



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 Chairperson 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.

APPROVED

3.24.26