



City of Pensacola

Community Redevelopment Agency FY27

Budget Workshop

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

Agenda

July 23, 2026, 9:00 AM

Hagler-Mason Conference Room, 2nd Floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

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

ROLL CALL

SELECTION OF CHAIR

DETERMINATION OF PUBLIC INPUT

DISCUSSION

1. 26-821 DISCUSSION: FY27 PROPOSED CRA BUDGET REVIEW

Recommendation: N/A

Sponsors: Delarian Wiggins, Council Member

Attachments:

- CRA TIF District Revenues*
- Urban Core Expenditure Worksheet*
- Westside Expenditure Worksheet*
- Eastside Expenditure Worksheet*
- Urban Core Budget Item, 06_23_2026*
- Urban Core Redevelopment Board, June 23, 2026_Minutes Draft*
- UCRB Chair Memo*
- Westside Budget Item, 06_16_2026*
- Westside Redevelopment Board, June 16, 2026_Minutes_Draft*
- Eastside Budget Item, 05_19_2026*
- DRAFT Eastside Minutes 051916*

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 for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-821

Community Redevelopment Agency

7/23/2026

DISCUSSION

SPONSOR: Delarian Wiggins, Council Member

SUBJECT:

DISCUSSION: FY27 PROPOSED CRA BUDGET REVIEW

SUMMARY:

On June 15, 2026 the Community Redevelopment Agency (CRA) elected to hold a budget workshop to review its proposed Fiscal Year 2027 budget.

As part of this process, a proposed budget has been released for the CRA's consideration. This discussion item allows an opportunity for the CRA to hear from City staff and administration regarding the budget as a whole.

PRIOR ACTION:

May 19, 2026 - The ERB provided feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Eastside TIF Fund.

June 15, 2026 - The CRA elected to hold a budget workshop to review its proposed Fiscal Year 2027 budget on July 23, 2026 from 9am-12pm.

June 16, 2026 - The WRB provided feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Westside TIF Fund.

June 23, 2026 - The UCRB provided feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the CRA Fund (Urban Core).

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

David Stafford, City Administrator
Cliff Clifford, Jr., Associate City Administrator
Amy Lovoy, Finance Director
Steve Baham, Economic Development Director
Victoria D'Angelo, CRA Administrative Officer
Cassie Bachelor, Finance and Compliance Officer

ATTACHMENTS:

1. CRA TIF District Revenues
2. Urban Core Expenditure Worksheet
3. Westside Expenditure Worksheet
4. Eastside Expenditure Worksheet
5. Urban Core Budget Item, 06_23_2026
6. Urban Core Redevelopment Board, June 23, 2026_Minutes Draft
7. UCRB Chair Memo
8. Westside Budget Item, 06_16_2026
9. Westside Redevelopment Board , June 16, 2026_Minutes_ Draft
10. Eastside Budget Item, 05_19_2026
11. DRAFT Eastside Minutes 051916

PRESENTATION: Yes

CRA Tax Increment Financing District Revenues

FY2027 CRA Budget Workshop - July 23, 2026

	Urban Core	
	TIF	% Change
FY2023	9,101,400	13%
FY2024	10,271,600	13%
FY2025	11,728,800	14%
FY2026	12,046,200	3%
FY2027*	12,764,800	6%

	Westside	
	TIF	% Change
FY2023	\$1,602,100	33%
FY2024	\$2,203,900	38%
FY2025	\$2,362,000	7%
FY2026	\$2,614,100	11%
FY2027*	\$2,873,500	10%

	Eastside	
	TIF	% Change
FY2023	\$377,000	28%
FY2024	\$463,400	23%
FY2025	\$559,900	21%
FY2026	\$633,100	13%
FY2027*	\$685,100	8%

*July 1st estimates - Per Escambia County PA Office

	Proposed FY2027 Budget	FY2026 Starting Budget	FY2026 Mid-Year Adjustments	FY2025-26 Carryforward***	Total	Description	Statutory Reference (163.317 or 163.387(6)(c))	Plan Reference	Board Priority
Administration									
Salaries & Benefits	\$ 1,231,600.00	\$ 1,160,900.00	\$ -	\$ -	\$ 2,392,500.00	CRA staffing costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A
Operating	\$ 522,100.00	\$ 567,800.00	\$ -	\$ -	\$ 1,089,900.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A
Allocated Overhead	\$ 321,600.00	\$ 342,100.00	\$ -	\$ -	\$ 663,700.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A
Capital	\$ -	\$ 22,400.00	\$ -	\$ -	\$ 22,400.00	CRA operating costs.			
Subtotal - Administration	\$ 2,075,300.00	\$ 2,093,200.00	\$ -	\$ -	\$ 4,146,100.00				
Asset Management (Interlocal)									
Regular Ops									
Existing Areas	\$ 1,702,200.00	\$ 1,225,700.00	\$ -	\$ 123,000.00	\$ 3,050,900.00	Regular maintenance of CRA assets.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
New Area - Community Maritime Park	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	Regular landscape maint for CMP.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Subtotal - Regular Ops	\$ 1,902,200.00	\$ 1,225,700.00	\$ -	\$ 123,000.00	\$ 3,250,900.00				
Special Projects									
Reus Streetscape Revitalization	\$ 62,500.00	\$ -		\$ -	\$ 62,500.00	Landscape installation	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
DeVilliers Streetscape Revitalization	\$ 140,000.00	\$ -		\$ -	\$ 140,000.00	Landscape installation	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Seville Square Park Revitalization	\$ 30,000.00	\$ -		\$ -	\$ 30,000.00	Amenity replacement	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Plaza Ferdinand Park Revitalization	\$ 30,000.00	\$ -		\$ -	\$ 30,000.00	Amenity replacement	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Jefferson Streetscape Revitalization	\$ 25,000.00	\$ -		\$ -	\$ 25,000.00	Landscape installation	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Main Streetscape Revitalization	\$ 100,000.00	\$ -		\$ -	\$ 100,000.00	Landscape installation	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Plaza de Luna Park Revitalization	\$ 236,500.00	\$ -		\$ -	\$ 236,500.00	Amenity replacement/refurbishment	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
CMP - Blue Wahoos Stadium Improvements	\$ -	\$ -	\$ -	\$ 286,400.00	\$ 286,400.00	Stadium improvements per agreement.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A
Subtotal - Special Projects	\$ 624,000.00	\$ -		\$ 286,400.00	\$ 910,400.00				
Subtotal - Asset Management	\$ 2,526,200.00	\$ 1,225,700.00	\$ -	\$ 409,400.00	\$ 4,161,300.00				
Debt Service									
2017/2019 Bond Issue	\$ 3,725,000.00	\$ 3,982,900.00		\$ 1,014,182.00	\$ 8,722,082.00	Annual debt service payment	Debt Service	Activities, "Administration and Professional Consulting Services"	N/A
2009 ECUA WWTP Relocation (Ends FY2027)	\$ 1,300,000.00	\$ 1,300,000.00		\$ 975,000.00	\$ 3,575,000.00	Annual debt service payment	Debt Service	Activities, "Administration and Professional Consulting Services"	N/A
Subtotal - Debt Service	\$ 5,025,000.00	\$ 5,282,900.00	\$ -	\$ 1,989,182.00	\$ 12,297,082.00				
Programs									
Residential Property Improvement Program	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	\$ 900,000.00	Program funds	Affordable Housing	2025 Urban Core Plan; Housing - Residential Property Improvement Project	Priority #4
Residential Resiliency Program	\$ 100,000.00	\$ 45,000.00	\$ -	\$ 100,000.00	\$ 245,000.00	Program funds	Affordable Housing	2025 Urban Core Plan; Housing - Residential Property Improvement Project	None.
CRA - Acquisitions & Redevelopment (Small Developer Affordable Housing Program)	\$ 150,000.00	\$ 300,000.00	\$ -	\$ 900,000.00	\$ 1,350,000.00	Program funds	Affordable Housing	2025 Urban Core Plan; Housing - Small Scale Affordable Housing Rental Program	Priority #1
Commercial Property Improvement Program	\$ 300,000.00	\$ 300,000.00	\$ -	\$ 482,500.00	\$ 1,082,500.00	Program funds	Rehab Grants & Loans	2025 Urban Core Plan; Economic Development - Neighborhood Commercial Nodes	None.
Community Policing Program	\$ 607,300.00	\$ 352,100.00	\$ -	\$ -	\$ 959,400.00	Program funds	Community Policing Innovations	2025 Urban Core Plan; Neighborhood Development - Community Safety	None.
Affordable Housing Pre-Development Program	\$ -	\$ -	\$ -	\$ 209,448.00	\$ 209,448.00	Program funds	Affordable Housing	2025 Urban Core Plan; Housing - "CRA-Led Infill Development"/"Pre-Approved Building Plans"	Priority #1
Affordable Housing Infill Development	\$ -	\$ -	\$ -	\$ 177,540.00	\$ 177,540.00	Program funds	Affordable Housing	2025 Urban Core Plan; Housing - "CRA-Led Infill Development"	Priority #1

Affordable Housing Infill Development - 925 E Jackson St	\$ -	\$ -	\$ -	\$ 240,000.00	\$ 240,000.00	Funding for infill development of 925 E Jackson St.	Affordable Housing	2025 Urban Core Plan; Housing - "CRA-Led Infill Development"	Priority #1
Affordable Housing Infill Development - DIG Grant (Land Acq)	\$ -	\$ -	\$ -	\$ 182,460.00	\$ 182,460.00	Funding for infill development of a future site to be acquired with DIG grant funding.	Affordable Housing	2025 Urban Core Plan; Housing - "CRA-Led Infill Development"	Priority #1
Subtotal - Programs	\$ 1,607,300.00	\$ 1,447,100.00	\$ -	\$ 2,291,948.00	\$ 5,346,348.00				
Projects									
Hashtag/Waterfront Development (Spec. Dem Prj)	\$ 1,377,000.00	\$ -	\$ -	\$ 2,217,803.00	\$ 3,594,803.00	Implementation of Hashtag & Waterfront Development Special Demonstration Project.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Hashtag & Waterfront Development Special Demonstration Project	None.
A Street Improvements**	\$ 165,000.00	\$ -	\$ -	\$ 114,106.00	\$ 279,106.00	Streetscape improvements to A Street.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Transportation, Streets & Parking	None.
South Palafox Pedestrian Improvement Project (Part of Hashtag/Wtrfrnt SDP)	\$ -	\$ -	\$ 1,227,587.00	\$ 5,999,758.00	\$ 7,227,345.00	Project funding for corridor improvements to Palafox Street from Garden to Main, Hashtag/Waterfront Development Special Demonstration Project	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Hashtag & Waterfront Development Special Demonstration Project	None.
Suntrail - East Segment (Part of Hashtag/Waterfront SDP)	\$ -	\$ -	\$ -	\$ 74,330.00	\$ 74,330.00	Project funding for corridor improvements to Suntrail - East Segment, Hashtag/Waterfront Development Special Demonstration Project	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Hashtag & Waterfront Development Special Demonstration Project	None.
Palafox Pier Fountain Improvements (Part of Hashtag/Waterfront SDP)	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	Funding for refurbishment of Palafox Pier Fountain within Hashtag/Waterfront Development Special Demonstration Project area.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Hashtag & Waterfront Development Special Demonstration Project; Activities, "Public Improvements, Beautification & Infrastructure".	None.
Bayfront Trail Improvements	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	Supplemental project funding for Bayfront Trail Improvements leveraging trail improvements being performed by FDOT.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Open Space & Community Amenities, "Bluffline along Bayfront Parkway".	None.
Wright and Alcaniz Area (Spec. Dem Prj)	\$ -	\$ -	\$ -	\$ 800,000.00	\$ 800,000.00	Planning and connectivity initiatives within the Wright and Alcaniz Special Demonstration Area.	Redevelopment planning; Streets, Utilities, Infrastructure	2025 Urban Core Plan; Wright & Alcaniz Area Special Demonstration Project	None.
Garden & Alcaniz Revitalization (Part of Wright/Alcaniz SDP)	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	Landscape beautification improvements at Garden and Alcaniz Streets, Wright & Alcaniz Special Demonstration Area.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Wright & Alcaniz Area Special Demonstration Project	None.
Alcaniz Streetscape Revitalization + Crosswalk	\$ -	\$ -	\$ -	\$ 644,600.00	\$ 644,600.00	Improvements to Alcaniz Street from Garden to Bayfront, including a crosswalk at IHMC connecting into Wright and Alcaniz and Bayfront Trail project areas.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Transportation, Streets & Parking; Activities, "Public Improvements, Beautification & Infrastructure".	None.
Bruce Beach Phase III	\$ -	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	Implementation of phase III of the Bruce Beach Park improvements.	Parks	2025 Urban Core Plan; Open Space & Community Amenities, Bruce Beach Phase III.	Priority #3
Bruce Beach Phase II	\$ -	\$ -	\$ -	\$ 69,181.00	\$ 69,181.00	Implementation of phase II of the Bruce Beach Park improvements.	Parks	2010 Urban Core Redevelopment Plan, Bruce Beach; 2025 Urban Core Plan, Activities, "Public Improvements, Beautification & Infrastructure".	Priority #3
Hollice Park - Oral History Project*	\$ -	\$ 9,800.00	\$ -	\$ -	\$ 9,800.00	Project funding for preparation of an oral history study in support of the Hollice Williams Park project.	Parks; Redevelopment planning	2025 Urban Core Plan; Hollice T. Williams Park Equitable Development Plan	None.
Wayside Park	\$ -		\$ 30,000.00	\$ -	\$ 30,000.00	Project funding for park and resiliency improvements for Wayside Park.	Parks; Redevelopment planning	2025 Urban Core Plan; Open Space & Community Amenities, Wayside Park Improvements.	None.
Public Restrooms	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	Project funding for installation of public restrooms within the Urban Core district.	Streets, Utilities, Infrastructure; Parks	2025 Urban Core Plan; Open Space & Community Amenities, Public Restrooms	Priority #4

Garden Street Improvements	\$ -	\$ -	\$ -	\$ 1,523,100.00	\$ 1,523,100.00	Project funding for corridor and lighting improvements to Garden Street.	Streets, Utilities, Infrastructure	2025 Urban Core Plan; Transportation, Streets & Parking, West Garden Street Improvements	None.
Acquisition & Redevelopment	\$ -	\$ 513,900.00	\$ (216,087.00)	\$ -	\$ 297,813.00	Project funding for acquisition and redevelopment initiatives within the Urban Core CRA.	Acquisition; Redevelopment planning	Activities, "Property Acquisition"; "Administration and Professional Consulting Services"	None.
Parks and Public Spaces	\$ -	\$ 78,200.00	\$ (30,000.00)	\$ -	\$ 48,200.00	Project funding for park and public space initiatives within the Urban Core CRA.	Parks; Streets, Utilities, Infrastructure	Activities, "Public Improvements, Beautification & Infrastructure"	None.
TIF Expansion/Plan Update	\$ -	\$ -	\$ -	\$ 23,655.00	\$ 23,655.00	Project funding for the CRA boundary expansion initiative.	Redevelopment planning	2025 Urban Core Plan; Land Use, Zoning, and Special Districts, "CRA Boundary Expansion"	None.
Complete Streets	\$ -	\$ 1,011,500.00	\$ (1,011,500.00)	\$ -	\$ -	-			
Subtotal - Projects	\$ 1,542,000.00	\$ 2,013,400.00	\$ -	\$ 12,116,533.00	\$ 15,671,933.00				
GRAND TOTAL	\$ 12,775,800.00	\$ 12,062,300.00	\$ -	\$ 16,807,063.00	\$ 41,622,763.00				
*Project shared with Eastside district									
**Project shared with Westside district (50/50 split)									
***Excludes encumbered carryforward amounts at the time of resolution adoption.									

	Proposed FY2027 Budget	FY2026 Starting Budget	FY2026 Mid-Year Adjustments	FY2025-26 Carryforward***	Total	Description	Statutory Reference (163.317 or 163.387(6)(c))	Plan Reference	Board Priority	
Administration										
Salaries & Benefits	\$ 329,600.00	\$ 224,900.00	\$ -	\$ -	\$ 554,500.00	CRA staffing costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Operating	\$ 215,100.00	\$ 215,500.00	\$ -	\$ -	\$ 430,600.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Allocated Overhead	\$ 27,400.00	\$ 24,600.00	\$ -	\$ -	\$ 52,000.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Capital	\$ -	\$ 8,000.00	\$ -		\$ 8,000.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Subtotal - Administration	\$ 572,100.00	\$ 473,000.00	\$ -	\$ -	\$ 1,045,100.00					
Asset Management										
Regular Ops										
Existing Areas	\$ 239,100.00	\$ 91,200.00	\$ -	\$ -	\$ 330,300.00	Regular maintenance of CRA assets.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A	
New Areas	\$ -		\$ -	\$ -	\$ -					
Subtotal - Regular Ops	\$ 239,100.00	\$ 91,200.00	\$ -	\$ -	\$ 330,300.00					
Special Projects										
Baptist - Kupfrian/Mid-Century Asset Revitalization	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	Improvements to Kupfrian and/or Mid-century sites.	Administrative & Overhead; Repair & Rehabilitation of Buildings	Activities, "Property Management and Maintenance"; "Baptist Hospital Redevelopment"	N/A	
Subtotal - Special Projects	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00					
Subtotal - Asset Management	\$ 299,100.00	\$ 91,200.00		\$ -	\$ 390,300.00					
Debt Service										
2017 Bond Issue	\$ 279,500.00	\$ 279,900.00	\$ -	\$ 11,816.00	\$ 571,216.00	Annual debt service payment	Debt Service	Activities, "Administration and Professional Consulting Services"	N/A	
Subtotal - Debt Service	\$ 279,500.00	\$ 279,900.00	\$ -	\$ 11,816.00	\$ 571,216.00					
Programs										
Residential Property Improvement Program	\$ 450,000.00	\$ 509,100.00	\$ -	\$ 35,900.00	\$ 995,000.00	Program funds	Affordable Housing	2025 WestsidePlan; Housing - Residential Property Improvement Project	Priority #2A	
Residential Resiliency Program	\$ 150,000.00	\$ 45,000.00	\$ -	\$ 153,694.00	\$ 348,694.00	Program funds	Affordable Housing	2025 WestsidePlan; Housing - Residential Property Improvement Project	Priority #2B	
Small Scale Affordable Housing Rental Program	\$ 150,000.00	\$ 217,200.00	\$ -	\$ 982,800.00	\$ 1,350,000.00	Program funds	Affordable Housing	2025 Westside Plan; Housing - Small Scale Affordable Housing Rental Program	Priority #3	
Commercial Property Improvement Program	\$ 170,000.00	\$ 300,000.00	\$ -	\$ 482,500.00	\$ 952,500.00	Program funds	Rehab Grants & Loans	2025 Westside Plan; Economic Development - Neighborhood Commercial Nodes	Priority #2C	
Community Policing Program	\$ 156,900.00	\$ -	\$ -	\$ -	\$ 156,900.00	Program funds	Community Policing Innovations	2025 Westside Plan; Neighborhood Development - Community Safety	None.	

Affordable Housing Pre-Development Program	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	Program funds	Affordable Housing	2025 Westside Plan; Housing - "CRA-Led Infill Development"/"Pre-Approved Building Plans"	Priority #3	
Affordable Housing Infill Development	\$ -	\$ -								
Subtotal - Programs	\$ 1,076,900.00	\$ 1,071,300.00	\$ -	\$ 1,804,894.00	\$ 3,953,094.00					
Projects										
A Street Improvements**	\$ 165,000.00	\$ -	\$ -	\$ 114,106.00	\$ 279,106.00	Project funding for corridor improvements to A Street.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	Priority #1A	
Barrancas Ave Corridor Strategy (SDP)	\$ 300,000.00	\$ 325,000.00	\$ -	\$ -	\$ 625,000.00	Project funding for Barrancas Ave Corridor Strategy Special Demonstration Project.	Streets, Utilities, Infrastructure	2025 Westside Plan; Barrancas Ave Corridor Strategy SDP	Priority #1C	
ACW Park Redevelopment (SDP)	\$ -	\$ -	\$ -	\$ 42,452.00	\$ 42,452.00	Project funding for ACW Park Redevelopment Special Demonstration Project.	Acquisition; Parks	2025 Westside Plan; ACW Redevelopment Superfund Site Redevelopment SDP	None.	
Suntrail - West Segment (Part of ACW SDP)	\$ -	\$ -	\$ -	\$ 127,230.00	\$ 127,230.00	Project funding for Suntrail - West Segment, ACW Park Redevelopment Special Demonstration Project.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking; ACW Redevelopment Superfund Site Redevelopment SDP	None.	
Gibson School Site Redevelopment (SDP)	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	Project funding for Gibson School Site Redevelopment Special Demonstration Project.	Repair & Rehabilitation of Buildings	2025 Westside Plan; Gibson School Site Redevelopment SDP	Priority #3	
Baptist Hospital Redevelopment	\$ -	\$ -	\$ 300,000.00	\$ 1,193,355.00	\$ 1,493,355.00	Project funding for Baptist Hospital Redevelopment Project.	Demolition & Removal; Redevelopment Planning	2025 Westside Plan; Economic Development - "Baptist Hospital Redevelopment"	None.	
Baptist Hospital Redevelopment (CDBG-Area)	\$ -	\$ -	\$ -	\$ 498,000.00	\$ 498,000.00	Supplemental project funding for the South Campus of Baptist Hospital Redevelopment Project within the CDBG-DR grant area (Kupfrian House & South of Moreno).	Demolition & Removal; Repair & Rehabilitation of Buildings	2025 Westside Plan; Economic Development - "Baptist Hospital Redevelopment"	None.	
Gregory Street Improvements	\$ -	\$ -	\$ -	\$ 412,234.00	\$ 412,234.00	Project funding for corridor and lighting improvements to Gregory Street.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
Wright Street Improvements	\$ -	\$ -	\$ -	\$ 149,305.00	\$ 149,305.00	Project funding for corridor improvements to Wright Street.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
L Street Improvements	\$ -	\$ -	\$ -	\$ 293,617.00	\$ 293,617.00	Project funding for lighting improvements to L Street from Cervantes to Gregory.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
Connectivity to Legion Field & Global Learning Academy	\$ -	\$ -	\$ -	\$ 745,565.00	\$ 745,565.00	Supplemental project funding for corridor improvements to L, Gregory and Wright Streets under Transportation Alternatives Program (TAP) grant.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
Alice Williams Rehabilitation	\$ -	\$ -	\$ -	\$ 130,779.00	\$ 130,779.00	Project funding for rehabilitation of former Alice Williams Library site to provide for daycare space.	Repair & Rehabilitation of Buildings	2025 Westside Plan; Open Space & Community Amenities - "Community Facilities"	None.	
West Main Street Improvements	\$ -	\$ -	\$ -	\$ 316,550.00	\$ 316,550.00	Project funding for corridor and lighting improvements to Main Street from A to Barrancas.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
Q Street Sidewalks (2300 W Jackson St)	\$ -	\$ -	\$ -	\$ 60,686.00	\$ 60,686.00	Project funding for sidewalk improvements to Q Street as a part of the 2300 W Jackson Street A affordable housing project.	Streets, Utilities, Infrastructure	2025 Westside Plan; Transportation, Streets & Parking	None.	
Complete Streets	\$ -	\$ -	\$ -	\$ -	\$ -					

Acquisition & Redevelopment	\$ 180,900.00	\$ 373,800.00	\$ (300,000.00)	\$ -	\$ 254,700.00	Project funding for acquisition and redevelopment initiatives within the Westside CRA.	Acquisition; Redevelopment planning	Activities, "Property Acquisition"; "Administration and Professional Consulting Services"	None.	
TIF Expansion/Plan Update	\$ -	\$ -	\$ -	\$ 130,775.00	\$ 130,775.00	Project funding for Westside TIF district expansion initiative.	Redevelopment planning	2025 Westside Plan; Land Use, Zoning, and Special Districts, "CRA Boundary Expansion"	None.	
Parks and Public Spaces	\$ -									
Subtotal - Projects	\$ 645,900.00	\$ 698,800.00	\$ -	\$ 4,714,654.00	\$ 6,059,354.00					
GRAND TOTAL	\$ 2,873,500.00	\$ 2,614,200.00	\$ -	\$ 6,531,364.00	\$ 12,019,064.00					
**Project shared with Urban Core district (50/50 split)										
***Excludes encumbered carryforward amounts at the time of resolution adoption.										

	Proposed FY2027 Budget	FY2026 Starting Budget	FY2025-26 Carryforward***	Total	Description	Statutory Reference (163.317 or 163.387(6)(c))	Plan Reference	Board Priority	
Administration									
Salaries & Benefits	\$ 118,300.00	\$ 80,100.00	\$ -	\$ 198,400.00	CRA staffing costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Operating	\$ 30,600.00	\$ 44,300.00	\$ -	\$ 74,900.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Allocated Overhead	\$ 40,800.00	\$ 30,100.00	\$ -	\$ 70,900.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Capital	\$ -	\$ 1,600.00							
Subtotal - Administration	\$ 189,700.00	\$ 156,100.00	\$ -	\$ 344,200.00					
Asset Management									
Regular Ops									
Existing Areas	\$ 70,900.00	\$ 20,000.00		\$ 90,900.00	Regular maintenance of CRA assets.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A	
New Areas	\$ -		\$ -	\$ -					
Subtotal - Regular Ops	\$ 70,900.00	\$ 20,000.00	\$ -	\$ 90,900.00					
Special Projects									
Chappie James Park Revitalization	\$ 31,200.00	\$ -	\$ -	\$ 31,200.00	Amenity and landscape improvements.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A	
Subtotal - Special Projects	\$ 31,200.00	\$ -	\$ -	\$ 31,200.00					
Subtotal - Asset Management	\$ 102,100.00	\$ 20,000.00	\$ -	\$ 122,100.00					
Debt Service									
2017 Bond Issue	\$ 89,100.00	\$ 89,100.00	\$ 4,590.00	\$ 182,790.00	Annual debt service payment	Debt Service	Activities, "Administration and Professional Consulting Services"	N/A	
Eastside City Loan - Chappie James	\$ 15,000.00	\$ 15,000.00							
Subtotal - Debt Service	\$ 104,100.00	\$ 104,100.00	\$ 4,590.00	\$ 182,790.00					
Programs									
Residential Property Improvement Program	\$ 200,000.00	\$ 250,000.00	\$ 161,727.00	\$ 611,727.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Residential Property Improvement Project	#3	
Residential Resiliency Program	\$ 50,000.00	\$ -	\$ 60,000.00	\$ 110,000.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Residential Property Improvement Project	#4	
Small Scale Affordable Housing Rental Program	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Small Scale Affordable Housing Rental Program	#6	

Commercial Property Improvement Program				\$ -	Program funds	Rehab Grants & Loans	2025 Westside Plan; Economic Development - Neighborhood Commercial Nodes		
Community Policing Program	\$ 39,200.00	\$ -	\$ -	\$ 39,200.00	Program funds	Community Policing Innovations	2025 Eastside Plan; Neighborhood Development - Community Safety	None.	
Pre-Development Program									
Affordable Housing Infill Development	\$ -	\$ -	\$ 270,971.00	\$ -	Funding for infill development of 1700 and 2700 MLK.	Affordable Housing	2025 Eastside Plan; Housing - "CRA-Led Infill Development".	#1 (1700 MLK)& #2(2700 MLK)	
Subtotal - Programs	\$ 289,200.00	\$ 250,000.00	\$ 592,698.00	\$ 860,927.00					
Projects									
Crystal Ice House Market	\$ -	\$ 80,000.00	\$ 20,000.00	\$ 100,000.00	Project funding for Crystal Ice House Market Special Demonstration Project.	Parks	2025 Eastside Plan; Ice House Market SDP	#7	
TIF Expansion/Plan Update	\$ -	\$ -	\$ 124,770.00	\$ 124,770.00	Project funding for Eastside TIF district expansion initiative.	Redevelopment Planning	2025 Eastside Plan; Land Use, Zoning, and Special Districts, "CRA Boundary Expansion"	None.	
Hollice Park - Oral History Study**	\$ -	\$ 22,900.00		\$ 22,900.00	Project funding for preparation of an oral history study in support of the Hollice Williams Park project.	Parks/Planning	2025 Eastside Plan; Hollice T. Williams Park Equitable Development Plan	None.	
Complete Streets				\$ -					
Acquisition & Redevelopment				\$ -					
Parks and Public Spaces	\$ -								
Subtotal - Projects	\$ -	\$ 102,900.00	\$ 144,770.00	\$ 247,670.00					
GRAND TOTAL	\$ 685,100.00	\$ 633,100.00	\$ 742,058.00	\$ 1,757,687.00					
** Project shared with Urban Core district									
***Excludes encumbered carryfoward amounts at the time of resolution adoption.									

Memorandum

File #: 26-680

Urban Core Redevelopment Board

6/23/2026

ACTION ITEM**SPONSOR:****SUBJECT:**

FY2027 RECOMMENDED BUDGET - CRA FUND (URBAN CORE)

RECOMMENDATION:

That the Urban Core Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the CRA Fund (Urban Core).

SUMMARY:

The Community Redevelopment Agency (CRA) is responsible for administering TIF revenues in accordance with Chapter 163, Part III, Florida Statutes, the adopted redevelopment plans, and the City's approved budget. As required by state law, all CRA budgets and amendments involving TIF funding must be approved by the CRA prior to appropriation by City Council.

The Urban Core Redevelopment Board (ERB) is being asked to review and provide feedback on staff's preliminary Fiscal Year 2027 budget recommendations. These projections are based on historical trends, the adopted redevelopment plan, and board priorities, with the understanding that final revenue estimates will not be available until July.

Following this review, the CRA will consider staff and Mayoral recommendations, along with input from the redevelopment boards, in July. The CRA is scheduled to adopt the FY27 budget in August, which will then be transmitted to City Council for final action in September. The Fiscal Year 2027 budget will take effect on October 1, 2026.

PRIOR ACTION:

August 11, 2025 - The CRA adopted Supplemental Budget Resolution No. 2025-50 CRA adopting a budget for the tax increment financing districts for the fiscal year beginning October 1, 2025.

September 10, 2025 - City Council adopted Supplemental Budget Resolution No. 2025-65 adopting a budget for the City of Pensacola, including the tax increment financing districts,

beginning October 1, 2025.

February 9, 2026 - The CRA approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

March 24, 2026 - The Urban Redevelopment Board recommended that the CRA 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.

April 6, 2026 - The CRA received an update on the Urban Core Redevelopment Board's (UCRB) carryforward recommendations and approved reallocation of \$95,000 from the Hashtag and Waterfront Development (Palafox Pier Fountain) project to Alcaniz Streetscape Revitalization (Garden to Bayfront), a component of the UCRB's recommendation.

May 11, 2026 - The CRA adopted Supplemental Budget Resolution No. 2026-16 reallocating funding in accordance with recommendations of the Urban Core Redevelopment Board, and approved a reallocation of \$15,000 from the Hashtag/Waterfront Development Project to the Bayfront Trail Improvement Project.

May 28, 2026 - City Council adopted Supplemental Budget Resolution No. 2026-19, reappropriating Urban Core CRA unencumbered carryforward allocations and funding for the Bayfront Trail Improvement Project.

FUNDING:

N/A

FINANCIAL IMPACT:

The CRA will adopt a supplemental budget resolution approving its budget at its August meeting. City Council will adopt a supplemental budget resolution appropriating the CRA budget after two public hearings in September.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

Anna Kate Baygents - Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford - CRA Programs Officer

ATTACHMENTS:

1. FY2027 Preliminary Budget Recommendation - CRA Fund
2. Urban Core Project Priority List

PRESENTATION: No

URBAN CORE TAX INCREMENT FINANCING DISTRICT FUND (CRA FUND)

Project Name	Proposed Preliminary FY27 Budget		FY2026 Budget	FY2025-26 Carryforward	Total	Funding Phase
Hashtag/Waterfront Development (Spec. Demonstration Project)	\$	2,044,800.00	\$ -	\$ 2,217,803.00	\$4,262,603.00	Planning/Design/Construction
A Street Improvements**	\$	165,000.00	\$ -	\$ 114,106.00	\$ 279,106.00	Design/Construction
Residential Property Improvement Program	\$	450,000.00	\$ 450,000.00	\$ -	\$ 900,000.00	Implementation
Residential Resiliency Program	\$	100,000.00	\$ 45,000.00	\$ 100,000.00	\$ 245,000.00	Implementation
Commercial Property Improvement Program (CPIP)	\$	300,000.00	\$ 300,000.00	\$ 482,500.00	\$ 1,082,500.00	Implementation
Small-Scale Affordable Housing Rental Program	\$	150,000.00	\$ 300,000.00	\$ 900,000.00	\$ 1,350,000.00	Implementation
Community Policing	\$	395,900.00	\$ 352,100.00	\$ -	\$ 748,000.00	Implementation
Asset Revitalization Projects (See detail list below)	\$	624,000.00	\$ -	\$ -	\$ 624,000.00	Construction
Palafox Pier Fountain Improvements (part of Hashtag/Waterfront SDP)	\$	-	\$ -	\$ 25,000.00	\$ 25,000.00	Construction
South Palafox Pedestrian Improvement Project (part of Hashtag/Waterfront SDP)	\$	-	\$ 1,227,587.00	\$ 5,999,758.00	\$ 7,227,345.00	Construction
Suntrail - East Segment (part of Hashtag/Waterfront SDP)	\$	-	\$ -	\$ 74,330.00	\$ 74,330.00	Planning/Design
Wright & Alcaniz Area (Spec Demonstration Project) - Connectivity	\$	-	\$ -	\$ 800,000.00	\$ 800,000.00	Planning
Garden & Alcaniz Revitalization (part of Wright & Alcaniz Area SDP)	\$	-	\$ -	\$ 100,000.00	\$ 100,000.00	Design/Construction
Alcaniz Streetscape Revitalization + Crosswalk (part of Wright & Alcaniz Area SDP)	\$	-	\$ -	\$ 644,600.00	\$ 644,600.00	Planning/Design/Construction
Hollice T. Williams Park SDP - Oral History Study*	\$	-	\$ 9,800.00	\$ -	\$ 9,800.00	Planning
Bruce Beach Phase III	\$	-	\$ 400,000.00	\$ -	\$ 400,000.00	Planning/Design
Public Restrooms	\$	-	\$ -	\$ 500,000.00	\$ 500,000.00	Planning/Design/Construction
Garden Street Improvements	\$	-	\$ -	\$ 1,523,100.00	\$ 1,523,100.00	Design/Construction
Bayfront Parkway Trail Improvements	\$	-	\$ -	\$ 25,000.00	\$ 25,000.00	Planning/Design
Affordable Housing Infill Development	\$	-	\$ -	\$ 177,540.00	\$ 177,540.00	Planning/Design/Construction
Affordable Housing Infill Development - 925 E Jackson St Redevelopment	\$	-	\$ -	\$ 240,000.00	\$ 240,000.00	Construction
Affordable Housing Infill Development - DIG Grant (Land Acquisition)	\$	-	\$ -	\$ 182,460.00	\$ 182,460.00	Acquisition (Grant Matching Funds)
Affordable Housing Predevelopment Program	\$	-	\$ -	\$ 209,448.00	\$ 209,448.00	Implementation
TIF Expansion/Plan Update	\$	-	\$ -	\$ 23,655.00	\$ 23,655.00	Implementation
Parks and Public Spaces	\$	-	\$ 78,200.00	\$ -	\$ 78,200.00	Planning/Design/Construction
GRAND TOTAL	\$	4,229,700.00	\$3,162,687.00	\$14,625,700.00	\$22,018,087.00	

*Project shared with Eastside district. ES allocation - \$22,900.
**Project shared with Westside district (50/50 split)

Asset Revitalization Projects	Allocation
Reus Streetscape Revitalization	\$ 62,500.00
DeVilliers Streetscape Revitalization	\$ 140,000.00
Seville Square Park Revitalization	\$ 30,000.00
Plaza Ferdinand Park Revitalization	\$ 30,000.00
Jefferson Streetscape Revitalization	\$ 25,000.00
Main Streetscape Revitalization	\$ 100,000.00
Plaza de Luna Park Revitalization	\$ 236,500.00
	\$ 624,000.00

Palafox	TIF	Bonds	TOTAL
Carryforward	\$1,558,611.00	\$4,441,147.00	\$5,999,758.00
FY26 Budget	\$1,227,587.00	\$0.00	\$1,227,587.00
	<u>\$2,786,198.00</u>	<u>\$4,441,147.00</u>	<u>\$7,227,345.00</u>

Suntrail	TIF	Bonds	TOTAL
Carryforward	\$59,330.00	\$15,000.00	\$74,330.00
FY26 Budget	\$0.00	\$0.00	\$0.00
	<u>\$59,330.00</u>	<u>\$15,000.00</u>	<u>\$74,330.00</u>

Urban Core Project Priority List

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.
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.
PROJECT NAME	CRA DISTRICT	DESCRIPTION
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.
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
Public Restrooms Identified as priority #5 on 3/24/26	Urban Core	Partner with the City to construct and maintain public restrooms in accordance with the 2025 Urban Core Redevelopment Plan.



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

June 23, 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 3:31 P.M

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Jarred Moore, Hannah Domoslay-Paul, Kelly Wieczorek (Arrived at 3:48 P.M.)

Members Absent: Sarah Smith

Quorum was present.

ADMINISTRATION OF OATH

City Clerk Ericka Burnett administered the oath of office and swore in newly appointed board member Hannah Domoslay-Paul and reappointed board members Christopher Satterwhite, Michelle MacNeil, and Kelly Wieczorek (in clerk of courts' office).

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

1. 26-535 UCRB MEETING MINUTES 04/21/2026

A motion to approve was made by Board Member MacNeil and seconded by

Board Member Cronley.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domaslay-Paul
No: 0 None

(Board Members Smith and Wieczorek not present)

PRESENTATIONS

None

DISCUSSION ITEMS

None

ACTION ITEMS

2. 26-682 LANDSCAPE AND AMENITY DESIGN RECOMMENDATIONS -
BAYFRONT TRAIL IMPROVEMENT PROJECT (CITY COMPONENT)

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

CRA Administrative Officer Victoria D'Angelo introduced City of Pensacola Engineering Transportation Planner Caitlin Cerame and Harry Belton, consultant with Atkins Réalis. Mrs. Cerame and Mr. Belton provided a presentation outlining the landscaping and amenity design concepts, the proposed schedule for the Bayfront Parkway project, and a summary of feedback received during a recent community engagement meeting. Discussion followed, and staff and consultants responded to questions from the Board.

Board Member MacNeil recommended that the project incorporate feedback from the community engagement meeting by utilizing native and climate-tolerant plant species commonly found in the local area. The Board expressed consensus with this recommendation and proceeded to call for a vote.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek
No: 0 None

(Board Member Smith Not Present)

3. 26-680 FY2027 RECOMMENDED BUDGET - CRA FUND (URBAN CORE)

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

Assistant Economic Development Director Anna Kate Baygents introduced this item and reminded the Board that this action is a recommendation to the CRA Board. She noted the importance of maintaining a high-level perspective focused on projects rather than specific dollar allocations, as those amounts are subject to change. CRA Administrative Officer Victoria D'Angelo provided an overview of the budget allocation line items, and discussion followed.

Ms. D'Angelo informed the Board that the CRA Board will hold a workshop at the end of July to review the feedback and recommendations received. She explained that staff is taking a diversified approach by incorporating catalytic projects and programs to help counterbalance some of the negative impacts that can accompany redevelopment and revitalization.

No changes were recommended, and a vote was called to send it forward.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek
No: None

(Board Member Smith Not Present)

4. 26-744 REVISIONS TO URBAN CORE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

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

Assistant Economic Development Director Anna Kate Baygents introduced this item. She noted that during the previous meeting, new priorities were added to the Board's list, and this formal action would officially incorporate them. Ms. Baygents informed the Board that Chairperson Satterwhite had provided information regarding Low-Barrier Shelters, which will be forwarded to the CRA Board for discussion at next month's workshop. Chairperson Satterwhite explained that he recommended revisiting the existing study on this topic and considering the recommendations contained within it. He also suggested that the City hold a community meeting with those directly affected by Bruce Beach to help determine the desired vision for the space.

Ms. Baygents stated that the next steps for the Bruce Beach project will include community engagement efforts. She also provided updates on the Residential Property Improvement and Resiliency Programs, as well as the status of the public restroom project at Veterans Memorial Park.

Board Member Wieczorek inquired about potential upcoming property tax reform and its possible impacts on the CRA. CRA Administrative Officer Victoria D'Angelo stated that staff is currently analyzing the matter and anticipates being able to provide a projection at the CRA Workshop in July.

Staff addressed questions from the Board accordingly. Chairperson Satterwhite then called for a vote.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek

No: 0 None

(Board Member Smith Not Present)

BOARD MEMBERS COMMENTS

None

OPEN FORUM

None

ADJOURNMENT

4:33 P.M.

DRAFT

Victoria D'Angelo

From: Amanda Childers
Sent: Tuesday, June 23, 2026 11:40 AM
To: Anna Kate Baygents; Victoria D'Angelo
Subject: FW: [EXTERNAL] Low Barrier Shelter and Next Phase for Bruce Beach

Follow Up Flag: Follow up
Flag Status: Flagged

Please see below communication from UCRB Chairperson Satterwhite.

Amanda Childers

CRA Program Coordinator

222 W. Main Street

Pensacola, Florida 32502

Office: 850.436.5653 **Cell:** 850-977-6845

Email: ACHilders@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Scott Satterwhite <satterwhite309@gmail.com>
Sent: Tuesday, June 23, 2026 11:42 AM
To: Amanda Childers <ACHilders@cityofpensacola.com>
Subject: [EXTERNAL] Low Barrier Shelter and Next Phase for Bruce Beach

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

To whom it may concern:

In the last meeting of the Urban Core CRA, I was told that the main CRA wanted more direction about our vision for both the Low Barrier Shelter and Bruce Beach priorities. While I cannot speak for the whole board, as the chair, I heard no objections from my colleagues when asked for more feedback. In short, this is what I said at the meeting, but with more details on both projects.

Low Barrier Shelter:

In the Spring of 2024, the founder of GRACE Marketplace, Jon DeCarmine, gave a talk at CIVICON about ways to address our homeless issue in Pensacola. This talk was covered widely in the local media outlets, if you would like a recap.

[CivicCon Pensacola homeless solution Jon DeCarmine Grace Marketplace](#)
[CivicCon Pensacola homeless solution Jon DeCarmine Grace Marketplace](#)
[CivicCon tackles low-barrier shelters tonight - Rick's Blog](#)

After conducting a serious study, and using examples he had from his work in Gainesville and other regional examples, he presented the city with the suggestion that Pensacola invests in a Low-Barrier Shelter.

Since this was introduced, I have asked the CRA and city--through my role at the chair of the Urban Core CRA-- to prioritize a Low-Barrier Shelter within the city limits to help address the problems that our unhoused citizens face. In a recent meeting, I was asked what my ideas for this shelter were and what how could this be implemented.

My first suggestion, as a citizen, is to listen to the experts on this issue. I can give you my ideas about the best ways to create a Low-Barrier Shelter in the city, but I am admittedly not an expert. This city did hire an expert, Jon DeCarmine, who presented the city with some possibilities. I've since spoken to DeCarmine, who felt his plan was reasonable and workable. I've also spoken to local advocates in the trenches of this issue who examined DeCarmine's plan. While having some issues with some parts of the plan, these leaders have all said they thought the plan was good overall.

To my knowledge, the city has ignored DeCarmine's advice and the issue remains in the public eye. Since the city already paid for this study, I would first suggest that the city revisit DeCarmine's plan. If people in the trenches say this is workable, I'd lean on their advice over anyone else. Community leaders in this area I would speak to would be Walter Arrington (Community Health NW Florida), Mike Kimberl (Washburn Center), and Todd Watts (REAP). While the city may or may not agree with their suggestions, these people know the issues first hand and would be willing to work with willing partners. I do strongly believe the city should, however, reach back out to Jon DeCarmine with GRACE to re-engage with the conversation.

Also, while this may sound obvious, look at the Low-Barrier Shelters here in Florida that have made this work. There is one in Okaloosa County called One Hopeful Place-Bridgeway Center [One Hopeful Place](#) . This one is often held up as a workable example. GRACE's website is here: [Welcome to GRACE! | We're on a mission to END HOMELESSNESS](#) . There are others, too. If you cannot find them, let me know and I'll search the internet and help.

If Okaloosa and Gainesville can do it, I don't know why a great city like Pensacola cannot do something like this, too. The homeless issue is not going away. The money we spend on criminalizing the unhoused must be very costly (that would be worth a study, to see how much money the city/county spend on arresting and jailing citizens whose "crime" is directly related to not having a house to sleep in, but I'll leave that to you). I am not saying this will solve all the issues of homelessness in our community, but it will certainly solve some and will benefit the whole community.

The unhoused citizens are still citizens, and deserve to be treated with the dignity we all deserve, and not only treated as a "problem" to be swept under the rug. The problem is not public homelessness, but homelessness itself. Working on one will help with the other.

Bruce Beach:

The reason I have pushed for Bruce Beach's final phase, which was some sort of cultural center, to be a high priority is because there are several examples of these "phases" being left unfinished (the main one that comes to mind is MLK Plaza, and its final phase which was never implemented). Part of the reason the community largely backed the work at Bruce Beach was so that it would also remember the African American and Creole community that was there previously. This has been done to some extent with the markers, which look nice, but this wasn't the final phase of the park. Enhancements, yes, but not a cultural center.

What I suggested at the last meeting was to get direct community input on what they envision for the final phase. I have my own ideas, as do others on the Urban Core CRA, but this community in particular should be able to speak to what they would like to see. Recently, in some areas, the city has been good about getting public input. I feel this is a place where this should happen.

It's possible the community would be fine with considering the historical markers as the final phase. They may want more. I don't know, and couldn't pretend to speak for them. Therefore, I suggest the City of Pensacola officially ask this community what it would like to see happen at Bruce Beach. Once that's done, we can revisit this issue with more knowledge and proceed.

I think the community, though, should be a part of this process and be asked what they would like to see--and work closely with elders in this community--who could give very good advice and help chart a path forward on the final phase of the Bruce Beach project.

I hope that's helpful. Feel free to reach out if you have any questions or want to discuss further.

Sincerely,

Christopher Satterwhite,
Chair Urban Core CRA

Memorandum

File #: 26-650

Westside Redevelopment Board

6/16/2026

ACTION ITEM**SPONSOR:****SUBJECT:**

FY2027 RECOMMENDED BUDGET - WESTSIDE TIF FUND

RECOMMENDATION:

That the Westside Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Westside TIF Fund.

SUMMARY:

The Community Redevelopment Agency (CRA) is responsible for administering TIF revenues in accordance with Chapter 163, Part III, Florida Statutes, the adopted redevelopment plans, and the City's approved budget. As required by state law, all CRA budgets and amendments involving TIF funding must be approved by the CRA prior to appropriation by City Council.

The Westside Redevelopment Board (WRB) is being asked to review and provide feedback on staff's preliminary Fiscal Year 2027 budget recommendations. These projections are based on historical trends, the adopted redevelopment plan, and board priorities, with the understanding that final revenue estimates will not be available until July.

Following this review, the CRA will consider staff and Mayoral recommendations, along with input from the redevelopment boards, in July. The CRA is scheduled to adopt the FY27 budget in August, which will then be transmitted to City Council for final action in September. The Fiscal Year 2027 budget will take effect on October 1, 2026.

PRIOR ACTION:

August 11, 2025 - The CRA adopted Supplemental Budget Resolution No. 2025-50 CRA adopting a budget for the tax increment financing districts for the fiscal year beginning October 1, 2025.

September 10, 2025 - City Council adopted Supplemental Budget Resolution No. 2025-65 adopting a budget for the City of Pensacola, including the tax increment financing districts,

beginning October 1, 2025.

February 9, 2026 - The CRA approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

March 17, 2026 - The Westside Redevelopment Board recommended that the CRA approve the allocation of the FY2025 Non-Encumbered Carryover as presented by staff (without changes).

FUNDING:

N/A

FINANCIAL IMPACT:

The CRA will adopt a supplemental budget resolution approving its budget at its August meeting. City Council will adopt a supplemental budget resolution appropriating the CRA budget after two public hearings in September.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

Anna Kate Baygents - Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford - CRA Programs Officer

ATTACHMENTS:

1. FY27 Preliminary Budget Recommendation - WS TIF Fund
2. WRB Project Priority List Updated 3.17.2026

PRESENTATION: No

WESTSIDE TAX INCREMENT FINANCING (TIF) DISTRICT

Project Name	Proposed Preliminary FY27 Budget	FY2026 Budget	FY2025-26 Carryforward	Total	Funding Phase
A Street Improvements*	\$ 165,000.00	\$ -	\$ 114,106.00	\$ 279,106.00	Planning/Design/Construction
ACW Superfund Site Redevelopment	\$ 200,000.00	\$ -	\$ 42,452.00	\$ 242,452.00	Planning/Due Diligence/Acquisition (Grant matching)
Barrancas Avenue Corridor Strategy	\$ 300,000.00	\$ 325,000.00	\$ -	\$ 625,000.00	Planning/Design
Small Scale Affordable Housing Rental Program	\$ 150,000.00	\$ 217,200.00	\$ 982,800.00	\$ 1,350,000.00	Implementation
Residential Property Improvement Program	\$ 450,000.00	\$ 509,100.00	\$ 35,900.00	\$ 995,000.00	Implementation
Residential Resiliency Program	\$ 150,000.00	\$ 45,000.00	\$ 153,694.00	\$ 348,694.00	Implementation
Commercial Property Improvement Program (CPIP)	\$ 170,000.00	\$ 300,000.00	\$ 482,500.00	\$ 952,500.00	Implementation
Community Policing	\$ 55,500.00	\$ -	\$ -	\$ 55,500.00	Implementation
Asset Revitalization Projects (Baptist - Kupfrian/Mid-century)	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00	Construction
Gibson School Site Redevelopment	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	Planning/Design/Construction (Grant matching funds)
Gregory Street Improvements	\$ -	\$ -	\$ 412,234.00	\$ 412,234.00	Planning/Design
Wright Street Improvements	\$ -	\$ -	\$ 149,305.00	\$ 149,305.00	Planning/Design
L Street Improvements	\$ -	\$ -	\$ 293,617.00	\$ 293,617.00	Planning/Design
Alice Williams Rehabilitation	\$ -	\$ -	\$ 130,779.00	\$ 130,779.00	Construction
Connectivity to Legion Field & Global Learning Academy	\$ -	\$ -	\$ 745,565.00	\$ 745,565.00	Construction
West Main Street Improvements	\$ -	\$ -	\$ 316,550.00	\$ 316,550.00	Construction
2300 W Jackson Sidewalks	\$ -	\$ -	\$ 60,686.00	\$ 60,686.00	Construction
Baptist Hospital Redevelopment	\$ -	\$ 300,000.00	\$ 1,193,355.00	\$ 1,493,355.00	Demolition/Carrying Costs/Planning
Baptist Hospital Redevelopment (CDBG-DR Area)	\$ -	\$ -	\$ 498,000.00	\$ 498,000.00	Planning/Design/Construction (Grant matching funds)
Acquisition & Redevelopment	\$ -	\$ 73,800.00	\$ -	\$ 73,800.00	N/A
Suntrail - West Segment (part of ACW Superfund Spec. Demonstration Project)	\$ -	\$ -	\$ 127,230.00	\$ 127,230.00	Design
Affordable Housing Predevelopment Program	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	Implementation
TIF Expansion/Plan Update	\$ -	\$ -	\$ 130,775.00	\$ 130,775.00	Implementation
GRAND TOTAL	\$1,700,500.00	\$ 1,770,100.00	\$ 6,519,548.00	\$9,990,148.00	

*Project shared with Urban Core district. UC allocation - \$165,000

PROJECT NAME	CRA DISTRICT	DESCRIPTION
"A" Street Traffic and Connectivity Strategy (formerly "A" Streetscape Revitalization) Identified as Priority #1A, Connectivity (A Street) on 3/17/2026.	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.
Pace Boulevard Corridor Improvements Identified as Priority #1B, Connectivity (Pace & Gregory Streets- Connectivity to GLA) on 3/17/2026.	Westside	Corridor management of Pace Boulevard from U.S. 29 to the waterfront. Interim need to provide safety improvements along Pace Boulevard, particularly at Jackson and Wright Streets, to complete Connectivity to Legion Field / Global Learning project. Project to be managed by the Florida-Alabama Transportation Planning Organization and the Florida Department of Transportation.
Barrancas Avenue Corridor Strategy Identified as Priority #1C, Connectivity, Barrancas on 3/17/2026	Westside	Redevelopment of the Barrancas Avenue Corridor in accordance with the 2025 Westside Redevelopment plan special demonstration project or as otherwise authorized by the plan.
Cervantes Street Road Diet and Short Term Safety Improvements Identified as Priority #1D, Connectivity (Cervantes Street) on 3/17/2026	Westside	Corridor improvements, including safety improvements and potential lane reduction, to West Cervantes from A Street to Dominquez St. Project managed by the Florida Department of Transportation. This is a special demonstration project identified in the 2025 Westside Redevelopment Plan.
Residential Property Improvement Program Identified as Priority #2A, Hardening Homes & Commercial Property on 3/17/2026	Urban Core/ Eastside/ Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the Westside, Eastside and Urban Core CRAs.
Residential Resiliency Program Identified as Priority #2B, Hardening Homes & Commercial Property on 3/17/2026	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. Eligible improvements include repair to storm- damaged structures and improvements that 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.
CRA Commercial Property Improvement Program Identified as Priority #2C, Hardening Homes & Commercial Property on 3/17/2026	Urban Core/ Westside	Improvements for commercial projects and cemeteries under CRA Commercial Property Improvement Program within target areas of the Westside and Urban Core CRAs. Eligible improvements include exterior repair and enhancements necessary to restore or improve building appearance, integrity and character, and other improvements necessary to enable reuse.

Affordable Housing Initiatives Identified as Priority #3, Commercial and Residential Infill on 3/17/2026	Urban Core/ Eastside/ Westside	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
Gibson School Redevelopment Identified as Priority #3, Commercial and Residential Infill on 3/17/2026	Westside	Redevelopment of the Gibson School site in accordance with the 2025 Westside Redevelopment plan special demonstration project or as otherwise authorized by the plan.



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

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

June 16, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Davis at 3:30 p.m.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

Members Absent: Ex-Officio Jennifer Brahier

Quorum was present.

ADMINISTRATOR'S COMMUNICATIONS

None.

APPROVAL OF MINUTES

1. 26-642 WRB MEETING MINUTES 03/17/2026

A motion to approve was made by Board Member Langford and seconded by Board Member Greer.

The motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

PRESENTATIONS

None.

DISCUSSION ITEMS

None.

ACTION ITEMS

2. 26-650 FY2027 RECOMMENDED BUDGET - WESTSIDE TIF FUND

A motion to recommend was made by Board Member Langford and seconded by Board Member Hayes.

Anna Kate Baygents, Assistant Economic Development Director, introduced Victoria D'Angelo, CRA Administrative Officer, who provided an overview of the item. During the discussion, several specific projects were highlighted, including A Street, Gregory Street, Gibson School, Baptist Hospital, Barrancas Avenue, the ACW Superfund site, and community policing initiatives.

Shirley Baylis, CRA Program Manager, provided an update on the Commercial Property Improvements Program. Amanda Childers, CRA Program Coordinator, presented information on the Residential Property Improvement Program and addressed questions regarding the length of the current waitlist.

Victoria D'Angelo emphasized the importance of diversifying projects to help prevent gentrification. Board members expressed interest in exploring the possibility of additional staff support for programs specific to the Westside.

Anna Kate Baygents clarified that any recommendation from this board would be forwarded to the CRA Board for consideration, as this board does not determine or approve the budget.

A motion to amend was made by Board Member Press and seconded by Board Member Langford.

The amended motion is to recommend to the Community Redevelopment Agency (CRA) the proposed FY2027 budget for the Westside TIF Fund, with the intent that as much of the TIF funding as feasible be directed toward projects that most benefit current Westside residents, support all housing initiatives, and address blighted commercial facilities within the area, including sites such as Baptist, Gibson, and neighborhood sidewalks.

The amended motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

3. 26-686 REVISIONS TO WESTSIDE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

A motion to approve was made by Vice-Chairperson Lennon and seconded by Board Member Press.

Anna Kate Baygents, Assistant Economic Development Director, provided an update on the Residential Property Improvement, Resiliency, and Commercial Property Improvement Programs. She also reported on the closing of the Community Land Trust and Home Builders Association partnership property located at 2300 W Jackson Street. Additionally, Ms. Baygents discussed the progress of the Baptist project, noting that active demolition of the towers began this week, with some remediation work still ongoing. She announced that an open Sidewalk Talk session will be held on July 21, 2026, at 1000 W. Avery Street at 7:00 a.m., and the next Public Forum is scheduled for August 6, 2026, at 1010 W. Lakeview Avenue at 5:30 p.m.

Ms. Baygents informed the Board of the CRA Board's approval of the solicitation for a redevelopment advisor at the previous evening's meeting. She clarified that the solicitation remains substantively the same, with added clarification. The intent of the first two phases is to conduct community engagement and provide development and feasibility services. The developer selection will occur separately as Phase 3 under a different solicitation.

Victoria D'Angelo, CRA Administrative Officer, reported that the Wright Street sidewalk project, spanning from A Street to G Street, has been released for bid. Staff answered questions accordingly .

The motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

4. 26-653 NOMINATION OF BOARD MEMBER TO SERVE ON THE SELECTION

COMMITTEE FOR DEVELOPMENT FEASIBILITY ADVISORY SERVICES FOR BAPTIST HOSPITAL LEGACY CAMPUS REDEVELOPMENT

A motion to recommend was made by Board Member Greer and seconded by Vice-Chairperson Lennon.

Anna Kate Baygents, Assistant Economic Development Director, provided an overview. She reported that the proposed committee structure includes two community members and three staff members. As part of this request, Councilman Wiggins asked that one of the Westside Board Members serve to represent the Westside community. Ms. Baygents noted that the committee will convene for three meetings, requiring a time commitment during the month of August.

Chairperson Davis shared that he visited the Bayou District and believes this initiative represents a strong opportunity for the community.

Board Member Greer nominated Board Member Press to serve as the Westside representative and was seconded by Board Member Hayes.

The motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press
No: 0 None

(Ex-Officio Brahier Not present)

BOARD MEMBERS COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

4:42 P.M.

Memorandum

File #: 26-548

Eastside Redevelopment Board

5/19/2026

ACTION ITEM**SPONSOR:****SUBJECT:**

FY2027 RECOMMENDED BUDGET - EASTSIDE TIF FUND

RECOMMENDATION:

That the Eastside Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Eastside TIF Fund.

SUMMARY:

The Community Redevelopment Agency (CRA) is responsible for administering TIF revenues in accordance with Chapter 163, Part III, Florida Statutes, the adopted redevelopment plans, and the City's approved budget. As required by state law, all CRA budgets and amendments involving TIF funding must be approved by the CRA prior to appropriation by City Council.

The Eastside Redevelopment Board (ERB) is being asked to review and provide feedback on staff's preliminary Fiscal Year 2027 budget recommendations. These projections are based on historical trends, the adopted redevelopment plan, and board priorities, with the understanding that preliminary and final revenue estimates will not be available until June and July, respectively.

Following this review, the CRA will consider staff and Mayoral recommendations, along with input from the redevelopment boards, in July. The CRA is scheduled to adopt the FY27 budget in August, which will then be transmitted to City Council for final action in September. The Fiscal Year 2027 budget will take effect on October 1, 2026.

PRIOR ACTION:

August 11, 2025 - The CRA adopted Supplemental Budget Resolution No. 2025-50 CRA adopting a budget for the tax increment financing districts for the fiscal year beginning October 1, 2025.

September 10, 2025 - City Council adopted Supplemental Budget Resolution No. 2025-65 adopting a budget for the City of Pensacola, including the tax increment financing districts,

beginning October 1, 2025.

February 9, 2026 - The CRA approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

February 24, 2026 - The Eastside Redevelopment Board made recommended modifications to the non-encumbered carryover.

March 9, 2026 - The CRA accepted the modifications recommended by the ERB to the non-encumbered carryover.

FUNDING:

N/A

FINANCIAL IMPACT:

A supplemental budget resolution reappropriating the unencumbered carryforward according to the ERB's recommendations is scheduled for adoption by City Council on May 28, 2026. The CRA will adopt a supplemental budget resolution approving its budget at its August meeting. City Council will adopt a supplemental budget resolution appropriating the CRA budget after two public hearings in September.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

Anna Kate Baygents - Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford - CRA Programs Officer

ATTACHMENTS:

1. FY27 Preliminary Budget Recommendation - ES TIF Fund
2. Updated ERB Priority List 2.24.2026

PRESENTATION: No

Project Name	Proposed Preliminary FY27 Budget Recommendation**	FY2026 Budget		FY2025-26 Total Carryforward		Funding Phase
Crystal Ice House Market	\$ -	\$ 80,000.00	\$	20,000.00	\$ 100,000.00	Planning/Design
Affordable Housing Infill Development						
2700 MLK	\$ -	\$ -	\$	135,447.00	\$ 135,447.00	Design/Construction
1700 MLK	\$ -	\$ -	\$	131,032.00	\$ 131,032.00	Design/Construction
Non-specified	\$85,000.00	\$ -	\$	4,492.00	\$ 89,492.00	Design/Construction
Small Scale Affordable Rental Program	\$ -	\$ -	\$	100,000.00	\$ 100,000.00	Implementation
TIF Expansion/Plan Update	\$ -	\$ -	\$	124,770.00	\$ 124,770.00	Implementation
Residential Property Improvement Program	\$200,000.00	\$ 250,000.00	\$	161,727.00	\$ 611,727.00	Implementation
Hollice T. Williams Parks						
Oral History Study*	\$ -	\$ 22,900.00	\$	-	\$ 22,900.00	Implementation
Resiliency Program	\$50,000.00	\$ -	\$	60,000.00	\$ 110,000.00	Implementation
Community Policing	\$26,900.00	\$ -	\$	-	\$ 26,900.00	Implementation
Asset Revitalization - Chappie Museum/Flight Academy	\$31,200.00	\$ -	\$	-	\$ 31,200.00	Implementation
GRAND TOTAL	\$393,100.00	\$ 352,900.00	\$	466,497.00	\$ 1,096,297.00	

*Project shared with Urban Core district. UC allocation - \$9,800.

**Based on projected budget only, subject to change per July final assessments.

PRIORITY #	PROJECT NAME	CRA District	DESCRIPTION
1	1700 MLK Jr. Drive- Affordable Housing & Redevelopment - Identified as Priority #1 on 2/24/2026	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.
2	2700 MLK Jr. Drive - Affordable Housing & Redevelopment - Identified as Priority #2 on 2/24/2026	Eastside	Redevelopment of 2700 MLK Jr. Drive property for affordable/workforce/mixed income housing.
3	Residential Property Improvement Program - Identified as Priority #3 on 2/24/2026 - Identified as priority #3 on 3/11/2025	Eastside / Urban Core / 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 . Please see the attached Eastside Plan for more details.
4	Residential Resiliency Program - Identified as Priority #4 on 2/24/2026	Eastside / Urban Core / 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
5	Sidewalk Improvements - Identified as Priority #5 on 2/24/2026	Eastside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.
6	Small Scale Affordable Rental Program Identified as Priority #6 on 2/24/2026	Eastside/ Urban Core/ Westside	Provide financial assistance to small scale rental developers repair, rehab or newly construct affordable units in all CRA districts.
7	Crystal Ice House Market Strategy - Identified as Priority #7 on 2/24/2026 Identified as Priority #1 on 3/11/2025	Eastside	Transform the Crystal Ice House and adjacent parking lot into an outdoor market to catalyze economic development in a neighborhood. Please see the attached Eastside Plan for more details.

	Hollice T. Williams Urban Greenway - Identified as priority #2 on 3/11/2025	Urban Core / Eastside	Stormwater and greenway improvements beneath the I- 110 interstate overpass along Hayne Street from Wright Street to Jordan Street. Please see the attached Eastside Plan for more details.
	Gonzalez Street Shareway - Identified as priority #4 3/11/2025	Eastside	Identified as a special demonstration project in the Eastside Redevelopment Plan, Gonzalez Street has been identified by the community as one of the main pedestrian, bicycle, and vehicle connections in the Eastside CRA. Gonzalez Street is a wide, unmarked two-way street with inconsistent sidewalks and minimal landscape or shade. Intersections along the street are wide, unclear, and inconsistent with signage and direction.
	Two Way Conversions MLK/Alcaniz & Davis - Informally Identified as priority #5 5/20/2025. Subject to ratification.	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.
	Affordable Housing Initiatives	Eastside / Urban Core / Westside	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.



City of Pensacola

EASTSIDE REDEVELOPMENT BOARD

MINUTES

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

May 19, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Eastside Redevelopment Board (ERB) meeting was called to order by Chairperson White at 3:33 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Tommy White, George Grace, Hugh King, Zachary Lane

Members Absent: Jennifer Brahier

A quorum was present at 3:33 P.M.

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

1. 26-355 ERB MEETING MINUTES 2/24/2026

A motion to Approve was made by Board Member Lane and seconded by Vice-Chairperson King.

The motion Passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zachary Lane
No: 0 None

(Board Member Brahier Not Present)

PRESENTATIONS

None

ACTION ITEMS

2. 26-548 FY2027 RECOMMENDED BUDGET - EASTSIDE TIF FUND

A motion to recommend was made by Board Member Lane and seconded by Board Member Grace.

Anna Kate Baygents, Assistant Economic Development Director, provided an overview of the item. Discussion ensued. The board requested additional information, including the Florida CRA policing statute, as well as a future presentation from the sergeant overseeing the CRA officers outlining their mission and the contributions they would provide to the Eastside district.

A secondary motion to table the \$26,900 line item for community policing was made by Chairperson White and seconded by Vice-Chairperson King.

The motion passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zachary Lane
No: 0 None

Discussion further ensued. Amanda Childers, CRA Program Coordinator, provided an overview of how Residential Property Improvement Program funding is utilized, including possible scopes and capacity of projects that can be completed with available funds. She clarified that the program is not solely a façade grant and may include other improvements intended to ensure safe and decent living conditions, which may not always be visible from the exterior of the home. Board Member Lane requested a list of previously completed projects, including generalized scopes.

Anna Kate Baygents, Assistant Economic Development Director, discussed the communities awareness and response to the programs. At the request of the Board, program flyers will be provided to assist members in informing the community.

Staff reported that the property at 2700 MLK is in need of infrastructure

improvements, and potential funding sources have been identified through collaboration with City Housing for the possible use of CDBG grant funds. The property at 1700 MLK is awaiting approval of the carryover budget by the City Council next week, after which an RFP for demolition may be issued. Anna Kate will provide the Board with site plans and the environmental report completed for 1700 MLK. Vice-Chairperson King recommended that parking be considered as an option for the 1700 MLK site.

The Board then considered the main item with the line item for community policing tabled.

A motion to recommend the main motion as presented, except for the tabled community policing line item, was made by Board Member Lane and seconded by Board Member Grace.

The motion passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zacharly Lane

No: 0 None

(Board Member Brahier was not present)

DISCUSSION ITEMS

3. 26-588 PROJECT LIST AND IMPLEMENTATION PLAN STATUS REPORT

Anna Kate Baygents, Assistant Economic Development Director, introduced the item. Amanda Childers, CRA Program Coordinator, provided an update on the Residential Property Improvement and Resiliency Programs. Discussion ensued. Topics included type improvements intended to ensure safe and decent living conditions, such as plumbing, HVAC, electrical work, the 2026 Income and Rent Limits provided by the Florida Housing Finance Corporation, and the status of the Crystal Ice House project. Staff addressed questions accordingly.

BOARD MEMBERS COMMENTS

Vice-Chairperson King requested that the CRA explore potential options to support the marketing efforts of the Chappie James Museum. Anna Kate Baygents, Assistant Economic Development Director, informed the board that the CRA is not

permitted to engage in marketing activities; however, the CRA may be able to support educational initiatives related to the museum's history and will look into possible options.

Ms. Baygents also clarified that the board approved the recommendation with the community policing item withheld, and noted that this board does not have the authority to approve the budget itself. Board members acknowledged and confirmed this clarification.

OPEN FORUM

None.

ADJOURNMENT

4:56 P.M.

DRAFT