



City of Pensacola

COMMUNITY REDEVELOPMENT

AGENCY

MINUTES

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

April 6, 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 3:42 pm.

Board Members Present: Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Jared Moore, Delarian Wiggins, Casey Jones (leaving at 5:07 p.m.)

Board 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. 26-427 UPDATES

Recommendation: N/A

Adrienne Walker, Strategic Initiatives Project Officer, provided an update on the South Palafox Pedestrian Improvements Project. She outlined the sequence of construction, noted the project is approaching its incentivized completion date of May 24, 2026, for Palafox Street, and highlighted the historical significance incorporated into the project.

Ann Teston, Incentives & Land Development Program Manager, provided a brief update on the Hawkshaw Project, stating that the developers are scheduled to meet with the Planning Board to seek final approval of their plans.

APPROVAL OF MINUTES

2. 26-446 CRA MEETING MINUTES - 03/09/2026

Recommendation:

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

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. 26-409 BAY CENTER ANALYSIS

Recommendation: N/A

Anna Kate Baygents, Assistant Economic Development Director, provided a brief overview of the item and introduced consultants from WT Partnership, Jose Davila and Sana Dadabhoy, who delivered a presentation on the item.

Mayor Reeves acknowledged the CRA Board's support of the Bay Center analysis and facilitated a discussion regarding potential redevelopment options, including a convention center. Board members raised questions related to feasibility,

infrastructure capacity, financial considerations, market demand, and potential impacts on surrounding areas, and requested additional information to inform future decisions. Consultants indicated the analysis was high-level, noted associated risks, and discussed market conditions, the role of convention centers in supporting surrounding development, and transportation considerations. The Board also discussed coordination with the County and potential next steps following an upcoming joint meeting.

4. 26-423 PROJECT UPDATE ON ALICE S. WILLIAMS CHILDCARE PROJECT (1015 NORTH E ST)

Recommendation: N/A

Ann Teston, Incentives & Land Development Program Manager, and Theresa Cserep, Education and Youth Programs Officer, provided an overview of the item.

Board Member Bare referenced prior discussions regarding leasing the Alice S. Williams building to the Community Action organization and shared information from a meeting with its CEO regarding potential funding sources and upkeep, noting interest in including the organization in future Gibson School redevelopment discussions. Board Member Jones expressed appreciation for the presentation and support for the building's use as a childcare facility before departing the meeting at 5:07 p.m. Chairman Wiggins thanked the mayor and staff for their work and inquired about the anticipated completion date. Ms. Cserep indicated the project is expected to be completed by the end of the month.

5. 26-393 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

Victoria D'Angelo, CRA Administrative Officer, and Anna Kate Baygents, Assistant Economic Development Director, provided a presentation on the item.

Ms. D'Angelo noted that the Westside and Urban Core Redevelopment Boards were the final boards to meet and presented information on the SunTrail project, carryforward recommendations, and project priorities. Board Member Brahier provided clarification regarding funding associated with the SunTrail project and the ACW site, and, in response to Board Member Patton's request for clarification, Mayor Reeves explained that the mixed-use grocery development streetscape allocation pertained to The Waverly project, which is no longer moving forward.

Ms. D'Angelo requested feedback from CRA members on whether to proceed with the Urban Core Redevelopment Board's carryforward reallocation recommendations to inform a future City Council budget resolution, noting that a vote or consensus would be helpful. Board Member Brahier stated that such items should be presented as formal action items rather than discussion items.

Following further discussion, Chairman Wiggins conducted a straw vote to accept the recommendations of the Urban Core and Westside

Redevelopment Boards provided that staff to bring the item back before the CRA Board for formal consideration and subsequent action by the City Council.

The straw vote passed by the following vote:

Yes: 5 Jennifer Brahier, Allison Patton, Teniade Broughton, Jared Moore,
 Delarian Wiggins
No: 1 Charles Bare

ACTION ITEMS

6. 26-406 PALAFOX PIER FOUNTAIN UPDATE AND REAUTHORIZATION OF FUNDS

Recommendation: That the Community Redevelopment Agency (CRA) authorize \$25,000 of the \$120,000 allocation to be used for the Palafox Pier fountain project.

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

Victoria D'Angelo, CRA Administrative Officer, provided an overview of the item. Board Member Patton thanked staff and the mayor for their work on this item and addressed the work needing to be done on the fountain.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Jared Moore, Delarian Wiggins
No: 0 None

7. 26-408 ALCANIZ STREETSCAPE IMPROVEMENTS - GARDEN ST TO BAYFRONT PARKWAY

Recommendation: That the Community Redevelopment Agency (CRA) reallocate \$95,000 from the Palafox Pier Fountain Improvement Project under Hashtag/Waterfront Development to the Alcaniz Streetscape Improvement Project (Garden to Bayfront) as enumerated herein.

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

Victoria D'Angelo, CRA Administrative Officer, gave an overview of the item. No further discussion ensued.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Jared Moore, Delarian Wiggins

No: 0 None

8. 26-276 WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - USCGC EAGLE WIX-327

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the United States Coast Guard Cutter (USCGC) EAGLE at Plaza de Luna for May 22, 2026, to May 25, 2026, in support of the community engagement that will be provided by the ship during its stay.

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

Christian Feliberty, Landscape and Asset Project Manager, introduced Capt. Matthew Meilstrup, who provided a brief presentation on the item. Chairman Wiggins noted that the docking of the Coast Guard Eagle coincides perfectly with the unveiling of

the new Palafox Street.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Jared Moore, Delarian Wiggins
No: 0 None

9. 26-410 WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - USCGC DOLPHIN
- NAYK

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the United States Coast Guard Cutter (USCGC) DOLPHIN at Plaza de Luna for May 8, 2026, to May 11, 2026, in support of the community engagement that will be provided by the ship during its stay.

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

Christian Feliberty, Landscape and Asset Project Manager, introduced Capt. Matthew Meilstrup, who provided a brief presentation on the item. Capt. Meilstrup noted that tours of the ship are free to the public, highlighted that this would be the first time the ship has visited the area, and anticipated that a few thousand people would tour the ship.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Jared Moore, Delarian Wiggins
No: 0 None

10. 26-79 APPROVAL OF AFFORDABLE HOUSING SMALL-SCALE RENTAL
DEVELOPMENT PILOT PROGRAM POLICY & SUPPORTING PROGRAM RFQ

Recommendation: That the Community Redevelopment Agency (CRA) approve the Small-Scale Affordable Housing Rental Development [Pilot] Program (RDP) policy. Further, that the CRA authorize staff to publish a Request for Qualifications (RFQ) to establish a continuing services list of financial institutions to provide program development, underwriting, loan administration and servicing and compliance monitoring services for this and other programs, as substantially enumerated herein.

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

Hilary Halford, CRA Program Officer, provided a presentation on the item.

Board Member Brahier expressed appreciation for the new program and commended staff for their work. Board Member Moore requested clarification on the board's role in reviewing program districts, and Ms. Halford explained that the review would include financial considerations, unit counts, and potential return on investment, and may include project design elements.

Mayor Reeves noted that the City would assess program interest to ensure effective use of CRA funding, and Board Member Patton expressed appreciation for the consideration of other communities in developing the program. Ms. Halford added that several applicants may qualify for the legacy portion of the program and that the program could inform updates to the Residential Property Improvement Program (RPIP).

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Jared Moore, Delarian Wiggins
No: 0 None

PRESENTATIONS

None.

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

5:45 p.m.

APPROVED

5/11/2026