



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY MINUTES

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

November 10, 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 Chairperson Broughton at 4:13 pm.

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

Members Absent: None

Also Present: Mayor D. C. Reeves

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. 25-1372 ADMINISTRATOR'S UPDATES

Recommendation:

CRA Administrative Officer Victoria D'Angelo stated there were no Administrator's

Updates.

APPROVAL OF MINUTES

2. 25-1385 CRA MEETING MINUTES - 10/06/2025

Recommendation:

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

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

3. 25-1428 UPDATE ON PORTLAND LOO INSTALLATION - BID NO. 25-035

Recommendation:

CRA Administrative Officer Victoria D'Angelo introduced Michael Fitzpatrick, Facilities Manager, who gave a brief update on the Portland Loo Installation Project. Staff responded to questions accordingly.

Board Member Moore made a motion to move Items No. 6 and 7 up on the agenda to allow for public comment. The motion was approved by a unanimous hand vote.

ACTION ITEMS

6. 25-1452 SUPPLEMENTAL BUDGET RESOLUTION NO 2025-83 CRA - CARRYFORWARD AND REALLOCATION OF URBAN CORE CRA FUNDS FOR SOUTH PALAFOX PEDESTRIAN IMPROVEMENT PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2025-83 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 Moore and seconded by Board Member Jones.

CRA Administrative Officer Victoria D'Angelo introduced Adrienne Walker, Strategic Initiatives Project Officer, who presented the item. Steve Dana and Brad Alexander of Jerry Pate Design also addressed the Board. Mayor Reeves asked if the public could speak on the item before the Board discussion. Board Member Moore requested that the public speakers for Item No. 7 be allowed to speak during Item No. 6, and the speakers were moved accordingly. Staff responded to questions as needed.

Public Speakers:

1. Patrick Elebash
2. Brian Spencer
3. Rand Hicks
4. Carolyn Grawi
5. Karen Emmanuel
6. Dan Lindemann
7. Tracy Roodson
8. Katie Bosso
9. Michael Carro
10. Chris Huffman
11. Nathan Holler
12. Quint Studer
13. Deborah Dunlap
14. Jeffrey Sharp

The motion passed by the following vote:

Yes: 5 Allison Patton, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 2 Jennifer Brahier, Charles Bare

7. 25-1193 AWARD OF BID NO. 25-045 - SOUTH PALAFOX PEDESTRIAN IMPROVEMENTS

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council award the base bid portion of Bid 25-045, SOUTH PALAFOX PEDESTRIAN IMPROVEMENTS to Site and Utility, LLC of Pensacola, FL, the lowest and most responsible bidder with a base bid of \$7,687,942.50, plus a 10% early completion incentive of \$768,794.25, plus a 10% contingency of \$768,794.25 for a total of \$9,225,531.00. Further, that the CRA authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

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

CRA Administrative Officer Victoria D'Angelo reintroduced Adrienne Walker, Strategic Initiatives Project Officer, who spoke to the item. Ms. Walker clarified that the previous item addressed approval of the funding, while this item was for approval of the contract award. Staff answered questions accordingly.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 1 Charles Bare

4. 25-1467 APPROVAL OF CHANGE ORDER TO CONTRACT WITH SESSIONS CONTRACTORS GROUP INC. - RFP NO. 25-030

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council approve a change order to the contract with Sessions Contractors Group Inc. in response to RFP No. 25-030 Alice Williams Library Renovation project in the amount of \$123,875 using allocated project funds. Also,

that the CRA authorize the Mayor to take the actions necessary to execute and administer the contract through project completion.

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

CRA Administrative Officer Victoria D'Angelo introduced staff to speak to the item. Deana Stallworth, Property Lease Manager, provided an 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

5. 25-1401 RECOMMENDATION TO ADOPT RESOLUTION NO. 2025-73 - JOINT PARTICIPATION AGREEMENT FOR GARDEN/ALCANIZ I-110 RAMP LANDSCAPING

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council adopt Resolution No. 2025-73 authorizing and directing the Mayor to execute a Joint Participation Agreement (JPA) with the Florida Department of Transportation (FDOT) to receive funding in the amount of \$200,000 for landscape revitalization improvements to the Garden and Alcaniz I-110 ramp.

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

CRA Administrative Officer Victoria D'Angelo turned the item over to Hilary Halford, CRA Programs Officer, who 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

8. 25-1448 SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-82 CRA - CARRYFORWARD AND REALLOCATION OF WESTSIDE CRA FUNDING FOR

BAPTIST REDEVELOPMENT PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2025-82 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 Jones and seconded by Board Member Patton.

CRA Administrative Officer Victoria D'Angelo introduced Erica Grancagnolo, Economic Development Director, who provided a brief overview of the item. Board Member Wiggins stated for the record that he wanted to ensure participation by minority-owned businesses, local laborers, and women-owned businesses in the demolition. Staff responded to questions accordingly.

Public Speakers:

1. James Gulley

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

9. 25-1311 AWARD OF CONTRACT RFQ NO. 25-008 - DECOMMISSIONING AND DEMOLITION (D&D) CONTRACTOR FOR THE FORMER BAPTIST HOSPITAL COMPLEX

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council award a contract under Request for Qualifications (RFQ) # 25-008, DECOMMISSIONING AND DEMOLITION (D&D) CONTRACTOR to Northstar Contracting Group, Inc. in the amount of \$12,776,800.00. Further, that the CRA authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

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

Erica Grancagnolo, Economic Development Director, provided a brief overview of the item. Jerzy Sobski, Project Manager for NorthStar Contracting Group, Inc., addressed the item. Staff responded to questions accordingly.

Public Speakers:

1. Sylvia (Last Name not given)

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

10. 25-1449 AWARD OF CONTRACT - RFQ NO 25-39 - OWNER'S REPRESENTATIVE FOR DECOMMISSIONING AND DEMOLITION OF THE FORMER BAPTIST HOSPITAL COMPLEX

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council award a contract for RFQ No. 25-39, Owner's Representative for Decommissioning and Demolition of Former Baptist Hospital Complex to Jacobs Project Management Company in the amount of \$956,351.35. Further, 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 Bare and seconded by Board Member Wiggins.

Erica Grancagnolo, Economic Development Director, spoke to the item, and staff responded accordingly to questions.

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

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

Board Member Bare wished everyone a thoughtful and contemplative Veterans' Day. Chairperson Broughton shared that she had experienced a second stroke this past month, but was pleased to have fulfilled her commitment as CRA Chairperson. She also reminded the Board that her term as chair will conclude at the end of the year.

OPEN FORUM

Public Speaker James Gulley provided an overview of the CRA's organizational structure, noting that it operates under the Economic Development Department. He highlighted ongoing and planned sidewalk projects at Legion Field to Global Learning, Gregory Street, Vista 17, and Wright and Palafox Streets. Mr. Gulley also discussed the Former Baptist Hospital Demolition Project and the Fricker Center Renovation, including details related to the city's bidding process for these projects.

ADJOURNMENT

8:10 P.M.

APPROVED

12/08/2025