



City of Pensacola

Community Redevelopment Agency

Agenda

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

September 8, 2026, 3:30 PM

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.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

BOARD MEMBER DISCLOSURE

CHAIRPERSON'S REPORT

ADMINISTRATOR'S COMMUNICATIONS

1. 26-432 UPDATES

Attachments: *None*

APPROVAL OF MINUTES

2. 26-1027 CRA MEETING MINUTES-07/13/2026

Attachments: *CRA MEETING MINUTES-07/13/2026*

DISCUSSION ITEMS

3. 26-529 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

Sponsors: Delarian Wiggins - Chairperson

Attachments: *ERB MEETING MINUTES DRAFT 8.18.26*

ACTION ITEMS

4. 26-963 ACCEPTANCE OF EASTSIDE AND WESTSIDE ESCHEATED
PROPERTIES FOR REDEVELOPMENT

Recommendation: That the Community Redevelopment Agency (CRA) agree to maintain and prepare the sites enumerated herein for affordable housing infill development and/or redevelopment purposes as outlined in the Westside and Eastside Community Redevelopment Plans beginning October 1, 2026.

Sponsors: Delarian Wiggins - Chairperson

Attachments: *Eastside Parcels*
Westside Parcels

5. 26-820 BUDGET RESOLUTION NO. 2026-28 CRA - ADOPTING A BUDGET FOR THE TAX
INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2026

Recommendation: That the Community Redevelopment Agency adopt Budget Resolution No. 2026-28 CRA adopting a budget for Fiscal Year 2027 for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District. Further that the Community Redevelopment Agency formally recommend to City Council to take action to approve the budgets for the tax increment financing districts.

A RESOLUTION OF THE PENSACOLA COMMUNITY
REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE
URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE
EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE

WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2026; PROVIDING AN
EFFECTIVE DATE.

Sponsors: Delarian Wiggins - Chairperson

Attachments: *CRA FY2027 Budget Workshop Presentation—Revised August 11,
2026*

CRA Budget Resolution 2026-28

PRESENTATIONS

BOARD MEMBERS 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. 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 #: 26-432

Community Redevelopment Agency

9/8/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

UPDATES

SUMMARY:

Updates to be provided by CRA administration.

PRIOR ACTION:

FUNDING:

FINANCIAL IMPACT:

STAFF CONTACT:

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1027

Community Redevelopment Agency

9/8/2026

ACTION ITEM

SUBJECT:

CRA MEETING MINUTES-07/13/2026

ATTACHMENTS:

1. CRA MEETING MINUTES-07/13/2026



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY MINUTES

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

July 13, 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 Vice-Chairperson Bare at 4:03 p.m.

Members Present: Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, and Jared Moore

Members Absent: Delarian Wiggins

Also Present: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board Member's Jones and Patton disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

ADMINISTRATOR'S COMMUNICATIONS

1. 26-430 UPDATES

Recommendation:

Victoria D'Angelo, CRA Administrative Officer, introduced Joshua Wallace, Owner's Representative with Jacobs Project Management, who provided the Board with an update on the Baptist Hospital Redevelopment Project. During the discussion, Board Member Broughton inquired about the possibility of consulting an archaeology team from the University of West Florida (UWF). Mr. Wallace stated that he would look into the matter.

APPROVAL OF MINUTES

2. 26-793 CRA MEETING MINUTES - 06/15/2026

Recommendation:

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

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
Casey Jones, Jared Moore

No: 0 None

DISCUSSION ITEMS

3. 26-772 DISCUSSION ON WAYSIDE PARK IMPROVEMENT GRANT APPLICATION

Recommendation:

Victoria D'Angelo, CRA Administrative Officer, provided an overview of the discussion. Brad Hinote, City Engineer, addressed questions regarding the existing boat launch located near Graffiti Bridge. Adrienne Walker, Strategic Initiatives Project Officer, and City Administrator David Stafford, provided an update on discussions with Escambia County regarding the Wayside Park area. The Board provided feedback on the Wayside Park Improvement Grant application, and staff

responded accordingly.

4. 26-527 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

Victoria D'Angelo, CRA Administrative Officer, provided updates on the Urban Core and Westside Redevelopment Boards. Ms. D'Angelo stated that both boards discussed their preliminary budgets, which will be presented at the upcoming CRA FY 2027 Budget Workshop. She also reported that the Urban Core Redevelopment Board provided feedback on the conceptual plans for the Bayfront Trail Project, specifically their interest in the landscape and amenity improvements.

ACTION ITEMS

5. 26-698 WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - TALL SHIP ELISSA WSD3050

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the Tall Ship ELISSA at Plaza de Luna for August 6, 2026, to August 10, 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 Jones.

Christian Feliberty, Landscape Project Manager, gave a brief overview of the item. Will Wright, Chief Creative Officer of the Galveston Historical Foundation, spoke to the item as well. Staff answered questions accordingly.

The motion passed by the following vote:

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

6. 26-770 AMENDMENT NO. 2 - 216 N A STREET REDEVELOPMENT
COVENANTS

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 2 to the redevelopment covenants for 216 N A Street as enumerated herein. Further, that the CRA authorize the CRA Chairperson to take the actions necessary to execute and administer this contract consistent with the agreement.

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

Victoria D'Angelo, CRA Administrative Officer, provided an overview of the item. Staff answered questions accordingly.

The motion passed by the following vote:

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

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

4:37 p.m.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-529

Community Redevelopment Agency

9/8/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

REDEVELOPMENT BOARD UPDATES

SUMMARY:

Input provided by the Urban Core, Westside and Eastside Redevelopment Boards, shall be relayed to the CRA Board during their routine meetings or special meetings where appropriate. This process, in accordance with Ordinance No. 08-20, Urban Core Redevelopment Board and Ordinance No. 33-14, Westside Community Redevelopment Board, as amended, ensures that CRA receives timely input and can act on recommendations that support the goals of the redevelopment areas. Although Ordinance No. 09-13, Eastside Community Redevelopment Board, has not yet been amended, updates will be provided regularly for alignment.

Find the draft of the most recent board meeting minutes attached for review.

PRIOR ACTION:

November 14, 2013 - City Council adopted Ordinance No. 09-13, amending Ordinance No. 16-05, providing for the funding of the Eastside Neighborhood Redevelopment Trust Fund and establishing an Eastside Redevelopment Board.

September 11, 2014 - City Council adopted Ordinance No. 33-14, creating the Westside Redevelopment Board.

February 27, 2020 - City Council adopted Ordinance No. 08-20, establishing the Urban Core

Redevelopment Board.

October 24, 2024 - City Council approved / adopted the Handbook for Appointed Boards, Commissions and Authorities.

December 11, 2025 - City Council approved Proposed Ordinance No. 25-25, amending Ordinance 33-14, Westside Community Redevelopment Board, and Proposed Ordinance No. 27-25, amending Ordinance 08-20, Urban Core Redevelopment Board, on first reading.

January 12, 2026 - City Council adopted Ordinance No. 25-25, amending Ordinance 33-14, Westside Community Redevelopment Board, and Ordinance No. 27-25, amending Ordinance 08-20, Urban Core Redevelopment Board, on second reading.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

David Stafford, City Administrator
Clifford Collins Jr., Associate City Administrator
Steve Baham, Economic Development Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford, CRA Programs Officer

ATTACHMENTS:

1. ERB MEETING MINUTES DRAFT 8.18.26

PRESENTATION: No



City of Pensacola

EASTSIDE REDEVELOPMENT BOARD

MINUTES

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

August 18, 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 3:31 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Tommy White, Zachary Lane (departed at 4:42 P.M.), George Grace, Hugh King (arrived at 3:37 P.M.)

Members Absent: Jennifer Brahier

Quorum was present at 3:32 P.M.

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

1. 26-649 ERB MEETING MINUTES 05/19/2026

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

The motion Passed by the following vote:

Yes: 3 Tommy White, Zachary Lane, George Grace

No: 0 None

(Board Member Brahier and Vice Chairperson King Not Present)

PRESENTATIONS

2. 26-882 COMMUNITY POLICING

Anna Kate Baygents, Assistant Economic Development Director, introduced this item and then introduced CRA Sergeant Richard Ghigliotty. Vice-Chairperson King arrived at this time.

Sergeant Ghigliotty provided an overview of Community Policing and the processes used in another district, including identifying issues, developing solutions, and implementing them. He explained that CRA Officers are often able to respond to calls and retain cases through completion. Officers spend more time on foot engaging with neighbors and businesses, allowing for stronger community interaction. Community Response Specialists help identify resources to assist individuals in need. Discussion followed.

Sergeant Ghigliotty clarified that providing security at special events is not typically part of CRA Officers' duties. He noted that challenges are continually evolving and emphasized the importance of consistent community communication. If requested by the community and coordinated properly, officers could attend special events to provide engagement opportunities. Foot and bike patrols are utilized to strengthen personal interactions with residents.

Assistant Economic Development Director, Anna Kate Baygents explained that, per statute, all Eastside funding for Community Policing must be used solely within the Eastside district.

Public Speaker, Jeannie Rhoden addressed the Board, requesting that funding be redirected to the Chappie James Museum for required maintenance. As well as requesting that the CRA officers attend the Eastside neighborhood association meetings.

Anna Kate Baygents explained that, per the terms of the lease, the lessees are responsible for building maintenance. CRA Administrative Officer, Victoria D'Angelo clarified that the allocation referenced in the budget is for exterior improvements.

Chairperson White addressed the request, informing the public speaker that allocations would not be redirected and that he would follow up and conduct due-diligence research with the lessees of the Chappie James Museum.

Ms. Baygents stated the anticipated launch date for the Community Policing

Program is October 1, 2026.

Public Speaker, Elisa Rose, expressed concern that increased police presence does not reduce crime and questioned why such funding should come from this budget. She suggested that building stronger community relationships may require shifts within police organizational structures to allow officers more time for engagement.

Brittany Harris, Response Specialist, explained that her role focuses on connecting individuals with resources and enabling officers to spend more time addressing issues in a non-criminal capacity. She emphasized efforts to build community relations.

Mrs. D'Angelo explained that measurable outcomes will be developed through a partnership between PPD and the neighborhood to assess needs during the first year. The feedback from the previous meeting was presented to the CRA, which met in July. The CRA Board did support funding for Community Policing in the Eastside district. The allocation is fully anticipated to be included in the upcoming budget. She noted that this Board serves in an advisory capacity and the initiative will become a CRA project.

(Board Member Lane departed the meeting at this time. Board Member Brahier Not Present)

DISCUSSION ITEMS

ACTION ITEMS

3. 26-863 REVISIONS TO EASTSIDE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

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

Victoria D'Angelo, CRA Administrative Officer, introduced the item and provided an overview, explaining the effort to bring program updates under a unified structure, including the Infill Housing Program, the Rental Program, Community Policing, and the Hollis T. Williams Oral History Study.

Anna Kate Baygents, Assistant Economic Development Director, noted that the

information presented reflects the discussion from the previous meeting and that the program list has been updated accordingly. Discussion ensued.

Vice-Chairperson King requested a presentation or workshop from Code Enforcement.

Updates were provided on the Infill Housing Program, The Hollis T. Williams Oral History Study, 1700 and 2700 Martin Luther King lots, as well as several escheated lots.

Concept preferences were noted: For the 2600–2700 Lots, the Board expressed preference for seven single-family detached residences. For the 1700 Lot, the board preferred town homes with gabled facades in earth-tone colors.

Betsy McDonald, Housing Director, introduced herself and Christine Crespo, Assistant Housing Director to the Board, informing them that the Housing Department is willing to support some CRA projects with technical assistance.

The motion Passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

(Board Member Lane and Board Member Brahier Not Present)

BOARD MEMBERS COMMENTS

Vice-Chairperson King expressed support for the Chappie James Museum. He encouraged exploring opportunities to help the museum to find funding for necessary maintenance. Chairperson White suggested creating a discretionary funding option; however, staff clarified that such use is not permitted with TIF Funding.

OPEN FORUM

No comments

ADJOURNMENT

5:45 P.M.

Memorandum

File #: 26-963

Community Redevelopment Agency

9/8/2026

ACTION ITEM

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

ACCEPTANCE OF EASTSIDE AND WESTSIDE ESCHEATED PROPERTIES FOR
REDEVELOPMENT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) agree to maintain and prepare the sites enumerated herein for affordable housing infill development and/or redevelopment purposes as outlined in the Westside and Eastside Community Redevelopment Plans beginning October 1, 2026.

SUMMARY:

On December 12, 2024, the Escambia County Board of County Commissioners voted to deed the following fourteen (14) escheated properties located within the Eastside and Westside community redevelopment areas to the City of Pensacola.

Eastside

1401 Dr. Martin Luther King Jr. Drive
1010 North 7th Avenue
414 East Blount Street
318 East Brainerd Street
1300 Block North Hayne Street
2600 Block Dr. Martin Luther King Jr. Drive

Westside

700 Block North "G" Street
408 North "G" Street
710 North "F" Street
800 Block North "K" Street
800 Block North "F" Street
305 North "Q" Street
809/811 West Gadsden Street (formerly 2

parcels)

The Community Redevelopment Agency (CRA) is asked to partner with the City of Pensacola to maintain the sites and prepare them for redevelopment. In the near term, the sites would be maintained by the CRA's maintenance crew and staff would complete due diligence needed to establish a redevelopment strategy and prepare the sites for redevelopment. Funding to support initial maintenance and due diligence work is available in the FY2027 budget as currently proposed. If approved, staff will initiate maintenance and due diligence and prepare and bring back a recommended redevelopment strategy for approval at a subsequent meeting.

PRIOR ACTION:

December 12, 2024 - The Escambia County Board of County Commissioners voted to deed the following fourteen (14) escheated properties to the City of Pensacola.

FUNDING:

Budget: \$9,000	Eastside TIF Fund - Administration
\$1,200	Eastside TIF Fund - Maintenance Interlocal
\$12,000	Westside TIF Fund - Administration
<u>\$1,600</u>	Westside TIF Fund - Maintenance Interlocal
\$23,800	TOTAL
Actual: \$21,000	Due Diligence (Est.)
<u>\$2,800</u>	Maintenance (Est.)
<u>\$23,800</u>	TOTAL

FINANCIAL IMPACT:

Funding will be available beginning October 1, 2027 subject to approval of the proposed FY2027 budget by City Council.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: Yes

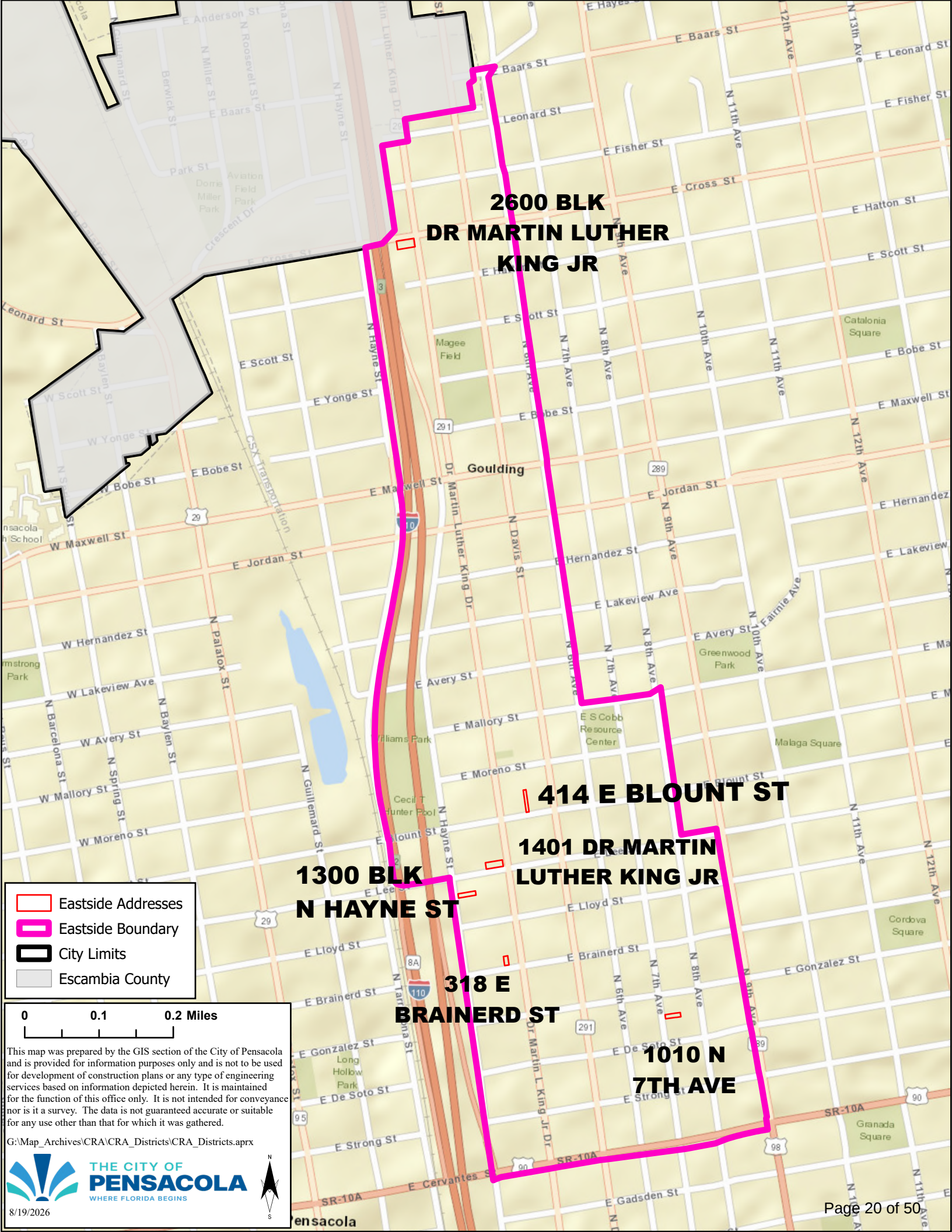
STAFF CONTACT:

David Stafford, City Administrator
Clifford Collins, Jr., Associate City Administrator
Steven Baham, Economic Development Director
Betsy McDonald, Housing Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford, CRA Program Officer

ATTACHMENTS:

1. Eastside Parcels
2. Westside Parcels

PRESENTATION: Yes



**2600 BLK
DR MARTIN LUTHER
KING JR**

414 E BLOUNT ST

**1401 DR MARTIN
LUTHER KING JR**

**1300 BLK
N HAYNE ST**

**318 E
BRAINERD ST**

**1010 N
7TH AVE**

- Eastside Addresses
- Eastside Boundary
- City Limits
- Escambia County

0 0.1 0.2 Miles

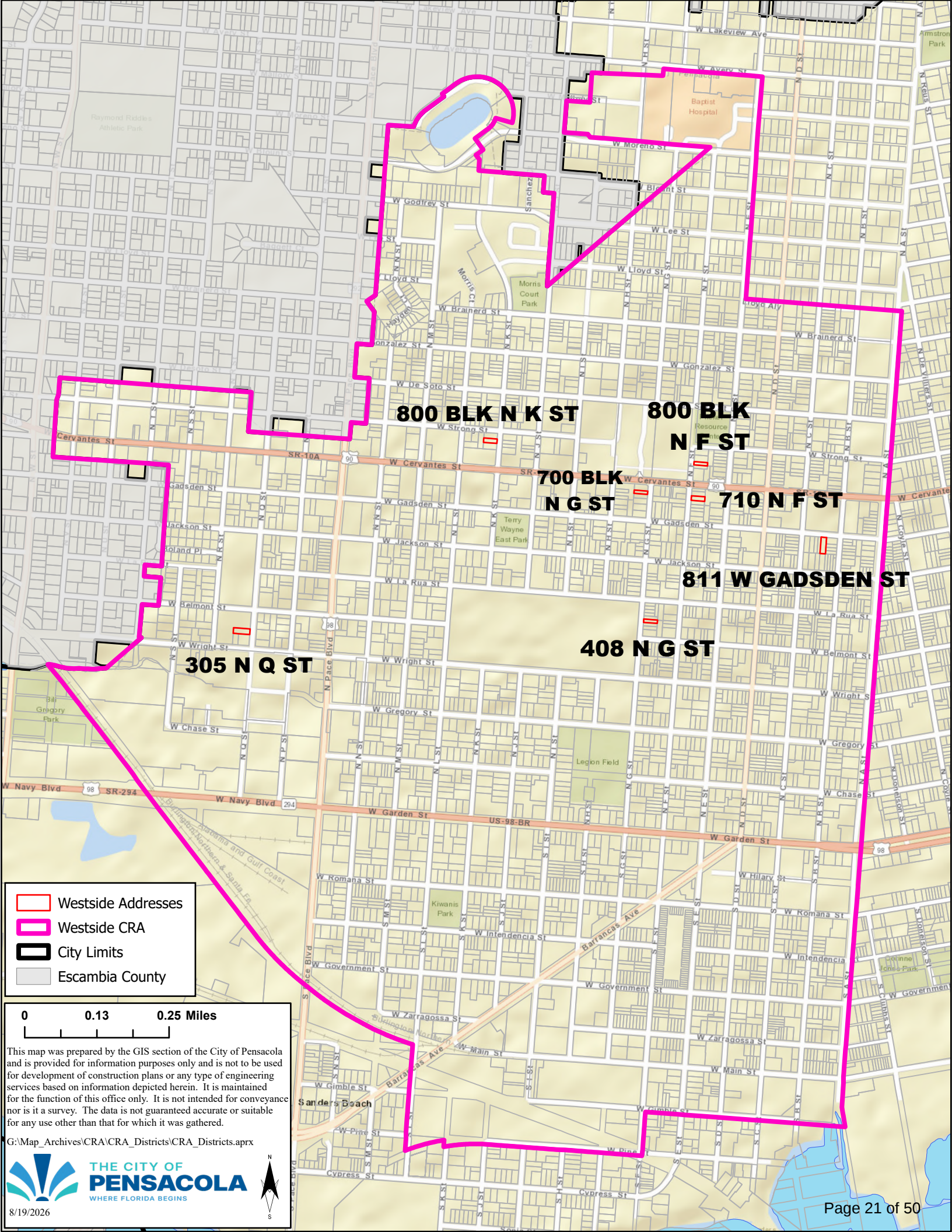
This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

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8/19/2026





- Westside Addresses
- Westside CRA
- City Limits
- Escambia County

0 0.13 0.25 Miles

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8/19/2026



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-820

Community Redevelopment Agency

9/8/2026

ACTION ITEM

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

BUDGET RESOLUTION NO. 2026-28 CRA - ADOPTING A BUDGET FOR THE TAX INCREMENT FINANCING DISTRICTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026

RECOMMENDATION:

That the Community Redevelopment Agency adopt Budget Resolution No. 2026-28 CRA adopting a budget for Fiscal Year 2027 for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District. Further that the Community Redevelopment Agency formally recommend to City Council to take action to approve the budgets for the tax increment financing districts.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED:

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2027 Proposed Budget- the Urban Core TIF, the Eastside TIF, and

the Westside TIF. The concept of a Community Redevelopment Agency (CRA) using the Tax Increment Financing (TIF) funds relates to the growth, redevelopment and subsequent property value increase in the TIF district to the continued improvement of the district. TIF funds can only be used to undertake activities authorized by Chapter 163, Part III, Florida Statutes and the community redevelopment plan applicable to each district.

Pursuant to the Florida Statutes, the CRA must approve its budget annually. The CRA-approved budget is subject to final approval by City Council.

PRIOR ACTION:

July 23, 2026 - The CRA held a workshop to review its proposed FY2027 budget.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the budget resolution maintains compliance with the Florida Statutes pertaining to tax increment financing districts.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: Yes

STAFF CONTACT:

David Stafford, City Administrator
Cliff Collins, Jr., Associate City Administrator
Amy Lovoy, Finance Director
Steven Baham, Economic Development Director
Victoria D'Angelo, CRA Administrative Officer
Cassie Batchelor, Finance & Compliance Officer

ATTACHMENTS:

1. CRA FY2027 Budget Workshop Presentation—Revised August 11, 2026
2. CRA Budget Resolution 2026-28

PRESENTATION: No



Community Redevelopment Agency
**FY27 Budget
Workshop**



Overview

Combined FY27 CRA Investment

\$16.3M

Across Urban Core, Westside, Eastside

Districts Represented

3

With its own board's recommendation

Redevelopment Boards Consulted

3

UCRB, WRB, ERB: feedback included in each section

Purpose of Workshop

To build a shared understanding of what's being proposed in each district's FY27 budget and why, discuss priorities and projects, and receive the Board's input and feedback on outstanding items.

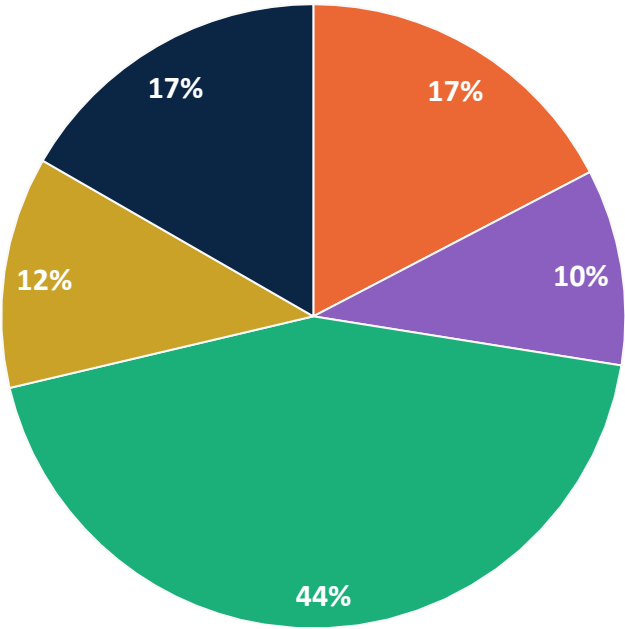
Agenda

1. Revenue and where it's funding real projects
2. Staffing and asset management
3. District priorities, as recommended by each redevelopment board



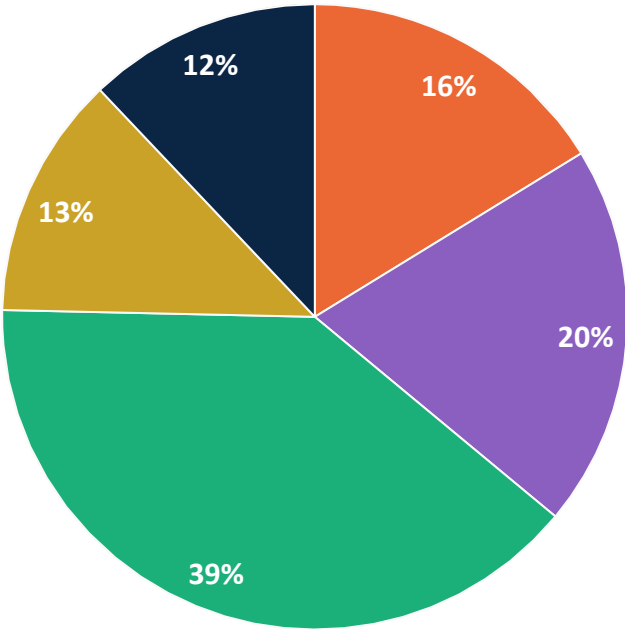
CRA Tax Increment Financing — Urban Core

FY2026: \$12,062,300.00



- Administration
- Asset Management
- Debt Service
- Programs
- Projects

FY2027: \$12,775,800.00



What this pays for:

Asset Management: +\$1.3M

7 newly funded park and streetscape revitalizations: Reus, DeVilliers, Seville Square, Plaza Ferdinand, Jefferson, Main, Plaza de Luna, plus new upkeep for Community Maritime Park.

Projects: \$1.5M new, \$15.7M total

New FY27 dollars fund Hashtag/Waterfront Development and “A” Street Improvements. \$14.1M from current and prior years is already secured and still being spent on the same projects.

Debt Service: –\$257,900

Scheduled bond amortization, not a change in obligation. The ECUA WWTP loan is in its final year, concluding \$1.3M annual payments

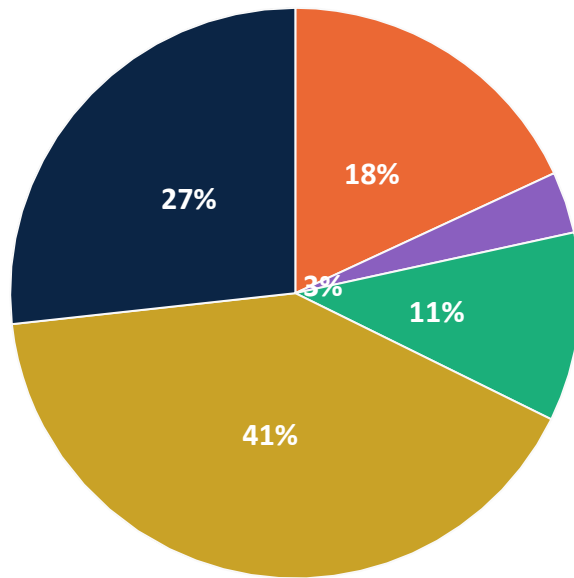
Programs: +\$160,200

Housing improvement, resiliency, and commercial grants, direct assistance to residents and businesses as well as the Community Policing program

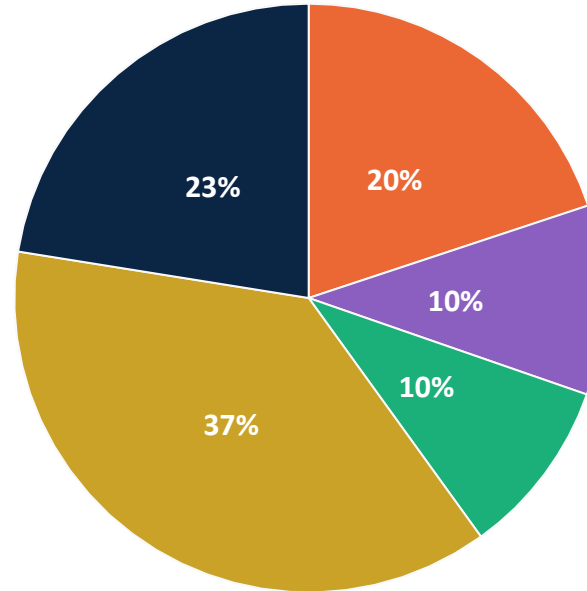


CRA Tax Increment Financing — **Westside**

FY2026: \$2,614,200



FY2027: \$2,873,500



- Administration
- Asset Management
- Debt Service
- Programs
- Projects

What this pays for:

Asset Management: +\$207,900

Existing-area upkeep rises to \$239,100, plus \$60,000 in newly funded improvements to the Kupfrian/Mid-Century site. Westside's larger capital investment lives in Projects.

Projects: \$645,900 new, \$6.1M total

New FY27 dollars fund A Street Improvements and the Barrancas Ave. Corridor Strategy. \$5.4M from current and prior years is already secured for Baptist Hospital Redevelopment, Gregory/Wright/L Street and other projects.

Debt Service: Essentially flat

Scheduled bond amortization, not a change in obligation.

Administration: +\$99,100

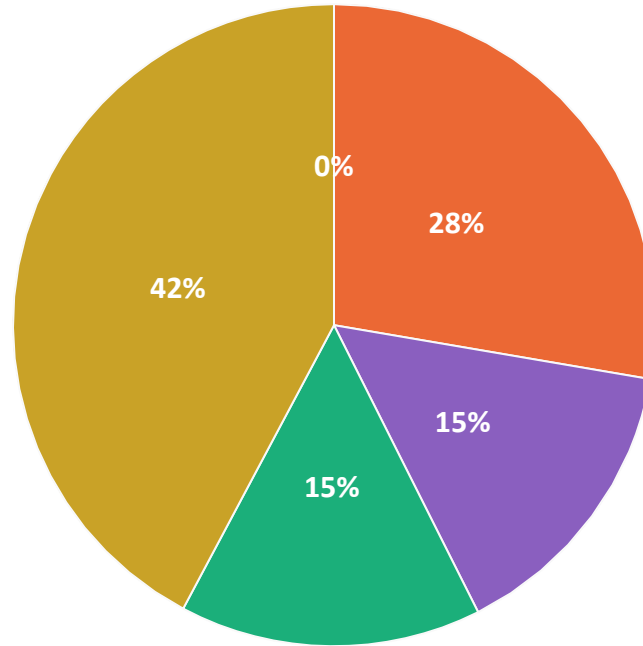
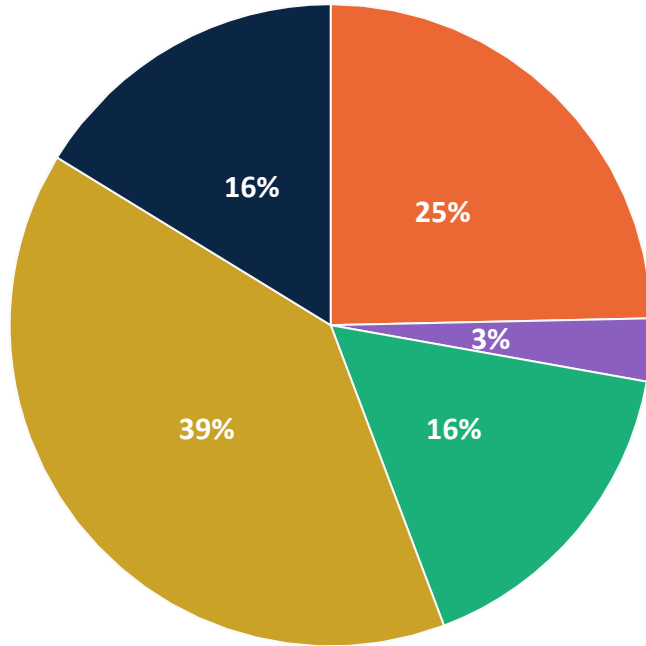
Reflects updated staffing allocation across CRA operations for Westside; see Organizational Chart for detail.



CRA Tax Increment Financing — Eastside

FY2026: \$633,100

FY2027: \$685,100



- Administration
- Asset Management
- Debt Service
- Programs
- Projects

What this pays for:

Asset Management: +\$82,100

Existing-area upkeep rises to \$70,900, plus new funding for the Chappie James Park Revitalization (\$31,200). Eastside's larger investment priority is resident programs, below.

Programs: +\$39,200

Residential Property Improvement and Resiliency programs account for \$250,000. The increase of \$39,200 is due to the expansion of the Community Policing program into the Eastside district.

Projects: No new FY27 funding

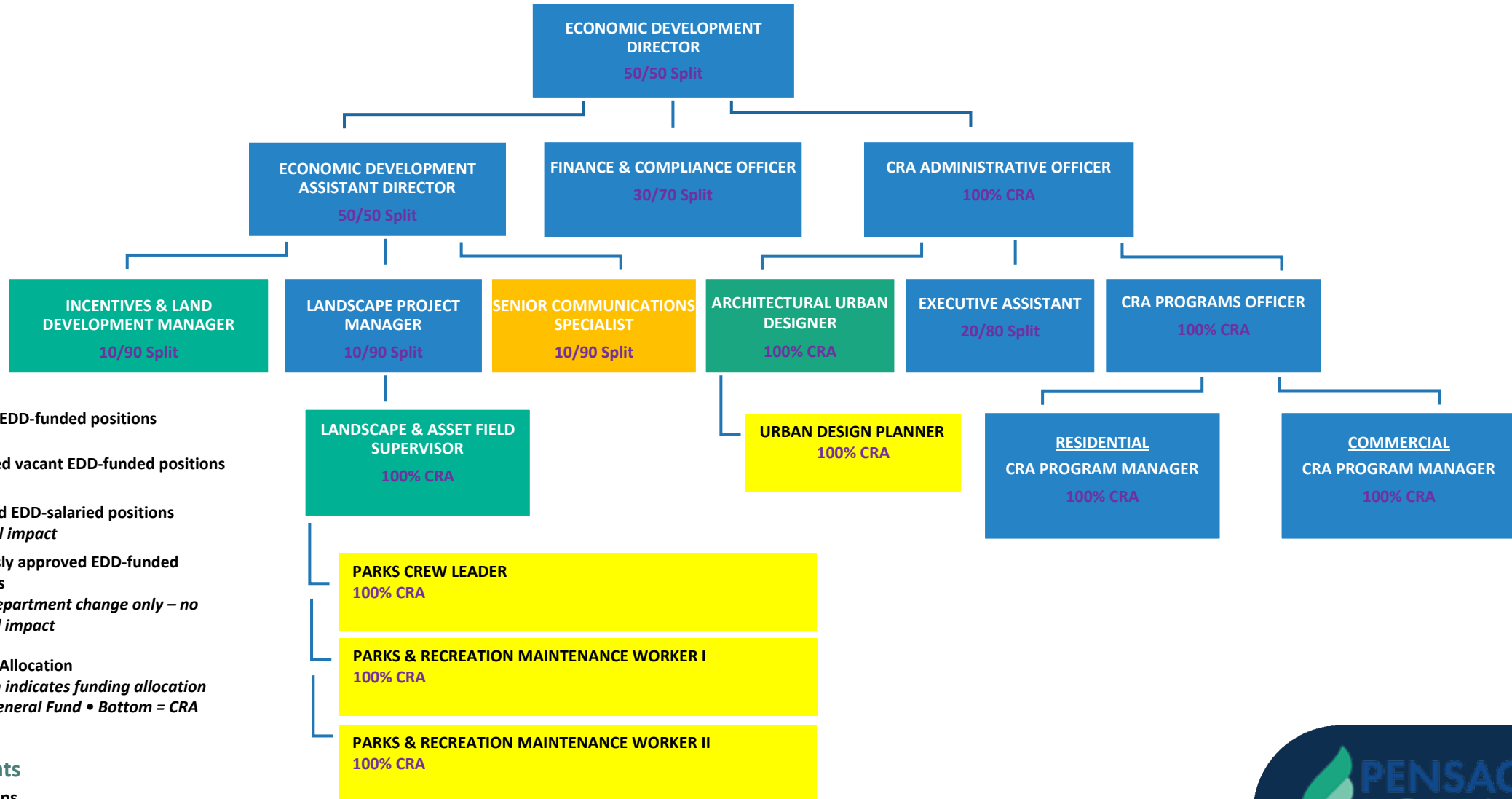
Continuing projects in the Eastside district include the Crystal Ice House Market and other on-going projects.

Debt Service: Flat, \$104,100

No change in bond obligation this cycle.



Organizational Chart



Key Highlights

- ✓ 17 total positions
- ✓ As of FY2027, the Landscaping Crew and Urban Design positions are **fully funded** by and report to the EDD
- ✓ Police positions funded by the CRA will be shown on their respective home departments' organizational charts.



Community Policing

District	Current FY2026	Proposed FY2027
Urban Core	\$352,100	\$607,300
Eastside	\$0	\$39,200
Westside	\$0	\$156,900
Total	\$352,100	\$803,400



2 – FT Officers – 100%
2 – Officers split with
DIB – 50%
1 – Sgt – 100%



4 – FT Officers – 90%
1 – Sgt – 90%
2 – Community Response
Specialists – 90%

Key Changes

- ✓ **10% allocated** to the General Fund to provide additional coverage with CRS Officers.
- ✓ **Expanded Community Policing coverage** to include both the Urban Core and the Westside, as the Board did not recommend using Eastside funds for Community Policing.



Asset Management

FY 2026: \$ 1,336,900.00

FY2027: \$ 2,212,200.00

17

Buildings

2%

10

Parks

31%

30

Parcels

1%

18

Rights-of-Way

~8.5 mi.

66%



Asset Management

Urban Core

2 Buildings

1 Parcel

3 ROWs (~3 mi.)

10 Parks

\$1,902,200.00 - 86%

Westside

13 Buildings

28 Parcels

15 ROWs (~5 mi.)

\$239,100.00 - 11%

Eastside

2 Buildings

1 Parcel

\$70,900.00 - 3%

Key Highlights

- ✓ Maintains assets across all three CRA districts
- ✓ Supports long-term maintenance of CRA assets



Urban Core – Projects & Programs

FY27 Funded Initiatives:

- A Street Improvements
- Hashtag/Waterfront Redevelopment
- Alcaniz Streetscape Revitalization + Crosswalk
- Residential and Commercial Programs
- Affordable Rental Housing
- Community Policing

UCRB Identified Priorities:

- Affordable Housing Initiatives
- Low Barrier Shelter
- Bruce Beach Improvement – Phase III
- Residential Property Improvement Program
- Public Restrooms



UCRB Feedback: Recommended budget as presented.



Westside – Projects & Programs

FY27 Funded Initiatives:

- A Street Improvements
- Barrancas Corridor Strategy
- ACW Park Redevelopment
- Residential and Commercial Programs
- Affordable Rental Housing
- Community Policing

Board Identified Priorities:

- A Street Traffic and Connectivity Strategy
- Pace Blvd Corridor Improvements
- Barrancas Corridor Strategy
- Cervantes Corridor Improvements
- Residential and Commercial Improvement Programs
- Gibson School Redevelopment
- Affordable Housing Initiatives
- Baptist Campus Redevelopment



WRB Feedback: Recommended that funding be directed toward projects that most benefit current Westside residents, support all housing initiatives, address blighted commercial facilities, and sidewalks.



Eastside – Projects & Programs

FY27 Funded Initiatives:

- Residential Improvement Programs
- Community Policing

Identified Priorities:

- 1700 MLK Jr. Dr. - Affordable Housing & Redevelopment
- 2700 MLK Dr. - Affordable Housing & Redevelopment
- Residential Improvement Programs
- Sidewalk Improvements
- Crystal Ice House Market Strategy



ERB Feedback: Recommended budget as presented without Community Policing. Focused on smaller, quicker projects to see completion.



PENSACOLA FORWARD

The City of Pensacola's Economic Development Resource

CRA RESOLUTION NO: 2026-28 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE URBAN CORE TAX INCREMENT FINANCING DISTRICT, THE EASTSIDE TAX INCREMENT FINANCING DISTRICT AND THE WESTSIDE TAX INCREMENT FINANCING DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. That the budgets of the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District, summarized as to estimated revenues, appropriations and transfers by fund and as set forth in Exhibit A attached hereto;

are hereby adopted and approved as the final budget for the Urban Core Tax Increment Financing District, the Eastside Tax Increment Financing District and the Westside Tax Increment Financing District for the fiscal year beginning October 1, 2026.

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall take effect October 1, 2026.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
BEGINNING FUND BALANCE	\$ 7,738,244	9,430,620	0	0	0	0
REVENUES:						
TAXES						
Escambia County	5,883,312	6,734,195	7,308,300	7,744,200	8,208,900	8,701,400
Downtown Improvement Board	574,070	628,759	0	0	0	0
SUB-TOTAL	6,457,382	7,362,954	7,308,300	7,744,200	8,208,900	8,701,400
CHARGES FOR SERVICES						
PSA Reserved Parking	(5,833)	0	6,000	6,000	6,000	6,000
Cedar Street	0	0	0	0	0	0
Berth Harbor Revenue	5,468	5,241	1,000	1,000	1,000	1,000
Plaza DeLuna Concession	4,092	5,455	9,000	4,000	4,000	4,000
Hizardt Tech Inc. Lease	15,991	49,657	0	0	0	0
SUB-TOTAL	19,718	60,353	16,000	11,000	11,000	11,000
MISCELLANEOUS	100,000	16,669	0	0	0	0
INTEREST	501,142	582,380	0	0	0	0
SUB-TOTAL OPERATING REVENUES	7,078,242	8,022,356	7,324,300	7,755,200	8,219,900	8,712,400
SUB-TOTAL OPERATING REVENUES AND FUND BALANCE	14,816,486	17,452,976	7,324,300	7,755,200	8,219,900	8,712,400
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	3,814,172	4,365,802	4,738,000	5,020,600	5,321,800	5,641,100
SUB-TOTAL TRANSFERS IN	3,814,172	4,365,802	4,738,000	5,020,600	5,321,800	5,641,100
TOTAL REVENUES AND FUND BALANCE	\$ 18,630,658	21,818,778	12,062,300	12,775,800	13,541,700	14,353,500

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
TAX INCREMENT						
Personnel Services	\$ 566,588	641,425	1,160,900	1,242,600	1,279,900	1,279,900
Operating Expenses	908,445	435,820	1,793,500	522,100	527,400	527,400
Capital Outlay	192,728	29,417	22,400	0	0	0
Allocated Overhead/(Cost Recovery)	311,000	312,200	342,100	321,600	253,100	253,100
SUB-TOTAL	1,978,761	1,418,862	3,318,900	2,086,300	2,060,400	2,060,400
PROJECTS/PROGRAMS						
Acquisition & Redevelopment	75	121,898	513,900	0	0	0
Parks and Public Spaces	982,959	871,732	488,000	0	0	0
Complete Streets	0	84,215	1,011,500	1,542,400	2,769,500	3,581,300
UC Landscaping Maintenance (Interlocal)	0	0	0	2,526,200	2,526,200	2,526,200
Community Policing	182,740	364,767	352,100	595,900	650,000	650,000
Downtown Initiatives (DIB Interlocal Agreement)	574,070	628,759	0	0	0	0
SUB-TOTAL	1,739,844	2,071,371	2,365,500	4,664,500	5,945,700	6,757,500
GRANTS AND AIDS						
Commercial Property Improvement Program	28,309	0	300,000	300,000	300,000	300,000
Affordable Housing - Residential Property Improvment Program	450,150	463	450,000	450,000	450,000	450,000
Residential Resiliency Program	5,260	21,893	45,000	100,000	100,000	100,000
Small Developer Affordable Housing Program	0	0	300,000	150,000	300,000	300,000
SUB-TOTAL	483,719	22,356	1,095,000	1,000,000	1,150,000	1,150,000
2009 ECUA/WWTP RELOCATION						
Principal	1,300,000	1,300,000	1,300,000	1,300,000	0	0
SUB-TOTAL	1,300,000	1,300,000	1,300,000	1,300,000	0	0
TRANSFERS OUT						
CRA Debt Service Fund	3,697,715	3,573,718	3,982,900	3,725,000	4,385,600	4,385,600
TOTAL EXPENDITURES	\$ 9,200,039	8,386,307	12,062,300	12,775,800	13,541,700	14,353,500

CITY OF PENSACOLA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2027

APPROVED
FY 2026

TRANSFERS IN

FUND BALANCE CARRYOVER

\$ 10,361,100

PROJECTS

Affordable Housing	\$ 1,945,700
Commercial Façade Grant Program	780,200
Complete Streets	4,312,800
Garden St Streetscape	531,900
Parks and Public Spaces	1,300,800
Property Acquisition Management & Redevelopment	1,345,200
Residential Resiliency Program	144,500

\$ 10,361,100

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
BEGINNING FUND BALANCE	\$ 829,724	773,228	0	0	0	0
REVENUES:						
TAXES						
Escambia County	284,027	339,647	384,100	415,600	440,500	466,900
SUB-TOTAL	284,027	339,647	384,100	415,600	440,500	466,900
INTEREST	38,752	36,084	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	184,136	220,194	249,000	269,500	309,900	356,400
SUB-TOTAL	184,136	220,194	249,000	269,500	309,900	356,400
SUB-TOTAL OPERATING REVENUES	506,915	595,925	633,100	685,100	750,400	823,300
TOTAL REVENUES AND FUND BALANCE	\$ 1,336,639	1,369,153	633,100	685,100	750,400	823,300

CITY OF PENSACOLA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
EASTSIDE TIF PROJECTS						
Personnel Services	\$ 46,457	57,927	80,100	118,300	121,900	125,600
Operating Expenses	104,845	86,636	64,300	30,600	60,000	60,000
Capital Projects	47,463	1,633	1,600	0	0	0
SUB-TOTAL	198,765	146,196	146,000	148,900	181,900	185,600
PROJECTS						
Acquisition & Redevelopment	75	36,828	80,000	0	0	0
Complete Streets	0	0	22,900	800	13,700	206,400
ES Community Policing	0	0	0	38,400	39,200	39,200
ES Maintenance (Interlocal)	0	0	0	102,100	46,700	47,200
Parks and Public Spaces	0	10,924	0	0	0	0
Resiliency Program	0	0	0	50,000	0	0
SUB-TOTAL	75	47,752	102,900	191,300	99,600	292,800
GRANTS & AIDS						
Affordable Housing - Residential Property Improvement Program	226,136	194,711	250,000	200,000	200,000	200,000
Affordable Housing - Residential Resiliency Program	8,220	15,072	0	0	0	0
SUB-TOTAL	234,356	209,783	250,000	200,000	200,000	200,000
TRANSFERS OUT						
CRA Debt Service Fund	87,916	85,310	89,100	89,100	89,100	89,100
SUB-TOTAL	87,916	85,310	89,100	89,100	89,100	89,100
INTEREST EXPENSE	15,000	15,000	15,000	15,000	15,000	15,000
ALLOCATED OVERHEAD/(COST RECOVERY)	27,300	39,600	30,100	40,800	40,800	40,800
TOTAL EXPENDITURES	\$ 563,412	543,641	633,100	685,100	626,400	823,300

CITY OF PENSACOLA, FLORIDA
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2026

APPROVED
FY 2026

FUND BALANCE CARRYOVER

\$ 843,400

CAPITAL PROJECTS

Affordable Housing Rehabilitation	\$ 584,000
Complete Streets	20,000
Parks & Public Spaces	22,900
Property Acquisition Management & Redevelopment	80,000
Residential Resiliency Program	136,500

\$ 843,400

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
BEGINNING FUND BALANCE	\$ 2,310,649	2,558,762	0	0	0	0
REVENUES:						
TAXES						
Escambia County	1,337,083	1,433,007	1,586,000	1,743,300	1,847,900	1,958,800
SUB-TOTAL	1,337,083	1,433,007	1,586,000	1,743,300	1,847,900	1,958,800
INTEREST	137,867	155,511	0	0	0	0
TRANSFERS IN						
General Fund (Agency Funding - City Portion)	866,836	929,023	1,028,200	1,130,200	1,356,200	1,627,400
SUB-TOTAL OPERATING REVENUES	2,341,786	2,517,541	2,614,200	2,873,500	3,204,100	3,586,200
TOTAL REVENUES AND FUND BALANCE	\$ 4,652,435	5,076,303	2,614,200	2,873,500	3,204,100	3,586,200

CITY OF PENSACOLA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
WESTSIDE TIF PROJECTS						
Personnel Services	\$ 68,539	124,110	224,900	329,600	339,500	349,700
Operating Expenses	240,611	107,528	306,700	215,100	200,000	200,000
Capital Projects	925,611	8,169	8,000	0	0	0
Allocated Overhead/(Cost Recovery)	22,400	26,600	24,600	27,400	27,400	27,400
SUB-TOTAL	<u>1,257,161</u>	<u>266,407</u>	<u>564,200</u>	<u>572,100</u>	<u>566,900</u>	<u>577,100</u>
PROJECTS						
Acquisition & Redevelopment	0	404,382	373,800	184,000	481,200	853,100
Complete Streets	9,265	695	325,000	465,000	500,000	500,000
WS Community Policing	0	0	0	153,800	156,900	156,900
WS Maintenance (Interlocal)	0	0	0	299,100	299,100	299,100
SUB-TOTAL	<u>9,265</u>	<u>405,077</u>	<u>698,800</u>	<u>1,101,900</u>	<u>1,437,200</u>	<u>1,809,100</u>
GRANTS & AIDS						
Commercial Property Improvement Program	209,699	249,433	300,000	170,000	170,000	170,000
Affordable Housing - Residential Property Improvement Program	314,670	155,327	509,100	450,000	450,000	450,000
Residential Resiliency Program	26,352	28,606	45,000	150,000	150,000	150,000
Small Developer Affordable Housing Program	0	0	217,200	150,000	150,000	150,000
SUB-TOTAL	<u>550,721</u>	<u>433,366</u>	<u>1,071,300</u>	<u>920,000</u>	<u>920,000</u>	<u>920,000</u>
TRANSFERS OUT						
CRA Debt Service Fund	276,526	267,984	279,900	279,500	280,000	280,000
SUB-TOTAL	<u>276,526</u>	<u>267,984</u>	<u>279,900</u>	<u>279,500</u>	<u>280,000</u>	<u>280,000</u>
TOTAL EXPENDITURES	<u>\$ 2,093,673</u>	<u>1,372,834</u>	<u>2,614,200</u>	<u>2,873,500</u>	<u>3,204,100</u>	<u>3,586,200</u>

CITY OF PENSACOLA, FLORIDA
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FUND BALANCE CARRYOVER
FISCAL YEAR ENDING SEPTEMBER 30, 2026

APPROVED
FY 2026

FUND BALANCE CARRYOVER

\$ 4,282,100

CAPITAL PROJECTS

Affordable Housing	\$ 869,800
Commercial Façade Grant Program	778,400
Complete Streets	1,036,400
Property Acquisition Management & Redevelopment	1,437,900
Residential Resiliency Program	159,600

\$ 4,282,100

CITY OF PENSACOLA
CRA DEBT SERVICE FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
BEGINNING FUND BALANCE	\$ 4,118,220	4,168,535	0	0	0	0
REVENUES:						
INTEREST INCOME	106,379	109,248	0	0	0	0
TRANSFERS IN						
Community Redevelopment Agency Fund	3,697,715	3,573,718	3,982,900	3,725,000	4,385,600	4,385,600
Eastside Tax Increment Financing District Fund	87,916	85,310	89,100	89,100	89,100	89,100
Westside Tax Increment Financing District Fund	276,526	267,984	279,900	279,500	280,000	280,000
SUB-TOTAL	4,062,157	3,927,012	4,351,900	4,093,600	4,754,700	4,754,700
TOTAL REVENUES	4,168,536	4,036,260	4,351,900	4,093,600	4,754,700	4,754,700
TOTAL REVENUES AND FUND BALANCE	\$ 8,286,756	8,204,795	4,351,900	4,093,600	4,754,700	4,754,700

CITY OF PENSACOLA
CRA DEBT SERVICE FUND
PROPOSED REVENUE BY SOURCE, TYPE AND DETAIL
FISCAL YEAR ENDING SEPTEMBER 30, 2027
with comparative amounts for 2024 through 2026

	ACTUAL FY 2024	ACTUAL FY 2025	BEGIN BGT FY 2026	PROPOSED FY 2027	PROJECTED FY 2028	PROJECTED FY 2029
2017 WESTSIDE REDEVELOPMENT REVENUE BOND						
Interest	102,797	96,903	90,900	84,500	78,100	78,100
Principal	177,000	183,000	189,000	195,000	201,000	201,000
SUB-TOTAL	279,797	279,903	279,900	279,500	279,100	279,100
2017 EASTSIDE REDEVELOPMENT REVENUE BOND						
Interest	32,900	31,002	29,100	27,100	25,100	25,100
Principal	57,000	58,000	60,000	62,000	64,000	64,000
SUB-TOTAL	89,900	89,002	89,100	89,100	89,100	89,100
2017 URBAN CORE REDEVELOPMENT REVENUE BOND						
Interest	153,117	149,800	146,500	143,300	140,100	140,100
Principal	155,000	155,000	150,000	150,000	420,000	420,000
SUB-TOTAL	308,117	304,800	296,500	293,300	560,100	560,100
2019 URBAN CORE REDEVELOPMENT REVENUE BOND						
Interest	1,821,795	1,766,761	1,710,100	1,651,500	1,591,100	1,591,100
Principal	1,618,612	1,666,981	1,722,000	1,780,200	1,981,000	1,981,000
Principal Reserve	0		254,300	0	254,300	254,300
SUB-TOTAL	3,440,407	3,433,742	3,686,400	3,431,700	3,826,400	3,826,400
TOTAL EXPENDITURES	\$ 4,118,221	4,107,447	4,351,900	4,093,600	4,754,700	4,754,700