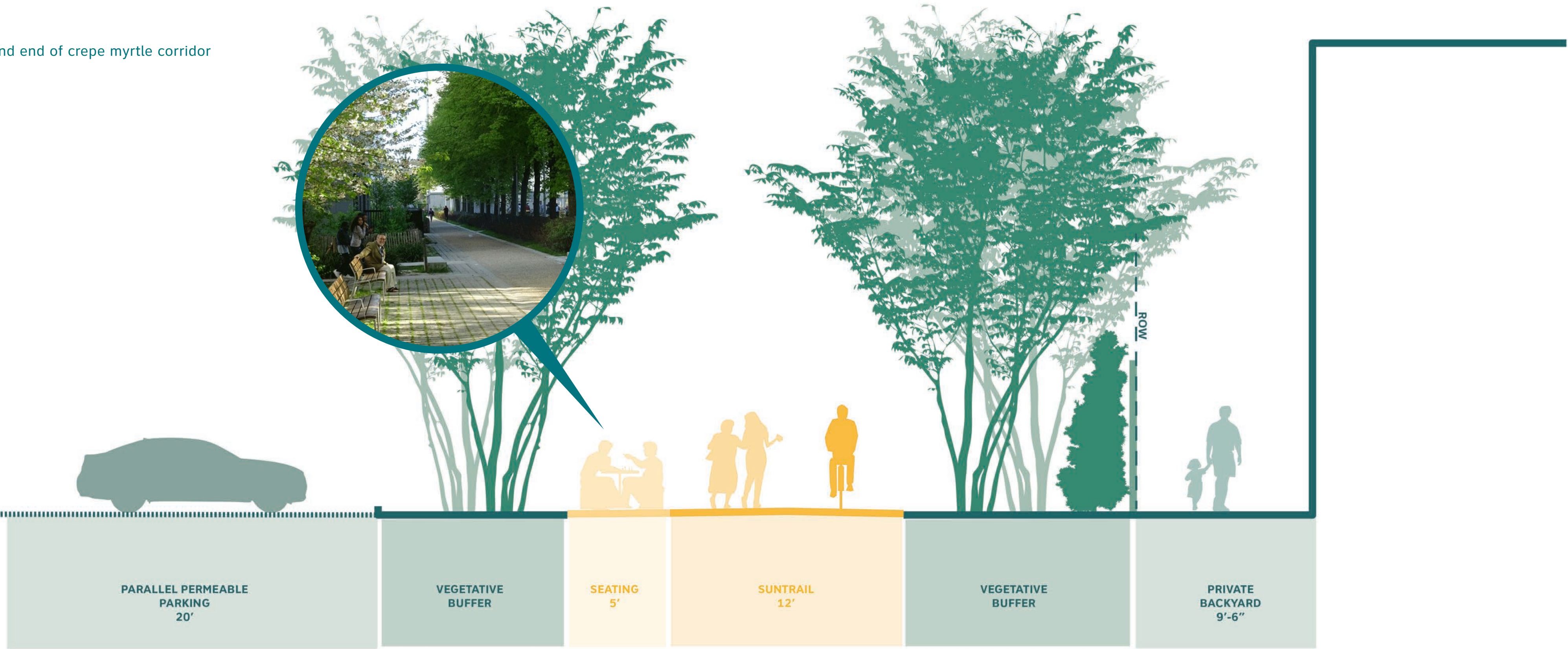
Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

VOTE OR LEAVE
COMMENTS HERE!



EXISTING

- CONSIDERATIONS**
- Utilities at beginning and end of crepe myrtle corridor



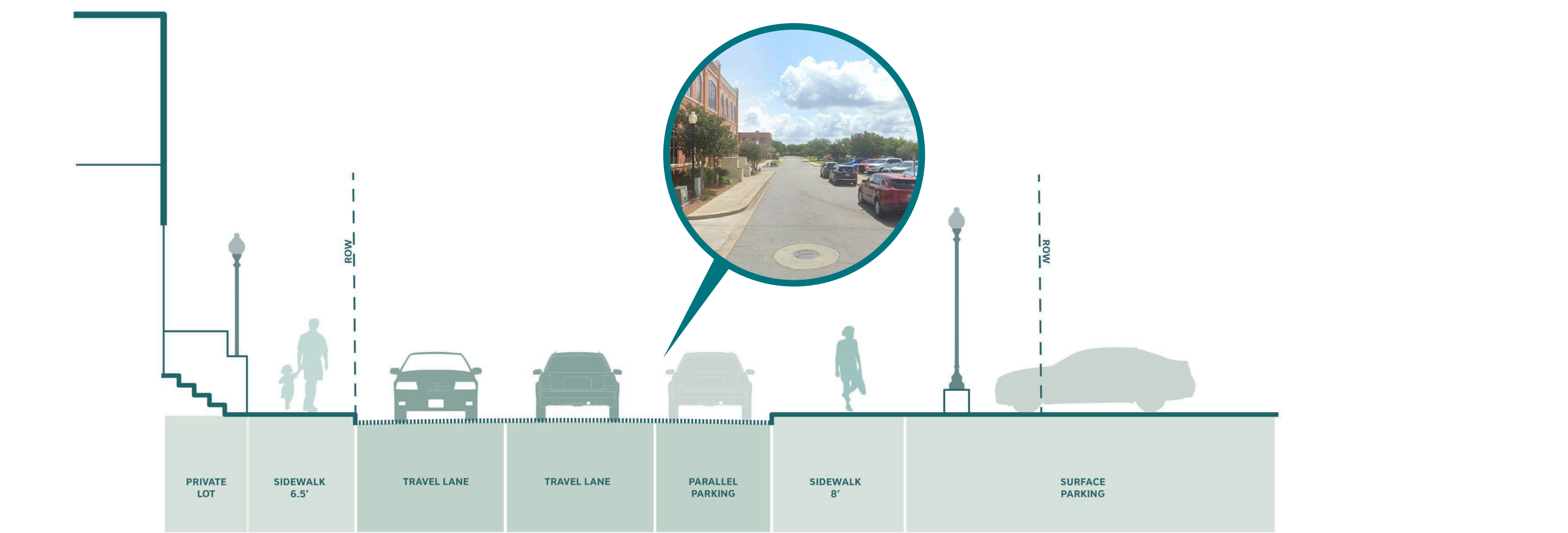
DRAFT ALIGNMENT

VOTE OR LEAVE
COMMENTS HERE!

EXHIBIT E: CEDAR STREET

Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

VOTE OR LEAVE
COMMENTS HERE!



EXISTING

NORTH ALIGNMENT: BETWEEN PORT ROYAL WAY AND S PALAFOX ST (NOT SHOWN)

- CONSIDERATIONS**
- Stairs and wall
 - Curb inlets
 - Utility cabinet
 - Steep Driveways
 - Fences
 - Existing trees in ROW
 - Fire Hydrants
 - Standpipe
 - Utility Vault
 - Light poles



SOUTH ALIGNMENT: BETWEEN S PALAFOX ST AND COMMENDENCIA ST

- CONSIDERATIONS**
- Mature oak trees provide shade +
 - Large utility boxes -
 - Curb inlet -

DRAFT ALIGNMENT

VOTE OR LEAVE
COMMENTS HERE!

EXHIBIT F: COMMENDENCIA STREET

Do you have thoughts on the draft trail alignment? Review the design considerations and use your stickers and sticky notes to vote or leave comments on your preferred approach.

VOTE OR LEAVE COMMENTS HERE!

WEST

EAST

PLANTING
5.5'

SIDEWALK
5.5'

PARKING
17.5'

CURB CUT & SWALE
5.5'

TRAVEL LANE
12.5'

TURNING LANE
12.5'

TURNING LANE
12.5'

SIDEWALK
9.5'

SURFACE PARKING

EXISTING

WEST ALIGNMENT: **OPTION A**

CONSIDERATIONS

+ Use existing infrastructure for trail

- Parking lot would require reconfiguration

WEST
OPTION A

EAST
OPTION B

PLANTING OR SPILLOUT
5.5'

SUNTRAIL
10'

PLANTING BUFFER
17.5'

PARALLEL PARKING
8.5'

TRAVEL LANE
12.5'

PAINTED MEDIAN
12.5'

TRAVEL LANE
12.5'

PLANTING BUFFER
~5'

SUNTRAIL
10'

PARALLEL PARKING
8.5'

EAST ALIGNMENT: **OPTION B**

CONSIDERATIONS

Parking lot would require reconfiguration -

Right turning lane could be removed to accommodate trees and light pole -

Existing holly trees -

Driveway and grading inlet -

Utility box + vent -

DRAFT ALIGNMENT

VOTE OR LEAVE COMMENTS HERE!

Page 21 of 36

LOOK & FEEL - THE DUNE PALETTE

Which planting and material palette do you prefer for the SUN Trail? Use your stickers to vote on the overall palette in the boxes at the bottom of the board. If there are specific lighting, material or planting elements you prefer, add your sticker directly to the image.



VOTE HERE IF YOU LIKE THIS PALETTE FOR THE WESTSIDE!

VOTE HERE IF YOU LIKE THIS PALETTE FOR CEDAR ST!

VOTE HERE IF YOU LIKE THIS PALETTE BOTH SEGMENTS!

LOOK & FEEL - THE BLUFF PALETTE

Which planting and material palette do you prefer for the SUN Trail? Use your stickers to vote on the overall palette in the boxes at the bottom of the board. If there are specific lighting, material or planting elements you prefer, add your sticker directly to the image.



VOTE HERE IF YOU LIKE THIS PALETTE FOR THE WESTSIDE!

VOTE HERE IF YOU LIKE THIS PALETTE FOR CEDAR ST!

VOTE HERE IF YOU LIKE THIS PALETTE BOTH SEGMENTS!

Florida SUN Trail: Pensacola Downtown Waterfront Connector

Alignment Workshop

Date: February 20, 2026

Questions for Online Comment Form

1. Have you visited another portion of the Florida SUN Trail? How did you use it? What did you like or enjoy about it? *(open response)*

2. **Please refer to pages 49 and 50 in the presentation.** The pink line represents a draft SUN Trail alignment based on initial site analysis. Design considerations and constraints are noted along the trail.

What do you think about this alignment? Are there any changes you would make?
(open response)

3. **Please refer to pages 24-25 in the presentation.** We need your help in deciding where the trail alignment should go on Commendancia Street. Please review the exhibit and share your thoughts!

Preferred Commendancia Street Alignment *(multiple choice + open response)*

- a. Option A (West Alignment)
- b. Option B (East Alignment)
- c. Open Response _____

4. **Please refer to pages 33-34 in the presentation.** We need your help in deciding where the trail alignment should go on South E Street. Please review the exhibits and share your thoughts!

Preferred South E Street Alignment *(multiple choice + open response)*

- a. Option A (West Alignment)
- b. Option B (East Alignment)
- c. Open Response _____

5. **Please refer to pages 26-29 and 35-38 and in the presentation.** We are recommending a preferred alignment for Cedar Street (pp. 26-27), the Pedestrian Easement (pp. 28-29), Pine Street (pp. 35-36), and Cypress Street (pp. 37-38). Please review the exhibits and share your thoughts! *(open response)*

6. The SUN Trail was initially planned for South K Street. Further site analysis revealed fewer constraints on South J Street. Which alignment do you prefer?
(multiple choice + open response)

- a. South K Street
- b. South J Street
- c. Open Response _____

7. With increased pedestrian and vehicular activity at the South Palafox Street and Cedar Street intersection, we want to hear your opinion on methods to improve safety for pedestrians, cyclists, and drivers. Which traffic calming method do you prefer here? *(multiple choice + open response)*
- a. 4-Way Stop
 - b. HAWK (Hight-Intensity Activated Cross-Walk) Signal
 - c. Pedestrian Yield Signs
 - d. Open Response _____
8. **Please refer to pages 40-41 in the presentation.** Which planting and material palette do you prefer for the SUN Trail? *(multiple choice + open response)*
- a. The Dune Palette
 - b. The Bluff Palette
 - c. Open Response _____

Memorandum

File #: 26-364

Urban Core Redevelopment Board

3/24/2026

ACTION ITEM**SPONSOR:****SUBJECT:**

CARRYOVER

RECOMMENDATION:

That the Urban Core Redevelopment Board approve or make recommendations to the Community Redevelopment Board (CRA) on the appropriate allocation of the FY2025 Non-Encumbered Carryover.

SUMMARY:

On February 9, 2026, the CRA Board approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2026 Annual Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The Community Redevelopment Agency (CRA) is responsible for using the Tax Increment Financing (TIF) funds to carry out the redevelopment objectives defined in Chapter 163, Part III, Florida Statutes. TIF funds must be utilized in accordance with the City's adopted community redevelopment plans, the adopted budget and state law.

To be compliant with Florida Statutes, the CRA is required to approve all budgets and subsequent amendments involving any TIF funding prior to appropriation by City Council. The unencumbered appropriations are dedicated to debt service or appropriated to redevelopment projects in accordance with state statute.

The CRA adopted Supplemental Budget Resolution No. 2025-50 CRA at the August 11, 2025, meeting, approving its budget for the fiscal year beginning October 1, 2025 (FY2026). The budget was adopted by City Council on September 3, 2025. Historically, the Encumbrance Carryover Budget Resolutions have been net of contracts payable, representing work completed on outstanding purchase orders by September 30th expensed back to the prior fiscal year. Encumbrance carried forward to the new fiscal year is typically reduced by the amount expensed to contracts payable in the previous fiscal year. The full amount of encumbered purchase order balances was carried forward into the FY2026 budget via

Supplemental Budget Resolution No. 2025-92 CRA and Supplemental Budget Resolution No. 2025-89 at the December 8, 2025, and December 11, 2025, CRA and City Council meetings, respectively.

Balances remaining in the Urban Core TIF Fund, are being carried forward.

PRIOR ACTION:

August 11, 2025 — The CRA adopted Supplemental Budget Resolution No. 2025–50 CRA adopting a budget for the tax increment financing districts for the fiscal year beginning October 1, 2025.

September 10, 2025 — City Council adopted Supplemental Budget Resolution No. 2025–65 adopting a budget for the City of Pensacola, including the tax increment financing districts, beginning October 1, 2025.

February 9, 2026 - The CRA Board approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution maintains compliance as required by Florida Statutes pertaining to tax increment financing districts. A separate supplemental budget resolution approved by City Council will carry forward and appropriate the funding.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

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

ATTACHMENTS:

1. UC TAX INCREMENT FINANCING DISTRICT FUND CARRYOVER RECOMMENDATION

PRESENTATION: No

URBAN CORE TAX INCREMENT FINANCING DISTRICT FUND (CRA FUND)

Project Name	Approved Carryforward (<i>Restricted</i>)	Recommended Carryforward	FY2026 Budget	Total	Funding Phase
Hashtag/Waterfront Development (Spec. Demonstration Project)					
<i>Palafox Pier Fountain Improvements</i>	\$120,000.00			\$120,000.00	Planning/Design/Construction
<i>South Palafox Pedestrian Improvement Project</i>	\$5,999,758.00		\$1,227,587.00	\$7,227,345.00	Construction
<i>Suntrail - East Segment</i>	\$74,330.00		\$0.00	\$74,330.00	Planning/Design
<i>Unspecified</i>		\$2,232,803.00		\$2,232,803.00	Planning/Design/Construction
Wright & Alcaniz Area (Spec. Demonstration Project)					
<i>Wright & Alcaniz Area - Connectivity</i>		\$300,000.00		\$300,000.00	Planning
<i>Wright & Alcaniz Area - Garden & Alcaniz Revitalization</i>		\$100,000.00		\$100,000.00	Planning/Design/Construction
Hollice T. Williams Park					
<i>Oral History Study*</i>			\$9,800.00	\$9,800.00	Planning
Bruce Beach Phase III		\$0.00	\$400,000.00	\$400,000.00	Planning/Design
Public Restrooms		\$500,000.00		\$500,000.00	Planning/Design/Construction
Garden Street Improvements		\$1,523,100.00		\$1,523,100.00	Planning/Design/Construction
A Street Improvements**		\$114,106.00		\$114,106.00	Planning/Design
Bayfront Parkway Trail Improvements		\$10,000.00		\$10,000.00	Construction
Affordable Housing Infill Development					
<i>925 E Jackson Street Redevelopment</i>	\$240,000.00			\$0.00	Construction
<i>Land Acquisition (DIG Grant)</i>	\$182,460.00			\$0.00	Acquisition (Grant Matching Funds)
<i>Unspecified</i>		\$177,540.00		\$177,540.00	Planning/Design/Construction
Property Management/Landscape & Site Maintenance		\$123,000.00		\$123,000.00	Implementation
Community Maritime Park Improvements (Blue Wahoos Stadium)	\$286,400.00			\$286,400.00	Construction
Bruce Beach Phase II	\$69,181.00			\$69,181.00	Construction (Proj Close Out)
Community Policing			\$352,100.00	\$352,100.00	Implementation
Small-Scale Affordable Housing Rental Program		\$900,000.00	\$300,000.00	\$1,200,000.00	Implementation
Affordable Housing Predevelopment Program		\$209,448.00		\$209,448.00	Implementation
Plan Update		\$23,655.00		\$23,655.00	Implementation
Residential Property Improvement Program		-	\$450,000.00	\$450,000.00	Implementation
Resiliency Program		\$100,000.00	\$45,000.00	\$145,000.00	Implementation
Commercial Property Improvement Program (CPIP)		\$482,500.00	\$300,000.00	\$782,500.00	Implementation
Strategic Development Support Incentives - Mixed Use Grocery Development		\$1,349,600.00		\$1,349,600.00	Construction
Streetscape					
Parks and Public Spaces			\$78,200.00	\$78,200.00	Planning/Design/Construction
Debt Service	\$1,989,182.00	\$0.00	\$5,282,900.00	\$7,272,082.00	
GRAND TOTAL	\$2,767,223.00	\$5,512,949.00	\$7,218,000.00	\$15,498,172.00	

*Project shared with Eastside district. ES allocation - \$22,900.

**Project shared with Westside district (50/50 split)

Memorandum

File #: 26-365

Urban Core Redevelopment Board

3/24/2026

ACTION ITEM

SPONSOR:

SUBJECT:

FY2027 URBAN CORE PROJECT PRIORITIES

RECOMMENDATION:

That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2027.

SUMMARY:

On September 25, 1980, City Council approved Resolution No. 54-80 reaffirmed by resolution 65-81, which designated the inner city as a redevelopment area which included the Urban Core Redevelopment Area. In 1984 the Urban Core TIF district was established and funded by Ordinance 13-84 to provide for the ongoing involvement of stakeholder groups in the Urban Core redevelopment area. The principal duties of the UCRB are to provide recommendations regarding an annual project list and a 5-year implementation plan for projects authorized by the Urban Core Redevelopment Plan and to monitor the implementation of such projects. On July 21, 2020, the UCRB recommended a project list and a 5-year implementation plan for the Urban Core Redevelopment Area, which was subsequently amended on July 22, 2025.

Since budget preparation for the upcoming fiscal year (2027) has begun, it is appropriate for the UCRB to define its project priorities for the upcoming year. Project priorities will be considered for incorporation into any applicable/appropriate budget.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

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

ATTACHMENTS:

1. UCRB Project List and Implementation Plan

PRESENTATION: No

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

January 20, 2026

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

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

January 20, 2026

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

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

January 20, 2026

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

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

January 20, 2026

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

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

January 20, 2026

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

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

January 20, 2026

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