



City of Pensacola

Urban Core Redevelopment Board

Agenda

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

April 21, 2026, 3:30 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER

ADMINISTRATION OF OATH

ROLL CALL/DETERMINATION OF QUORUM

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 26-462 UCRB MEETING MINUTES 03/24/2026

Attachments: UCRB MEETING MINUTES 03/24/2026

PRESENTATIONS

ACTION ITEMS

DISCUSSION ITEMS

2. 26-484 PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

Recommendation:

Sponsors:

*Attachments: UCRB Project Status Report 04.21.2026
Urban Core RPIP Managers Report April 2026
Urban Core CPIP Managers Report April 2026
Commercial Facade Improvement Program Guidelines 11.7.2022
CPIP Brochure
CPIP Urban Core Revised Map-Final*

BOARD MEMBER COMMENTS

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 #: 26-462

Urban Core Redevelopment Board

4/21/2026

ACTION ITEM

SUBJECT:

UCRB MEETING MINUTES 03/24/2026

ATTACHMENTS:

1. UCRB MEETING MINUTES 03/24/2026



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

March 24, 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 3:33 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro (Arrived at 3:35 P.M.)

Members Absent: Ex-Officio Jared Moore

Quorum was present at 3:34 P.M.

ADMINISTRATOR'S COMMUNICATIONS

None.

APPROVAL OF MINUTES

1. 26-241 UCRB MEETING MINUTES 01/20/2026

A motion to approve was made by Board Member Webb and seconded by Board Member Nichols.

The motion passed by the following vote:

Yes: 7 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols

No: 0 None

(Vice-Chairperson Carro and Ex-Officio Moore were not present)

2. 26-347 UCRB MEETING MINUTES 02/11/2025

A motion to approve was made by Board Member Nichols and seconded by Board Member Wieczorek.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek,
Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael
Carro

No: 0 None

(Ex-Officio Moore was not present)

PRESENTATIONS

None.

ACTION ITEMS

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

CRA Programs Officer, Hilary Halford introduced the item and welcomed Caitlin Cerame, Transportation Manager, who in turn introduced the presentation team. Gabrielle Reashleigh, Associate with Scape, and Matt Taylor, Principal with AtkinsRéalis, delivered a presentation outlining the project design overview and summarizing key takeaways from the public engagement meeting held on February 24, 2026. Discussion ensued. Staff and presentation team answered questions accordingly.

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

The Board recommended extending the Cedar Street portion of the trail east to the CRX railroad parcel boundary, then north to Main Street and onward to Bartram

Park; evaluate a four way stop at Palafox and Cedar Street; and explore the alternate boardwalk route connecting to Community Maritime Park.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek,
Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael
Carro

No: 0 None

(Ex-Officio Moore was not present)

4. 26-364 CARRYOVER

Anna Kate Baygents, Assistant Economic Development Director, provided an overview of the item. Discussion ensued. Staff answered questions accordingly. Board Member Todd requested the board receive copies of the Bay Center study draft reports. Anna Kate Baygents, stated staff would provide. Important dates provided were April 6, 2026, for the CRA Meeting at 3:30 P.M. and April 16, 2026 for a joint meeting with City Council and the Board of County Commissioners and consultants in the Hagler Mason Conference Room, 2nd floor of City Hall at 9 A.M.

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

The recommendation is to reallocate the \$1,349,600.00 from the Strategic Development Support Incentives — Mixed Use Grocery Development Streetscape as follows: \$800,000.00 to the Wright and Alcaniz area around the Bay Center for planning, and \$549,600.00 to South Alcaniz planning and construction project. As well as reallocate \$95,000.00 from Palafox Pier Fountain Improvements to the Alcaniz crosswalk project and approve remaining as presented.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

5. 26-365 FY2027 URBAN CORE PROJECT PRIORITIES

Hilary Halford, CRA Programs Officer, introduced the item. Discussion ensued. Staff answered questions accordingly.

A motion to approve was made by Chairperson Satterwhite and seconded by Board Member Wieczorek.

The motion was made to update the top five priorities on the project priority list as follows:

1. Affordable Housing Initiatives
2. Low Barrier Shelter and Day Use Center
3. Bruce Beach Park Improvements
4. Residential Property Improvement Program
5. Public Restrooms, including the addition of a Portland Loo at Veterans Park

The motion also included adding Florida Square Park improvements to the project priority list.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

DISCUSSION ITEMS

None.

OPEN FORUM

None.

ADJOURNMENT

5:22 P.M.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-484

Urban Core Redevelopment Board

4/21/2026

DISCUSSION

SPONSOR:

SUBJECT:

PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

SUMMARY:

The Board will receive updates on projects identified under its' recommended project list and implementation plan.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

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

ATTACHMENTS:

1. UCRB Project Status Report 04.21.2026
2. Urban Core RPIP Managers Report April 2026
3. Urban Core CPIP Managers Report April 2026
4. Commercial Facade Improvement Program Guidelines 11.7.2022
5. CPIP Brochure
6. CPIP Urban Core Revised Map-Final

PRESENTATION: No

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

April 21, 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 3/24/26	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 113 Spring Street Home has sold. ~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. ~In addition, the new Affordable Housing Small-Scale Rental Development Program (RDP) policy framework was approved byt the CRA Board 4/6/26. An RFQ seeking Financial Services support was published 4/14/26. The program is anticipate to open for applications in winter 2027. ~ The land donation and development agreement was approved at the February CRA and City Council meetings. Closing is expected on or befofore 8/17/2026	Hilary Halford; CRA Programs Officer; Ann Teston, Incentives and Land Development Manager	ERB, UCRB (Added 12/2/20) & WRB recommended inclusion in project list.
Low Barrier Shelter and Day Use Center Identified as priority #2 on 3/24/26	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	No updates.	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)

April 21, 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 3/24/26	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).
Residential Property Improvement Program Identified as priority #4 on 3/24/26	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.
Public Restrooms Identified as priority #5 on 3/24/26	Urban Core	Partner with the City to construct and maintqain public restrooms in accordance with the 2025 Urban Core Redevelopment Plan.	Thru FY2026	Construction	Interest for Portland Loo at Veterans Memorial Park added 3/24/2026	Victoria D'Angelo, CRA Administrative Officer; Russell Sweat, Facilities & Fleet Director	UCRB recommended inclusion in project list (Added 7/22/25).
Florida Square Improvements	Urban Core	Evaluate the current status and explore opportunities for improvement.	Thru FY2031	Planning	No updates.	Christian Feliberty, CRA Lansdscape Program Manager	UCRB (Added 3/24/2026)

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

April 21, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
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 study presentation to joint Pensacola City Council and Escambia County Board of County Commissioners will be held on 4/17.	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	No Updates.	Anna Kate Baygents, Economic Development Assistant director, Victoria D'Angelo, CRA Administrative Officer	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. No updates.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	URCB recommended inclusion in project list (Added 7/21/20).

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

April 21, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPEME NTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
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. No updates.	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.
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)

April 21, 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 attached reports.	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. Funding towards design was included in the carryforward recommendation. Construction funding will need to be 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)

April 21, 2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEME 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)	SUNTRAIL- 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 and CRA. The project is being designed by AtkinsRealis and SCAPE Landscape Architecture. Conceptual plans are currently under review. The New Palafox/South Palafox Pedestrian Improvements (Garden to Main)) is on track for a spring delivery in May.	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	Submittals for HTW Stormwater Park project came in over budget based on available grant funding, therefore the city will rebid the project in the near future with the needed adjustments to the design plans. Revised plans will include scope reduction south of Blount St, additional clarity on structural/building demolition, haul off, and pump station electrical, along with removal of certain demolition activities like the radio tower at Long Hollow Pond.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Rachel Bennett, Urban Design Planner; Caitlin Cerame, Transportation Planner	UCRB (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	No updates.	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).

City Of Pensacola Community Redevelopment Agency
Urban Core
Programs Status Report
April 2026

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

- **Applications in Review: 3**
- **Projects Invited for Full Application: 0**
- **Projects Pending Inspections: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 1**
- **Projects Completed: 1**

RESILIENCY PROGRAM

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

- **Projects Invited for Full Application: 1**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 0**
- **Projects Completed: 0**

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

The Commercial Property Improvement Program 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. (For full details please see attached program guidelines).

- **Applications in Review: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 0**
- **Projects Completed: 0**



COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

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.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Eligible property types include:
 - Non-residential and mixed–use buildings (pursuant to policy terms)
 - Publicly accessible historic cemeteries
- May be occupied (subject to terms of use) or vacant (subject to occupancy/reuse terms).

*Tax-exempt organization and religious institutions subject to property type restrictions.

ELIGIBLE IMPROVEMENTS

Eligible improvements for non-residential buildings include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting, landscaping, signage and pavement.
- Other improvements necessary to enhance the street face of the property and provide for conditions that enable use or reuse.

Improvements shall be sufficient to provide a pleasant property façade that aligns with the historic and urban character of the neighborhood and support use or reuse of the property. Priority will be given to exterior features that are visible from the public realm.

Eligible improvements for cemeteries shall be limited to permanent improvements such as fencing and signage.

Projects shall be competitively bid pursuant to program requirements.

FUNDING THRESHOLDS & MATCHING

Non-Residential Buildings

Funding threshold and terms for non-residential buildings are based on the age, size, cultural and/or historical significance of the site and the degree of improvement needed, as determined by a program inspector in coordination with the owner. Funding thresholds shall correlate with the affordability period requirements described under “Maintenance and Occupancy Period” below.

Maximum Award

SQUARE FOOTAGE

3,000 square feet or less: \$45,000

Over 3,000 square feet: \$15/sq. ft., not to exceed \$80,000

AGE

51 – 75 years: \$25,000

76 -100 years: \$35,000

Over 100 years: \$50,000

CULTURALLY OR HISTORICALLY SIGNIFICANT

\$25,000

Funding amounts are cumulative based on square footage, age and cultural/historical significance. However, funding shall not exceed \$150,000.

Cemeteries

Funding thresholds for cemeteries are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner. Maximum award not to exceed \$100,000.

MATCHING REQUIREMENTS

A 20% match is required for all commercial projects.

Matching may be provided by cash contribution or the following in-kind contributions: retail price of contributed materials and volunteer professional services. Volunteer professional services shall be calculated by the hour for the applicable service rendered at the rate established by the Bureau of Labor and Statistics. A maximum of 10% of the match requirement may be made-up of volunteer professional services.

A match of 10% is required for non-residential buildings and cemeteries that serve a public purpose and are permitted a tax exemption according to the Department of Revenue.

Subject to funding availability. All projects must be approved by the City of Pensacola Community Redevelopment Agency.

MAINTENANCE AND OCCUPANCY PERIOD COVENANTS

To meet the CRA's goal of eliminating and preventing the return of blight and increasing building occupancy and reuse within the redevelopment districts, this program will apply requirements secured by a transferrable lien agreement, for a specified term called the "Maintenance and Occupancy Period" for all properties except cemeteries. The lien will not require repayment of the assistance amount if occupancy or reuse of the building is actively sought or achieved (in accordance with the occupancy and operating plan), the building is not used for an ineligible purpose, the property is maintained in good and faithful compliance with the program and the site is not intentionally demolished and/or rebuilt.

If the property is sold during the Maintenance and Occupancy Period, all requirements of the program shall convey to the new owner. Forgiveness of the lien amount shall be calculated daily. The lien amount shall be 100% forgiven at the end of the period.

Maintenance and Occupancy Periods shall be as follows:

<u>Funding Amount</u>	<u>Period</u>
Up to \$75,000	5 Years
\$75,001 - \$150,000	10 Years

OTHER REQUIREMENTS

Maintenance and Reuse: Participants must submit an occupancy and operating plan that addresses maintenance and reuse of the property. Efforts to occupy or otherwise reuse the building, including marketing and implementation of the approved occupancy and operating plan, must be made and reported annually to the CRA during the Maintenance and Occupancy Period.

Insurance: Insurance is required for non-residential buildings during construction or as soon as eligible for insurance as gained through program participation and through the end of the Maintenance and Occupancy Period as defined in the covenant and approved by the City of Pensacola Risk Management Office.

Licensure: Owner and tenants shall maintain all licensure as required by law.

In the event of an emergency response or recovery situation, terms may be modified in accordance with the program policy.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

Administered By:
Hilary Halford, Program Manager
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program policy and affiliated agreements.



Match Requirement

Applicants are required to contribute a matching investment of 10–20%, depending on property ownership type.

A **20%** match is required for all commercial projects; **10%** required for non-residential buildings and cemeteries.

Complete guidelines are available online at www.pensacolaforward.com/cpip



What is the CRA

The Community Redevelopment Agency works to eliminate slum and blight using strategies that promote reinvestment and revitalization in the community. The CRA reinvests Tax Increment Funds (TIF) into the redevelopment areas. CRA districts are one of the few remaining tools that local governments can use to attract new business, invest in infrastructure improvements and rebuild blighted areas. CRA districts are a popular and effective redevelopment tool used in 44 states across the country.

Learn more at www.pensacolaforward.com/cra



All projects subject to CRA approval.



COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP)

**Investing in Local Businesses
to Move Pensacola Forward**





About the Program

The City of Pensacola Community Redevelopment Agency's Commercial Property Improvement Program (CPIP) helps business and property owners restore and improve commercial / non-residential buildings and historic cemeteries. The program supports the preservation of existing properties, encourages reinvestment and reuse of structures, and helps reduce blight. By investing in our neighborhoods, CPIP also contributes to the preservation and enhancement of the tax base, helping our community continue to grow and thrive.

Forgivable Loans

The CPIP provides **forgivable loans** to help property owners make eligible improvements, including:

- › Exterior repairs and enhancements that restore a building's appearance, integrity, or character
- › Improvements such as fencing, lighting, landscaping, signage, and pavement
- › Other upgrades that enhance the property's street presence and support reuse or reactivation

Funding Amounts

Funding amounts are based on the property's size, age, and cultural or historical significance:

- › Up to **\$150,000** for commercial and other non-residential properties
- › Up to **\$100,000** for cemetery projects, depending on the level of improvement needed



Maintenance & Occupancy Period

Awarded properties (excluding cemeteries) must comply with a required maintenance and occupancy term.

FUNDING AMOUNT	REQUIRED TERM
Up to \$75,000	5 Years
\$75,001-\$150,000	10 Years

During this period:

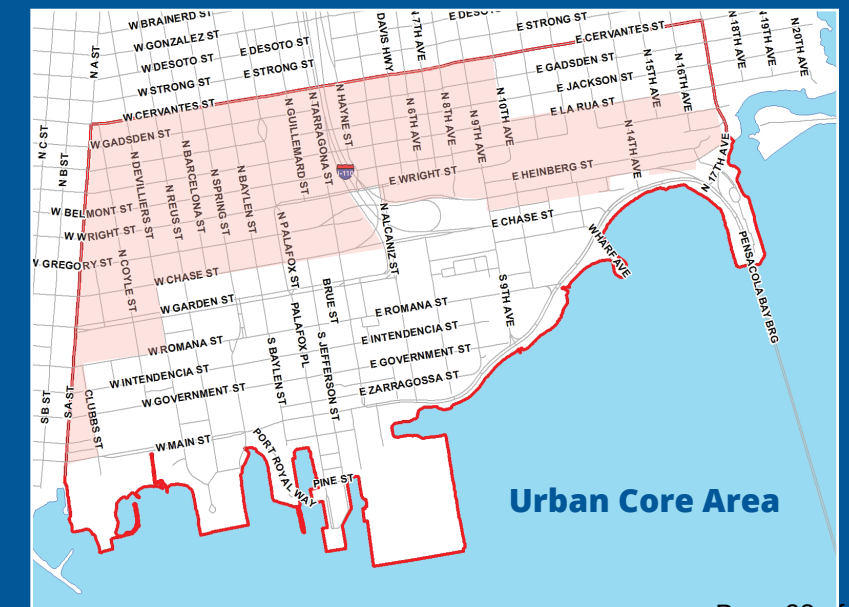
- › Property must be maintained in good condition
- › Owner must actively occupy or market the building for reuse
- › An approved occupancy and operating plan must be implemented
- › Annual reporting to the CRA is required

If all requirements are met, the loan is fully forgiven at the end of the term.

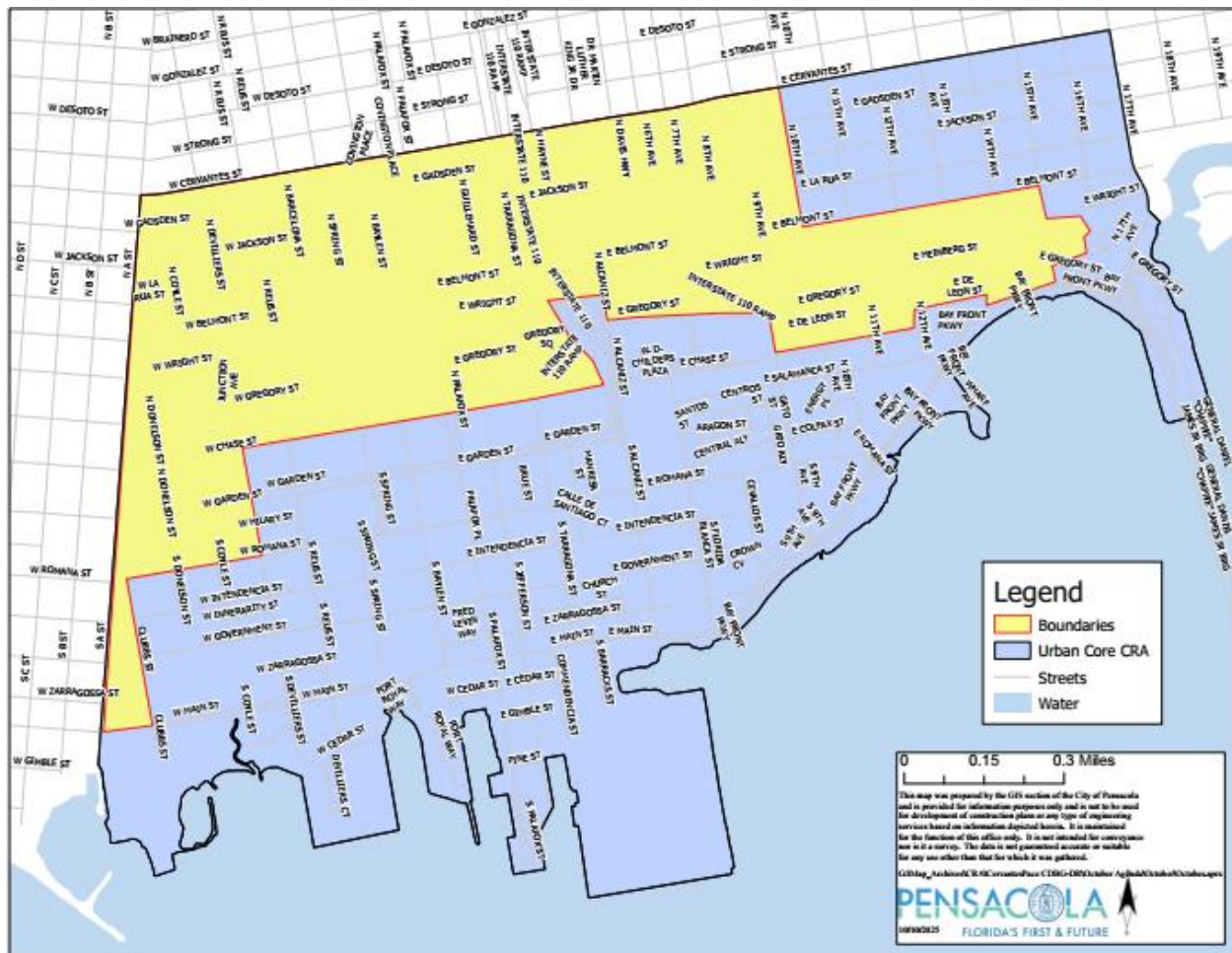
If the property is sold during the maintenance period, program requirements transfer to the new owner.

Eligible Areas

The CPIP is available for areas in the Urban Core and Westside Community Redevelopment Area. To determine your eligibility, use the search tool at www.pensacolaforward.com/cpip



Commercial Property Improvement Target Area: Urban Core CRA



Revised 10/6/2025