City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

MINUTES

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

March 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 4:01 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. 26-388 UPDATES

Recommendation: N/A

CRA Administrative Officer Victoria D'Angelo introduced Joshua Wallace, Project Manager for Jacobs Property Management and the owner's representative, who provided an update on the Baptist Demolition Project.

Ms. D'Angelo also provided an update on the Hawkshaw Project, stating that the developers met their latest milestone and will be presenting to the Planning Board in April.

APPROVAL OF MINUTES

2. 26-360 CRA MEETING MINUTES - 2/09/2026

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, Jared Moore, Delarian Wiggins
No: 0	None

DISCUSSION ITEMS

3. 26-293 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

CRA Administrative Officer Victoria D’Angelo provided an update on the Eastside Redevelopment Board (ERB). She reported that the ERB’s primary discussion focused on its carry-forward resolution and preliminary priorities for the Fiscal Year 2027 budget.

Among the ERB’s recommendations were reducing the Crystal Icehouse allocation from $150,000 to $20,000; allocating an additional $35,000 each to the affordable housing infill sites at 2700 Martin Luther King Jr. Drive and 1700 Martin Luther King Jr. Drive; and allocating $60,000 to the Residential Resiliency Program.

Ms. D’Angelo requested feedback from the CRA Board members and noted the possibility of the Board making a recommendation to unfreeze some allocations within the Eastside CRA District. Board Member Brahier asked for clarification regarding the allocation of other projects on the ERB’s list, and Ms. D’Angelo clarified which additional projects could be affected.

Board Member Broughton asked whether any funds in her district would be affected. Ms. D’Angelo stated she would provide Board Member Broughton with detailed information at a later date after reviewing the district boundary lines to confirm.

Board Member Jones asked whether the recommendations originated from staff or from the ERB and questioned whether removing the allocated funding from the Crystal Icehouse would be sufficient to complete the project. Board Member Bare asked why the item had been brought before the CRA Board as a discussion item and stated he would not support the recommendation because there had been no public notice indicating it could become an action item.

Board Member Patton asked about the thought process behind the ERB’s proposed reallocation of funds, and Assistant Economic Development Director Anna Kate Baygents and Board Member Brahier, who serves on the ERB as Council’s representative, provided additional information.

<u>Public Speakers</u>
Sylvia (No Last Name Given)

Chairman Wiggins made a motion recommending that the CRA Board approve reallocation of the funds (as recommended by the Eastside Redevelopment Board), which was seconded by Board Member Patton.

The motion passed by the following vote:

Yes: 5 Jennifer Brahier, Allison Patton, Casey Jones, Jared Moore, Delarian Wiggins

No: 2 Charles Bare, Teniade Broughton

ACTION ITEMS

4. 25-1193 AWARD OF BID NO. 26-007 - LEGION FIELD TO GLOBAL LEARNING ACADEMY SIDEWALK CONNECTION PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) recommend that City Council award the base bid portion of Bid 26-007, LEGION FIELD TO GLOBAL LEARNING ACADEMY SIDEWALK CONNECTION PROJECT to Chavers Construction, Inc. of Cantonment, Florida, the lowest and most responsible bidder with a base bid of $1,026,805.50, plus Bid Alternate 1 of $181,600.75, plus a 10% contingency of $121,290.63 for a total of $1,329,696.88. 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 Patton and seconded by Board Member Brahier.

CRA Administrative Officer Victoria D'Angelo provided an overview of the item. Board Member Bare stated that he had received public complaints regarding the demand for the project and the proposed width of the sidewalks. He asked whether City staff had notified the public about the project.

Brad Hinote, City Engineer, and Caitlin Cerame, City Transportation Planner, addressed the Board regarding the item. Ms. Cerame stated that the public had not yet been notified but noted that an update on the project had been provided at a recent Westside Redevelopment Board meeting. She further clarified that, as with all Public Works sidewalk projects, City staff will send notices to affected residents prior to the start of the project. Board Member Brahier asked whether trees would be removed for the project, and Ms. Cerame confirmed that some tree removal would occur.

Chairman Wiggins expressed support for the project, noting that it is located within his district and emphasized the importance of public safety, particularly for students who must cross the street. Board Member Moore also expressed support for the project and asked how the project scored with the TPO. Mayor Reeves highlighted the multimodal benefits of the project, noting that the design would maximize surface area to accommodate bicyclists as well as pedestrians.

Public Speakers

James Gulley

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

5. 26-294 APPROVAL TO NEGOTIATE - FORMER PENSACOLA MOTOR LODGE REDEVELOPMENT (2305/2301 W. CERVANTES ST)

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to negotiate and bring back a contract for redevelopment of the former Pensacola Motor Lodge located at 2305 and 2301 West Cervantes Street with Pace Preservation Partners.

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

Anna Kate Baygents, Assistant Economic Development Director, provided a presentation on the item. Steve Bien, of Paces Preservation Partners, also addressed the Board and provided a presentation regarding the proposal.

Board Member Bare asked Mr. Bien about the current plans for the property following acquisition. Mr. Bien stated that, pending completion of due diligence, their intent would be to demolish the site by the end of the year.

Board Member Patton asked about the timeline for the project. Ms. Baygents and Mayor Reeves addressed the anticipated closing of the property and emphasized that approval of the item would support the City’s goal of creating affordable housing for residents.

Board Member Brahier discussed the possibility of renovating and restoring the Motor Lodge and asked City Attorney Adam Cobb whether any agreement with the developer would come back before the Board for approval. Mr. Cobb stated that any agreement would require Council approval and noted that this item represents the first step in the negotiation process.

Board Member Jones asked whether the solicitation that was issued would allow the developer to renovate the existing structure. Ms. D’Angelo confirmed that the solicitation did allow for renovation but also required that the property be purchased.

Board Member Patton stated that she would welcome the possibility of renovation but also supports demolition of the property, noting that she would not want the site to remain in a state of continued blight in the area.

Chairman Wiggins noted that he had the opportunity to tour the site and stated that the buildings were in very poor condition. He expressed his support for approving negotiations with Paces Preservation Partners.

<u>Public Speakers</u>

James Gulley

The motion passed by the following vote:

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

6. <u>26-292</u> GIBSON SCHOOL SITE - AUTHORIZATION TO PROCEED WITH PROJECT DEVELOPMENT

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to proceed with project development utilizing the $500,000 budgetary allocation formally allocated for matching grant funds under pursuant to Resolution No. 2025-30 CRA.

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

CRA Administrative Officer Victoria D’Angelo provided an overview of the item. Chairman Wiggins asked whether the Gibson School had been deemed a historic property. Ms. D’Angelo stated that she anticipates the Gibson School would be eligible for historic designation, however, staff has not yet initiated the process of registering the building. She noted that staff would like to further evaluate the designation as they consider potential reuse of the property, as historic status would place certain restrictions on how the structure could be modified. Ms. D’Angelo also mentioned that listing the site as historic could provide opportunities to pursue grant funding.

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

7. 26-306 AWARD OF BID 26-019 - LANDSCAPE MAINTENANCE SERVICES FOR CRA ASSETS

Recommendation: That the Community Redevelopment Board (CRA) recommend that City Council award Bid #26-019 for Landscape Maintenance Services for CRA Assets to Gulf Coast Environmental Contractors, Inc. of Pensacola, Florida, the lowest and most responsible bidder with a base bid of $50,818.00. 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 Patton.

CRA Administrative Officer Victoria D’Angelo provided an overview of the item. Board Member Brahier asked for clarification on whether the maintenance would be limited to parks within the CRA district. Ms. D’Angelo clarified that the maintenance would include streetscapes, parks, and some infill sites within the district and stated that Christian Feliberty, Landscape Project Manager and Arborist, would be overseeing the contract.

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 asked for clarification regarding attorney review of items on the agenda and inquired about the criteria used to determine which items require such review. CRA Administrative Officer Victoria D'Angelo clarified that the attorney reviews all items; however, there may have been an oversight in the publication procedures. Ms. D'Angelo stated that she would ensure the issue is addressed and corrected going forward.

OPEN FORUM

Public Comments:

James Gulley spoke regarding grant funding, downtown flooding, tree removal, and the Pensacola Motor Lodge.

Sylvia (no last name provided) addressed concerns about quality of life for residents, with a focus on impacts in primarily Black communities.

ADJOURNMENT	APPROVED
5:49 p.m.	4/06/2026